

▶ **FILE #:** 11-C-12-UR

AGENDA ITEM #: 24

AGENDA DATE: 11/8/2012

▶ **APPLICANT:** **SITE INCORPORATED**

OWNER(S): Sam's Real Estate Business Trust

TAX ID NUMBER: 59 L B 003

JURISDICTION: City Council District 4

▶ **LOCATION:** **West side of Millertown Pike, north side of North Mall Rd., southeast side of Knoxville Center Dr., and southwest side of Kinzel Way.**

▶ **APPX. SIZE OF TRACT:** **12.49 acres**

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via North Mall Rd., a major collector street and Knoxville Center Dr. the major access drive serving the Knoxville Center Mall.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

▶ **ZONING:** **SC-3 (Regional Shopping Center)**

▶ **EXISTING LAND USE:** **Commercial**

▶ **PROPOSED USE:** **Sam's Club retail expansion and addition of a 12 pump fuel center**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant lots / SC-3 (Regional Shopping Center)

South: I-640 / SC-3 (Regional Shopping Center)

East: Restaurants / C-6 (General Commercial Park)

West: Mall and restaurants / SC-3 (Regional Shopping Center)

NEIGHBORHOOD CONTEXT: Property in the area is zoned SC-3 regional shopping center and C-3 and C-6 commercial. Development in the area consists of Knoxville Center Mall, Wal-Mart and mixed commercial uses.

STAFF RECOMMENDATION:

▶ **APPROVE the request for the Sam's Club retail expansion and addition of a 12 pump fuel center as shown on the development plan subject to 6 conditions.**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance
3. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
4. Meeting all applicable requirements of the Knoxville City Arborist.
5. Meeting all applicable requirements of the Knoxville Engineering Department.

6. Meeting all applicable requirements of Knoxville's Sign Inspector.

With the conditions noted, this plan meets the requirements for approval in the SC-3 District, and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing an expansion to the Sam's Club discount store near Knoxville Center Mall of approximately 24,490 square feet and the addition of a 12 pump fuel center. The building expansion will be on the northwest side of the store towards Knoxville Center Dr. The fuel center will be located at the southeast corner of the site near the intersection of Millertown Pike and North Mall Rd.

The site will still have four access connections to adjacent streets and drives with a slight shift in the driveway connections to Knoxville Center Dr. and Millertown Pike. The driveway connection to North Mall Rd. will not change. The main perimeter driveway serving the site will be shifted to the south and west allowing for the addition and relocation of parking. The existing parking lot will be changed from diagonal parking to 90 degree parking. Since the building addition will shift the entrance to the store closer to Knoxville Center Dr., the driveway in front of the store will not have a direct connection to Knoxville Center Dr. in order to reduce cut-through traffic in front of the store.

A traffic impact study was prepared by CDM Smith to evaluate the traffic impact from the retail addition and fuel center. It was determined that the proposed improvements will not adversely impact the adjacent streets or intersections and will have minimal impact on the levels of service.

The existing detention pond located at the southwest corner of the site will be replaced by underground retention in the new parking lot.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. Public water and sewer utilities are in place to serve this development.
2. The traffic impact of the proposed improvements will not adversely impact the adjacent streets or intersections and will have minimal impact on the levels of service.
3. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed development is consistent with all requirements of the SC-3 zoning district, as well as other criteria for approval of a use on review.
2. The proposed use is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

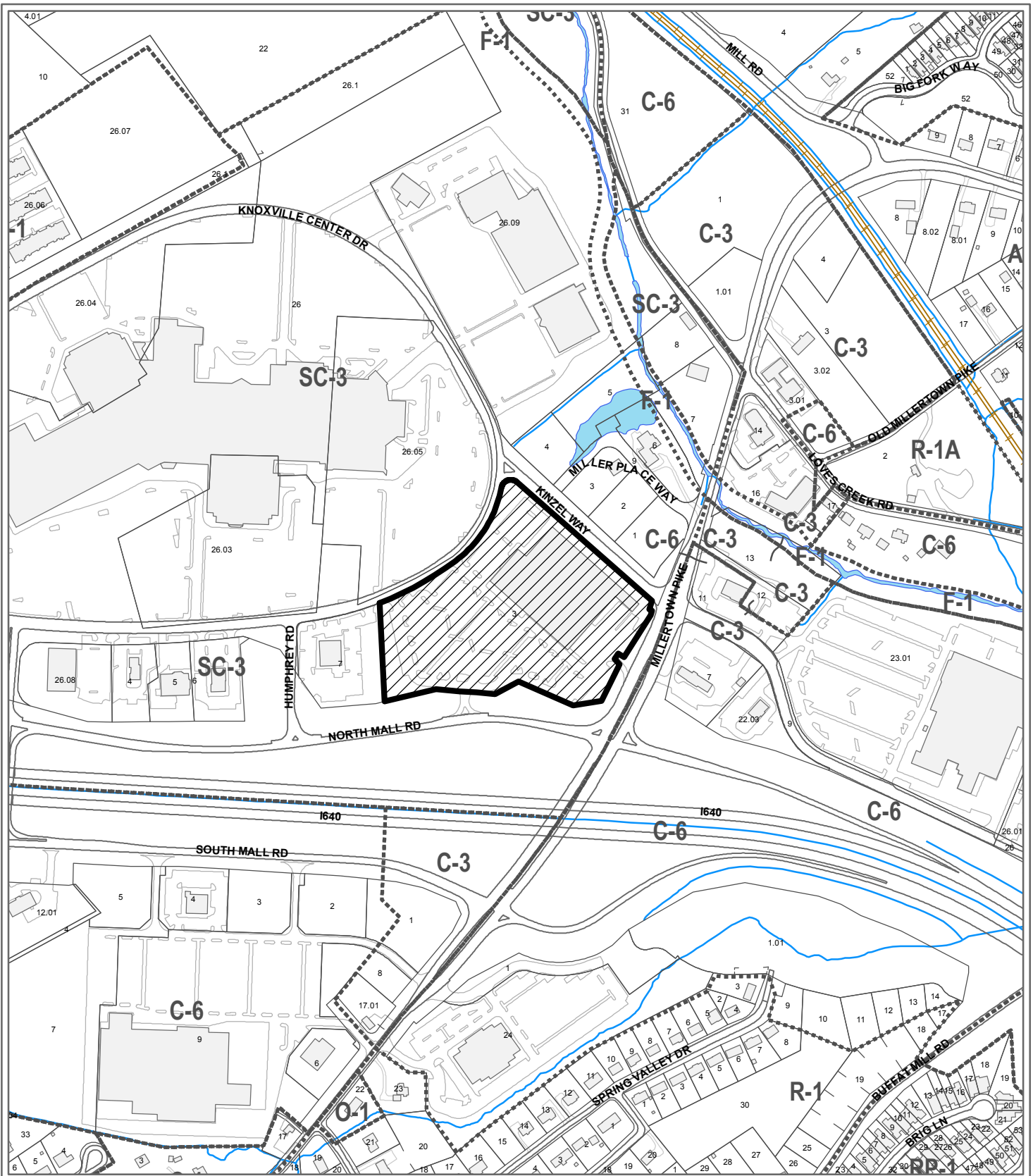
1. The Knoxville One Year Plan the North City Sector Plan propose mixed use - regional commercial uses for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 3340 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**11-C-12-UR
USE ON REVIEW**

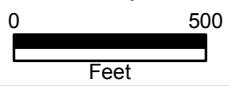


Sam's Club retail expansion and addition of a 12 pump fuel center in SC-3 (Regional Shopping Center)

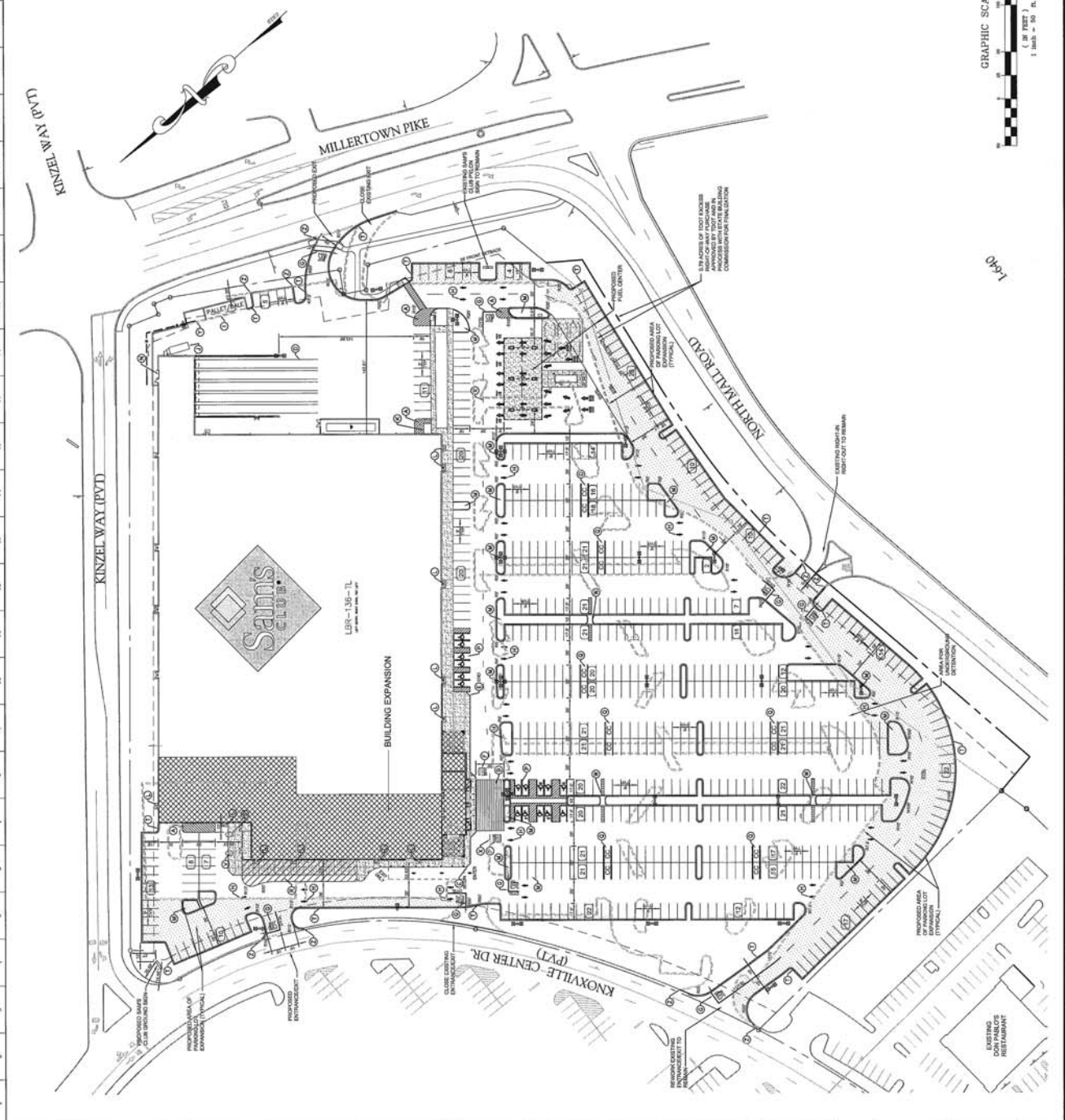
Petitioner: Site Incorporated

Map No: 59
Jurisdiction: City

Original Print Date: 10/25/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



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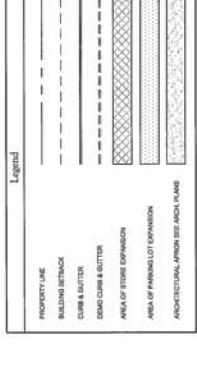
SITTE INCORPORATED
Site Preparation & Construction Services
10215 Thompson Creek Drive, Knoxville, TN 37922
Phone: (865) 777-4160 Fax: (865) 777-4199

REVISIONS

NO.	DATE	COMMENTS
1	10/25/12	Revised per APC Comments

DRAWN BY: [blank] DATE: 09/14/12
CHECKED BY: [blank] DATE: 11/29/12
REVISIONS

- 1. AREA TO BE PAINTED WITH SPLIT #4 AT 2" O.C.
- 2. PAINTED CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET C&I.
- 3. PAINTED CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET C&I.
- 4. PAINTED CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET C&I.
- 5. PAINTED CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET C&I.
- 6. PAINTED CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET C&I.
- 7. PAINTED CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET C&I.
- 8. PAINTED CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET C&I.
- 9. PAINTED CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET C&I.
- 10. PAINTED CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET C&I.
- 11. PAINTED CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET C&I.
- 12. PAINTED CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET C&I.
- 13. PAINTED CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET C&I.
- 14. PAINTED CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET C&I.
- 15. PAINTED CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET C&I.



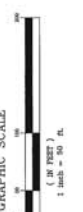
EXISTING BUILDING AREA

EXISTING BUILDING AREA	114,148 SF
EXISTING PAVING AREA	114,148 SF
EXISTING DRIVEWAY AREA	114,148 SF
EXISTING SIDEWALK AREA	114,148 SF
EXISTING TOTAL AREA	114,148 SF

PROPOSED BUILDING AREA

PROPOSED BUILDING AREA	114,148 SF
PROPOSED PAVING AREA	114,148 SF
PROPOSED DRIVEWAY AREA	114,148 SF
PROPOSED SIDEWALK AREA	114,148 SF
PROPOSED TOTAL AREA	114,148 SF

11-C-12-1A
REVISED
10-24-12



1080

KNOWVILLE CENTER DR. (PVT)

MILLERTOWN PIKE

KINZEL WAY (PVT)

811
Know what's below. Call before you dig.
Call 800-485-7411

NOTES

SAM'S CLUB #6572-03
 2920 KNOXVILLE CENTER DR.
 KNOXVILLE, TN

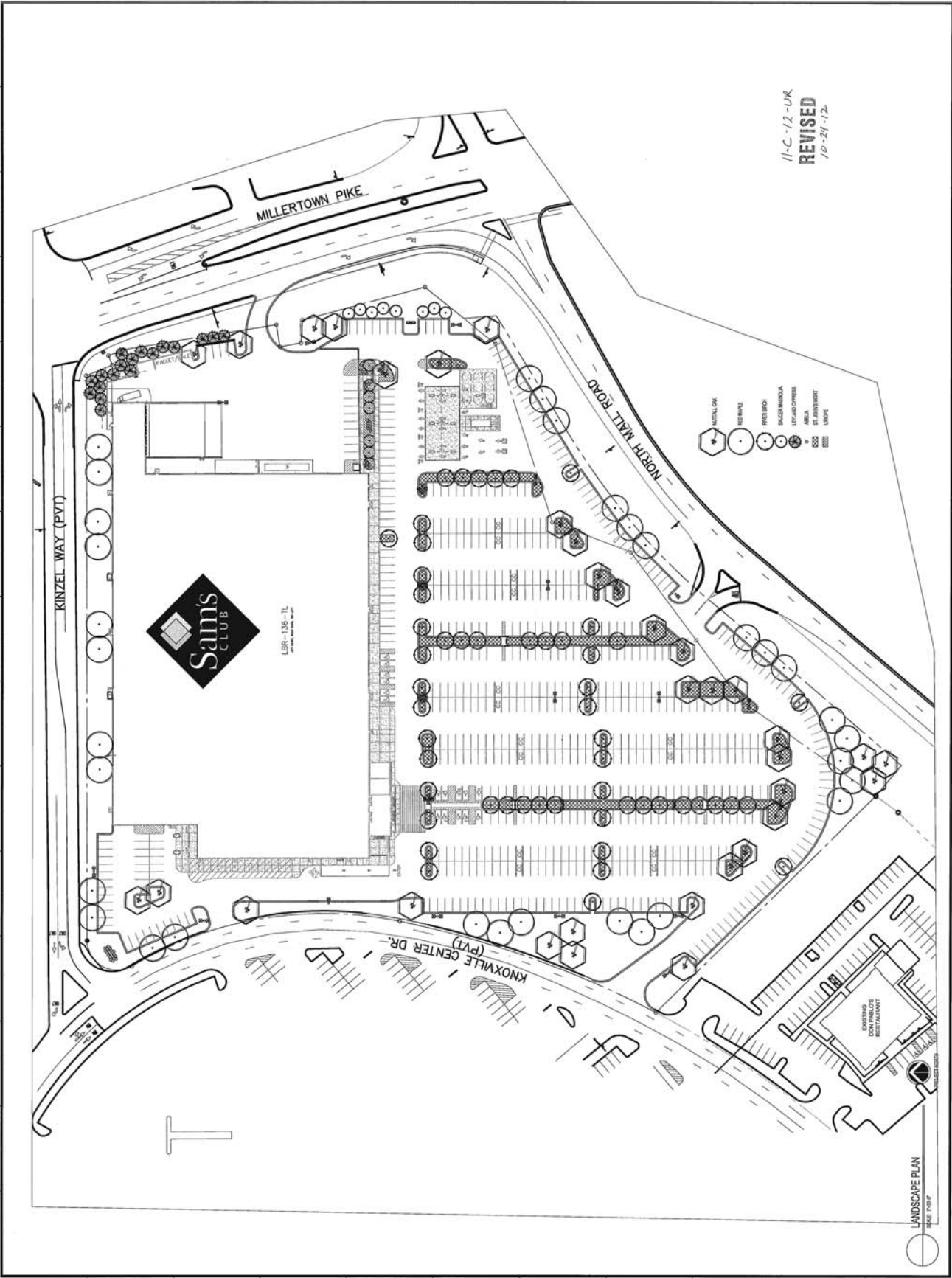
LANDSCAPE PLAN

DATE	DESCRIPTION	BY
11-12-12	REVISED	UK
10-24-12	REVISED	UK

USE ON REVIEW

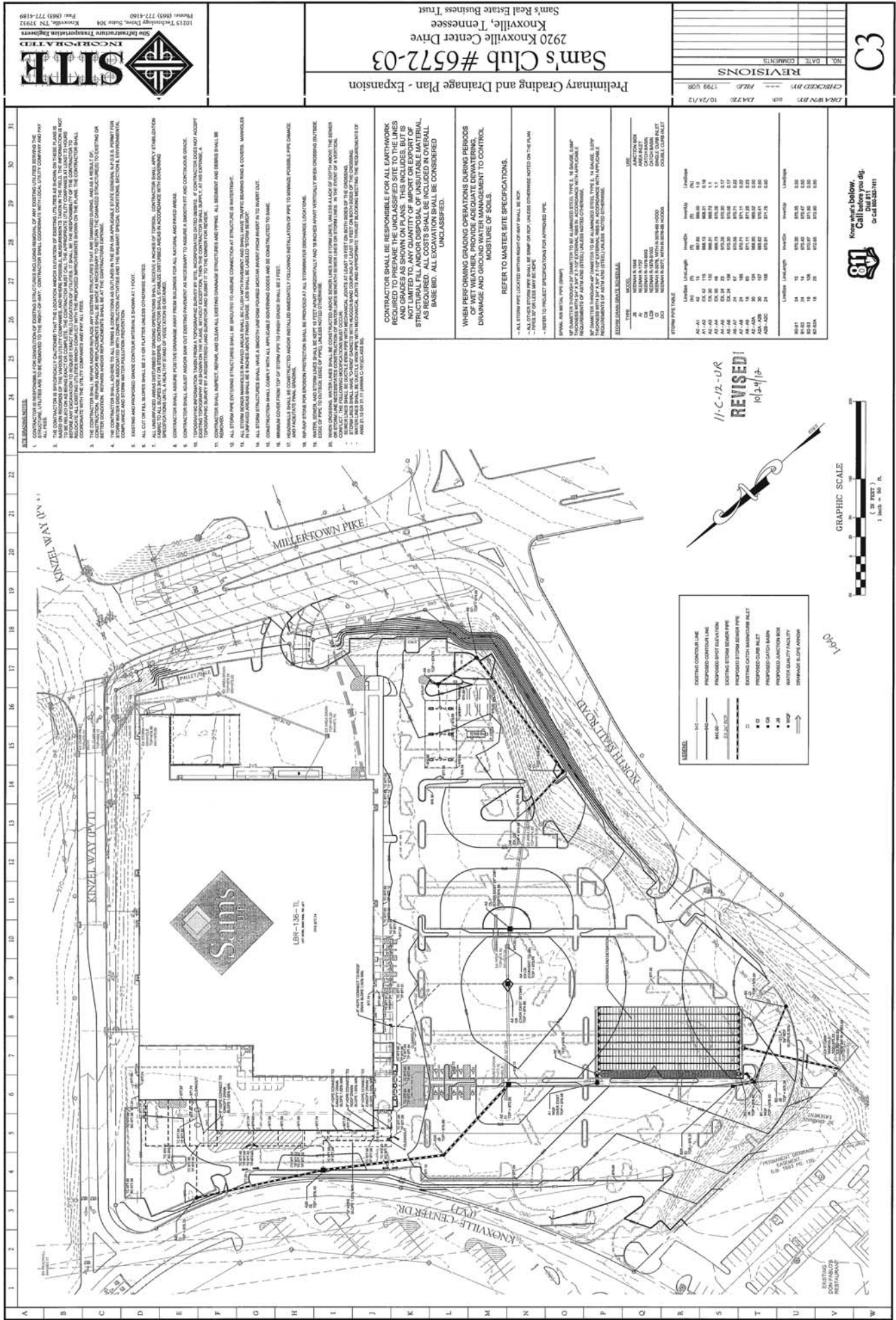
SHEET
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11-C-12-UK
 REVISED
 10-24-12

LANDSCAPE PLAN
 SCALE 1/8" = 1'-0"



11-C-12-UR
REVISED
10/24/12



NO.	DATE	REVISIONS	COMMENTS

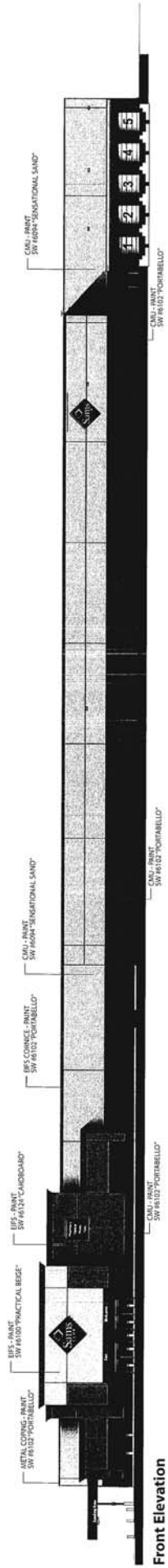
CHECKED BY: DATE: 10/24/12
DRAWN BY: DATE: 10/24/12

TYPE	SIZE	LENGTH	LOCATION
12"	100' x 100'	100'	
18"	100' x 100'	100'	
24"	100' x 100'	100'	
30"	100' x 100'	100'	
36"	100' x 100'	100'	
42"	100' x 100'	100'	
48"	100' x 100'	100'	
54"	100' x 100'	100'	
60"	100' x 100'	100'	
66"	100' x 100'	100'	
72"	100' x 100'	100'	
78"	100' x 100'	100'	
84"	100' x 100'	100'	
90"	100' x 100'	100'	
96"	100' x 100'	100'	
102"	100' x 100'	100'	
108"	100' x 100'	100'	
114"	100' x 100'	100'	
120"	100' x 100'	100'	
126"	100' x 100'	100'	
132"	100' x 100'	100'	
138"	100' x 100'	100'	
144"	100' x 100'	100'	
150"	100' x 100'	100'	
156"	100' x 100'	100'	
162"	100' x 100'	100'	
168"	100' x 100'	100'	
174"	100' x 100'	100'	
180"	100' x 100'	100'	
186"	100' x 100'	100'	
192"	100' x 100'	100'	
198"	100' x 100'	100'	
204"	100' x 100'	100'	
210"	100' x 100'	100'	
216"	100' x 100'	100'	
222"	100' x 100'	100'	
228"	100' x 100'	100'	
234"	100' x 100'	100'	
240"	100' x 100'	100'	
246"	100' x 100'	100'	
252"	100' x 100'	100'	
258"	100' x 100'	100'	
264"	100' x 100'	100'	
270"	100' x 100'	100'	
276"	100' x 100'	100'	
282"	100' x 100'	100'	
288"	100' x 100'	100'	
294"	100' x 100'	100'	
300"	100' x 100'	100'	
306"	100' x 100'	100'	
312"	100' x 100'	100'	
318"	100' x 100'	100'	
324"	100' x 100'	100'	
330"	100' x 100'	100'	
336"	100' x 100'	100'	
342"	100' x 100'	100'	
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354"	100' x 100'	100'	
360"	100' x 100'	100'	
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384"	100' x 100'	100'	
390"	100' x 100'	100'	
396"	100' x 100'	100'	
402"	100' x 100'	100'	
408"	100' x 100'	100'	
414"	100' x 100'	100'	
420"	100' x 100'	100'	
426"	100' x 100'	100'	
432"	100' x 100'	100'	
438"	100' x 100'	100'	
444"	100' x 100'	100'	
450"	100' x 100'	100'	
456"	100' x 100'	100'	
462"	100' x 100'	100'	
468"	100' x 100'	100'	
474"	100' x 100'	100'	
480"	100' x 100'	100'	
486"	100' x 100'	100'	
492"	100' x 100'	100'	
498"	100' x 100'	100'	
504"	100' x 100'	100'	
510"	100' x 100'	100'	
516"	100' x 100'	100'	
522"	100' x 100'	100'	
528"	100' x 100'	100'	
534"	100' x 100'	100'	
540"	100' x 100'	100'	
546"	100' x 100'	100'	
552"	100' x 100'	100'	
558"	100' x 100'	100'	
564"	100' x 100'	100'	
570"	100' x 100'	100'	
576"	100' x 100'	100'	
582"	100' x 100'	100'	
588"	100' x 100'	100'	
594"	100' x 100'	100'	
600"	100' x 100'	100'	
606"	100' x 100'	100'	
612"	100' x 100'	100'	
618"	100' x 100'	100'	
624"	100' x 100'	100'	
630"	100' x 100'	100'	
636"	100' x 100'	100'	
642"	100' x 100'	100'	
648"	100' x 100'	100'	
654"	100' x 100'	100'	
660"	100' x 100'	100'	
666"	100' x 100'	100'	
672"	100' x 100'	100'	
678"	100' x 100'	100'	
684"	100' x 100'	100'	
690"	100' x 100'	100'	
696"	100' x 100'	100'	
702"	100' x 100'	100'	
708"	100' x 100'	100'	
714"	100' x 100'	100'	
720"	100' x 100'	100'	
726"	100' x 100'	100'	
732"	100' x 100'	100'	
738"	100' x 100'	100'	
744"	100' x 100'	100'	
750"	100' x 100'	100'	
756"	100' x 100'	100'	
762"	100' x 100'	100'	
768"	100' x 100'	100'	
774"	100' x 100'	100'	
780"	100' x 100'	100'	
786"	100' x 100'	100'	
792"	100' x 100'	100'	
798"	100' x 100'	100'	
804"	100' x 100'	100'	
810"	100' x 100'	100'	
816"	100' x 100'	100'	
822"	100' x 100'	100'	
828"	100' x 100'	100'	
834"	100' x 100'	100'	
840"	100' x 100'	100'	
846"	100' x 100'	100'	
852"	100' x 100'	100'	
858"	100' x 100'	100'	
864"	100' x 100'	100'	
870"	100' x 100'	100'	
876"	100' x 100'	100'	
882"	100' x 100'	100'	
888"	100' x 100'	100'	
894"	100' x 100'	100'	
900"	100' x 100'	100'	
906"	100' x 100'	100'	
912"	100' x 100'	100'	
918"	100' x 100'	100'	
924"	100' x 100'	100'	
930"	100' x 100'	100'	
936"	100' x 100'	100'	
942"	100' x 100'	100'	
948"	100' x 100'	100'	
954"	100' x 100'	100'	
960"	100' x 100'	100'	
966"	100' x 100'	100'	
972"	100' x 100'	100'	
978"	100' x 100'	100'	
984"	100' x 100'	100'	
990"	100' x 100'	100'	
996"	100' x 100'	100'	
1002"	100' x 100'	100'	

Preliminary Grading and Drainage Plan - Expansion
 Sam's Club #6572-03
 2920 Knoxville Center Drive
 Knoxville, Tennessee
 Sam's Real Estate Business Trust

SITE
 INCORPORATED
 10215 KINGSWAY CENTER, SUITE 205
 FARMERS BRANCH, TEXAS 75442
 Phone: (985) 777-4360 Fax: (985) 777-4189

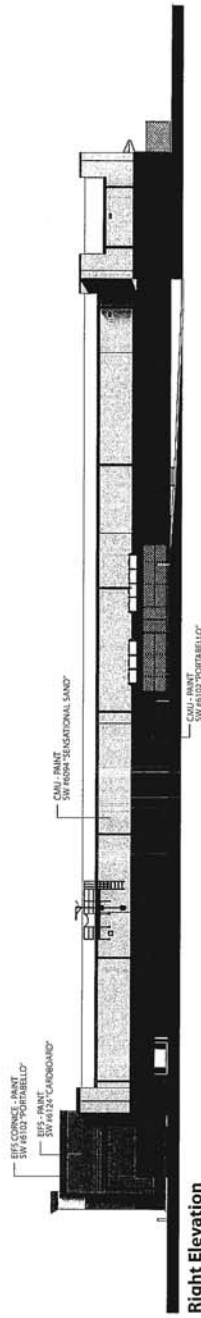
Elevations



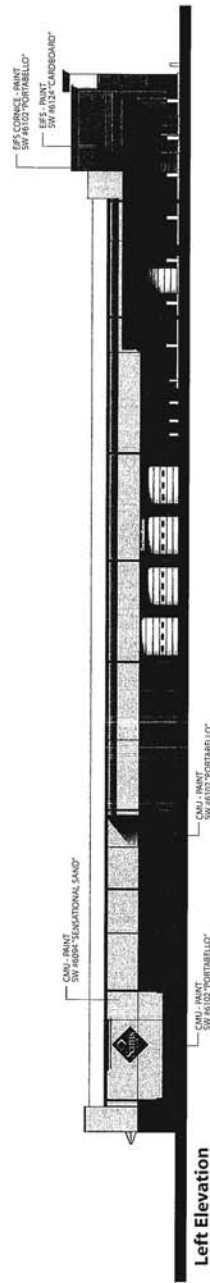
Front Elevation



Rear Elevation



Right Elevation



Left Elevation



//-C-12 -UR

September 12, 2012

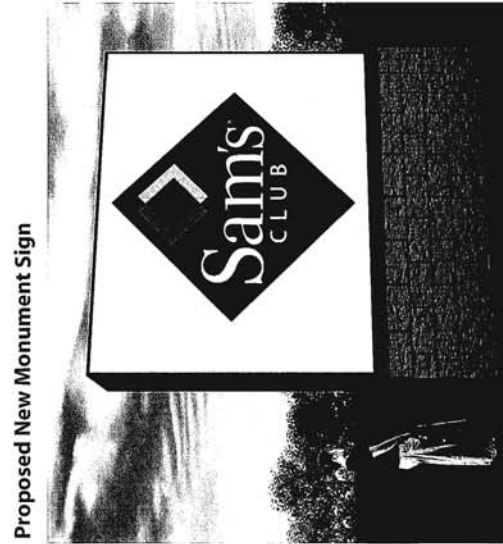
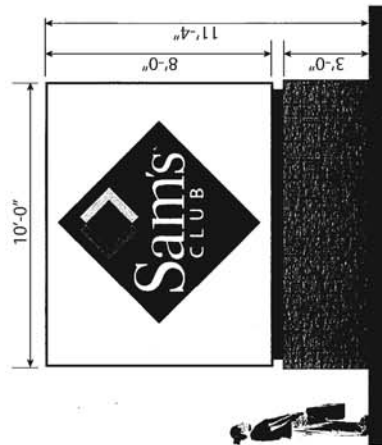
Knoxville, TN #6572

Color Elevations

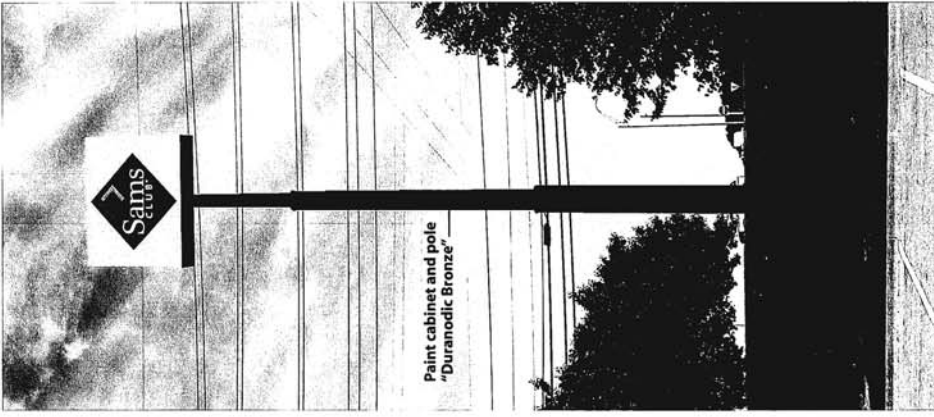
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Site Signs



Proposed Pylon Sign



Existing Pylon Sign

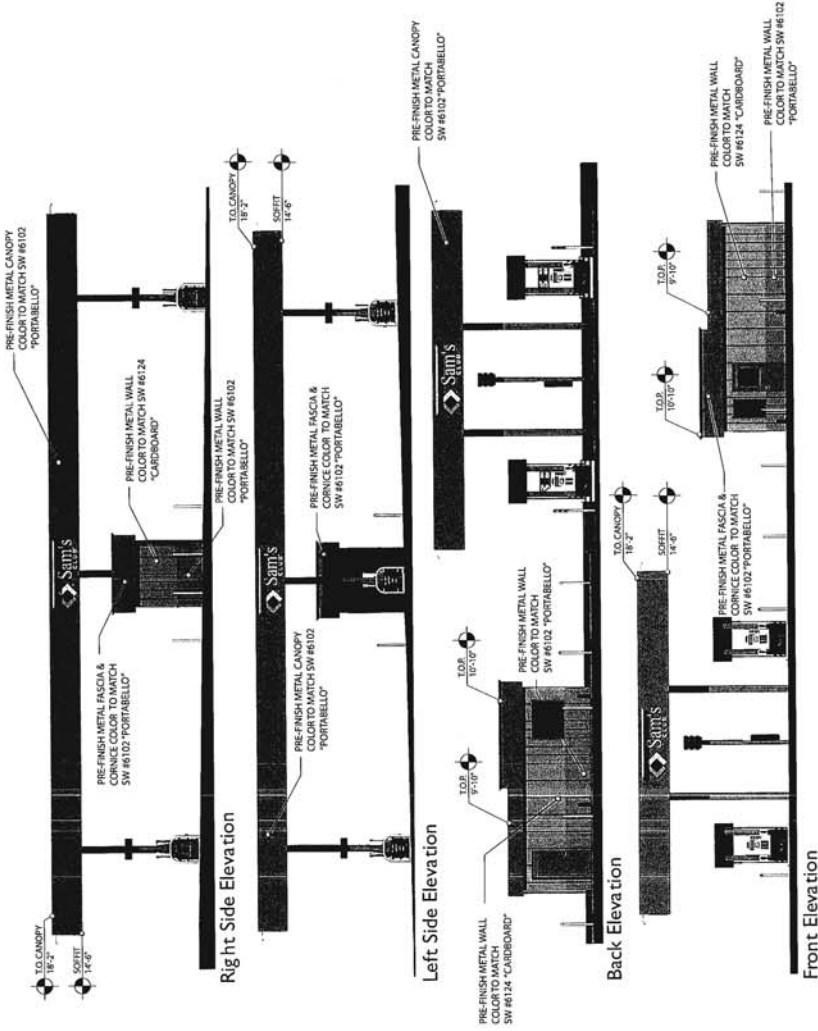
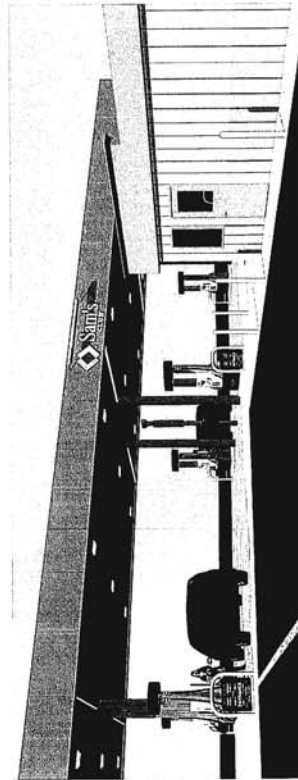


11-C-12-UR

	September 12, 2012	Knoxville, TN #6572	Site Signage 2
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Fuel Station



11-C-12-UR

<p>September 12, 2012</p>	<p>Knoxville, TN #6572</p>
<p>3</p>	

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