



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 7-D-14-UR

AGENDA ITEM #: 34

AGENDA DATE: 7/10/2014

▶ **APPLICANT:** THE BROADWAY GROUP

OWNER(S): Gayle Mantler

TAX ID NUMBER: 96 11001

JURISDICTION: County Commission District 8

STREET ADDRESS:

▶ **LOCATION:** North side of Thorn Grove Pk., east side of East Governor John Sevier Hwy.

▶ **APPX. SIZE OF TRACT:** 3.37 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Primary access will be via E. Governor John Sevier Hwy. which is classified as an arterial street with a 3 lane pavement section that is 35' wide and located within a 100' wide right-of-way. Secondary access will be via Thorn Grove Pk. a collector street with a pavement width of 18' within a 40' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Swan Pond Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Retail commercial development

HISTORY OF ZONING: The property was rezoned to PC (Planned Commercial) at the June 23, 2014 County Commission meeting

SURROUNDING LAND USE AND ZONING: North: Dwelling / A agricultural

South: Apartments / RB residential

East: Ramsey House and grounds / A agricultural and HZ historic

West: Light industrial uses / I industrial

NEIGHBORHOOD CONTEXT: This area is developed with a mix of uses, including light industrial, low and medium density residential and the Ramsey House and grounds.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a 9,100 sq. ft. building to be occupied by a retail use as shown on the site plan subject to 8 conditions**

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance
3. Meeting all requirement and obtaining any required permits from the U.S. Army Corp of Engineers and the

Tenn. Dept. of Environment and Conservation

4. Meeting all applicable requirements of the Knox County Stormwater Control Ordinance
5. Obtaining a street connection permit from the Tennessee Department of Transportation.
6. Recording of a plat of the property prior to obtaining a building permit
7. Installation of landscaping as shown on the plan within six months of the issuance of occupancy permits for this project.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

COMMENTS:

The applicant is proposing to develop a Dollar General Store that will contain approximately 9,100 square feet of floor area on a 3.37 acre site located on the north side of Thorn Grove Pk. and the east side of E. Governor John Sevier Hwy. The primary access to the site will be from E. Governor John Sevier Hwy. This is being purchased from the organization that owns and manages the Historic Ramsey House.

MPC recommended and the Knox County Commission approved PC (Planned Commercial) zoning because of concerns regarding development adjacent to this historic structure. The site plan as presented shows that the building will be constructed with a brick veneer, monument sign and extensive landscaping. The plan as proposed will minimize any negative impact on the Ramsey House.

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

1. Public utilities are available to serve the site.
3. The proposed retail store is compatible with the scale and intensity with the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the PC zoning as well as the general criteria for approval of a use on review.
2. The proposed commercial development with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal 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 significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development is located off of two arterial streets. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

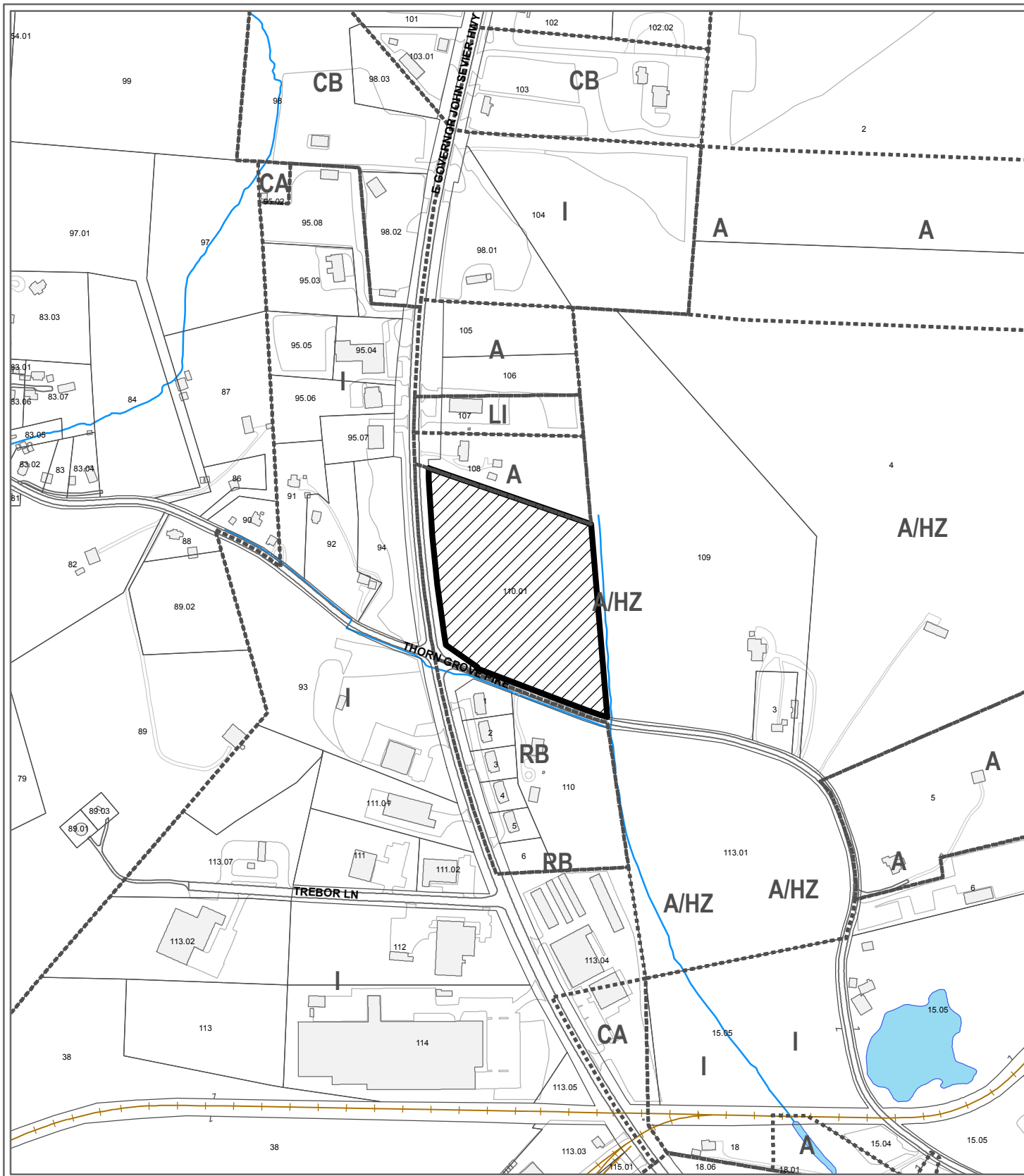
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East County Sector Plan proposes commercial use for this site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

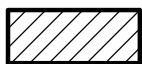
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**7-D-14-UR
USE ON REVIEW**



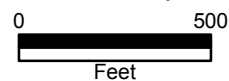
Retail commercial development in PC (Planned Commercial) pending

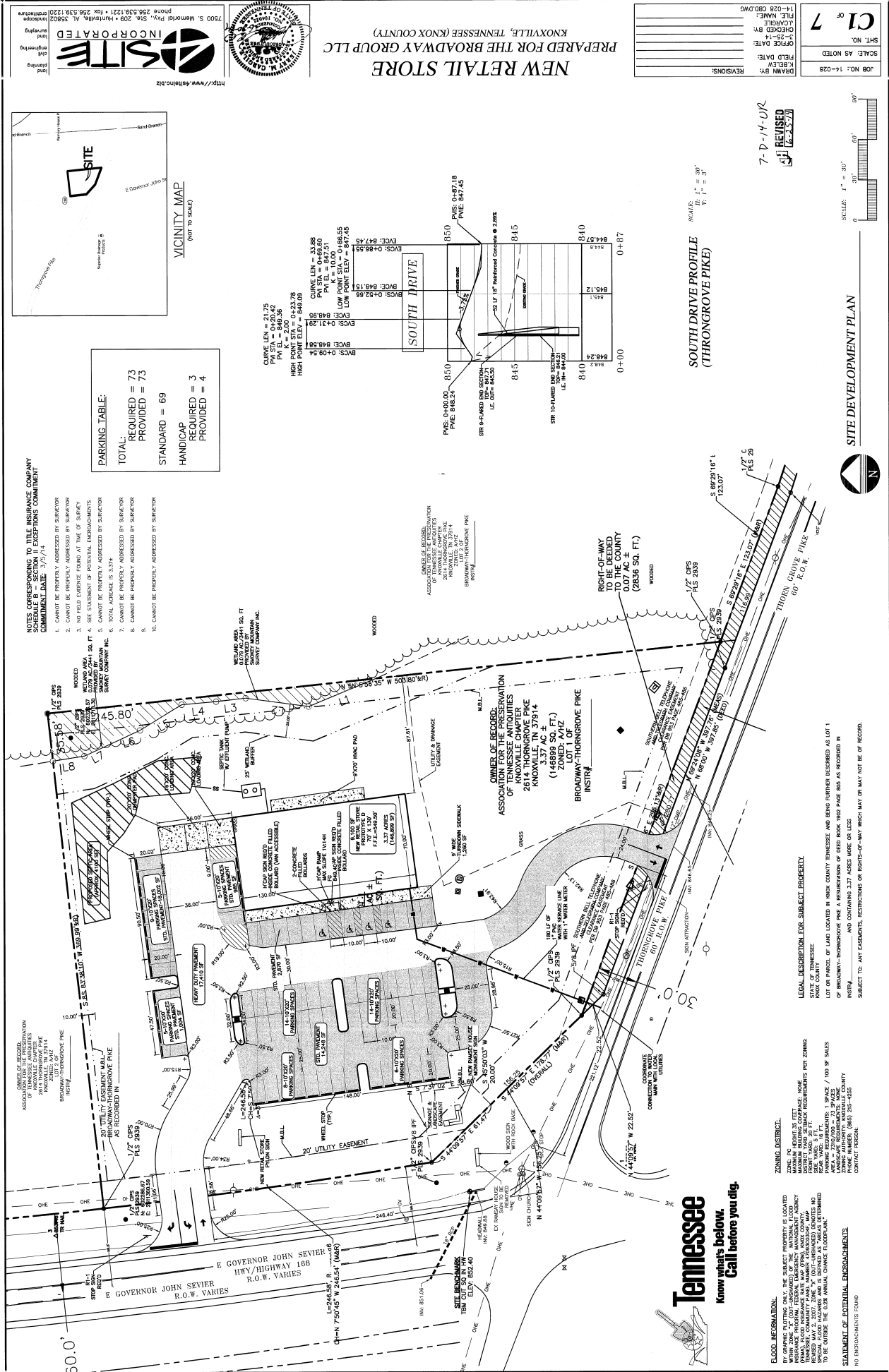
Original Print Date: 6/23/2014
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: The Broadway Group

Map No: 96

Jurisdiction: County



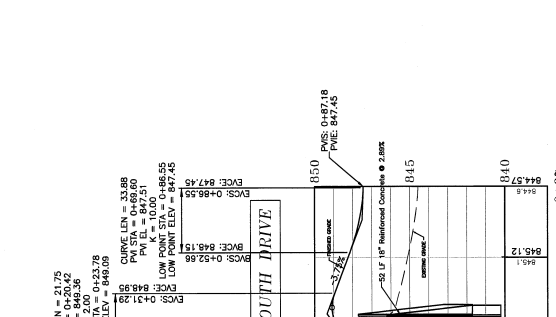
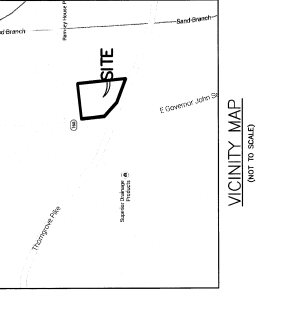


INCORPORATED

7500 S. Memorial Hwy, Ste. 209 • Henderson, TN 38502
 Phone 256.539.1221 • Fax 256.539.1220
 www.siteinc.com

NEW RETAIL STORE
 PREPARED FOR THE BROADWAY GROUP LLC
 KNOXVILLE, TENNESSEE (KNOX COUNTY)

JOB NO.:	14-028
SHT. NO.:	7
SCALE:	AS NOTED
DATE:	7-2-14
FIELD DATE:	7-2-14
REVISIONS:	
BY:	
CHECKED BY:	
FILE NAME:	14-028 CBD.DWG



PARKING TABLE:

TOTAL:	REQUIRED = 73
	PROVIDED = 73
HANDICAP:	REQUIRED = 3
	PROVIDED = 4

- NOTES REFERENCING TO THE USER NAME COMPANY SCHEDULED SECTION 1 EXCEPTING COMMITMENT DATE 3/25/14**
- CANNOT BE PROPERLY ADDRESSED BY SURVEYOR
 - CANNOT BE PROPERLY ADDRESSED BY SURVEYOR
 - NO FIELD EVIDENCE FOUND AT TIME OF SURVEY
 - SEE STATEMENT OF POTENTIAL ENCROACHMENTS
 - CANNOT BE PROPERLY ADDRESSED BY SURVEYOR
 - TOTAL ACRES IS 3.374
 - CANNOT BE PROPERLY ADDRESSED BY SURVEYOR
 - CANNOT BE PROPERLY ADDRESSED BY SURVEYOR
 - CANNOT BE PROPERLY ADDRESSED BY SURVEYOR

OWNER OF RECORD: ASSOCIATION OF TENNESSEE ANTIQUITIES OF KNOXVILLE CHAPTER, 2614 THRON GROVE PIKE, KNOXVALE, TN 37914

ASSOCIATION OF TENNESSEE ANTIQUITIES OF KNOXVILLE CHAPTER, 2614 THRON GROVE PIKE, KNOXVALE, TN 37914

OWNER OF RECORD: ASSOCIATION OF TENNESSEE ANTIQUITIES OF KNOXVILLE CHAPTER, 2614 THRON GROVE PIKE, KNOXVALE, TN 37914

ASSOCIATION OF TENNESSEE ANTIQUITIES OF KNOXVILLE CHAPTER, 2614 THRON GROVE PIKE, KNOXVALE, TN 37914

7-D-14-UK
REVISED
 7-2-14

SITE DEVELOPMENT PLAN

LEGAL DESCRIPTION FOR SUBJECT PROPERTY:

STATE OF TENNESSEE
 COUNTY OF KNOX
 LOT 1 OF PARCEL OF LAND LOCATED IN KNOX COUNTY, TENNESSEE AND BEING PART OF RECORD AS LOT 1 OF BROADWAY-THRON GROVE PIKE A RESUBDIVISION OF DEED BOOK 1002 PAGE 600 AS RECORDED IN INSTRUMENT NO. 2007-001-001 AND CONTAINING 3.37 ACRES MORE OR LESS

ZONING DISTRICT:
 ZONE: R-1
 MAXIMUM BUILDING COVERAGE: 30%
 MAXIMUM BUILDING HEIGHT: 35 FT.
 MINIMUM LOT AREA: 10,000 SQ. FT.
 MINIMUM FRONT YARD SETBACK: 15 FT.
 MINIMUM SIDE YARD SETBACK: 5 FT.
 MINIMUM REAR YARD SETBACK: 5 FT.
 MINIMUM FRONT SETBACK: 15 FT.
 MINIMUM SIDE SETBACK: 5 FT.
 MINIMUM REAR SETBACK: 5 FT.
 MINIMUM FRONT SETBACK: 15 FT.
 MINIMUM SIDE SETBACK: 5 FT.
 MINIMUM REAR SETBACK: 5 FT.

STATEMENT OF POTENTIAL ENCROACHMENTS:
 NO ENCROACHMENTS FOUND

FLOOD INFORMATION:
 THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE V (100-YEAR FLOOD) OF THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) AND IS SUBJECT TO FLOODING. THE FLOOD HAZARD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA. THE FLOOD HAZARD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA. THE FLOOD HAZARD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA.

ASSOCIATION OF TENNESSEE ANTIQUITIES OF KNOXVILLE CHAPTER, 2614 THRON GROVE PIKE, KNOXVALE, TN 37914

ASSOCIATION OF TENNESSEE ANTIQUITIES OF KNOXVILLE CHAPTER, 2614 THRON GROVE PIKE, KNOXVALE, TN 37914

OWNER OF RECORD: ASSOCIATION OF TENNESSEE ANTIQUITIES OF KNOXVILLE CHAPTER, 2614 THRON GROVE PIKE, KNOXVALE, TN 37914

OWNER OF RECORD: ASSOCIATION OF TENNESSEE ANTIQUITIES OF KNOXVILLE CHAPTER, 2614 THRON GROVE PIKE, KNOXVALE, TN 37914

Tennessee
 Know what's below.
 Call before you dig.

Fwd: Monument Sign - Broadway Group Ramsey House property

1 message

Dan Kelly <dan.kelly@knoxmpc.org> Mon, Jun 23, 2014 at 7:38 AM
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Kaye Graybeal <kaye.graybeal@knoxmpc.org>

----- Forwarded message -----

From: **Gayle Mantler** <gayle.mantler@broadwaygroup.net>
Date: Fri, Jun 20, 2014 at 8:12 PM
Subject: Fwd: Monument Sign - Broadway Group Ramsey House property
To: Dan Kelly <dan.kelly@knoxmpc.org>

Sent from my iPhone

Begin forwarded message:

From: "Gayle Mantler" <gayle.mantler@broadwaygroup.net>
To: "Dan Kelly" <dan.kelly@knoxmpc.org>
Subject: Fwd: Monument Sign - Broadway Group Ramsey House property

Sent from my iPhone

Begin forwarded message:

From: "Gayle Mantler" <gayle.mantler@broadwaygroup.net<mailto:gayle.mantler@broadwaygroup.net>>
To: "Dan Morgan" <dan.morgan@broadwaygroup.net<mailto:dan.morgan@broadwaygroup.net>>
Subject: Monument Sign - Broadway Group Ramsey House property

Hi Dan,

We are going to propose the following monument sign in lieu of the Pylon sign. (Per your direction)

Please see the attached drawing.

(I will send the revised Landscape page on Monday Morning)

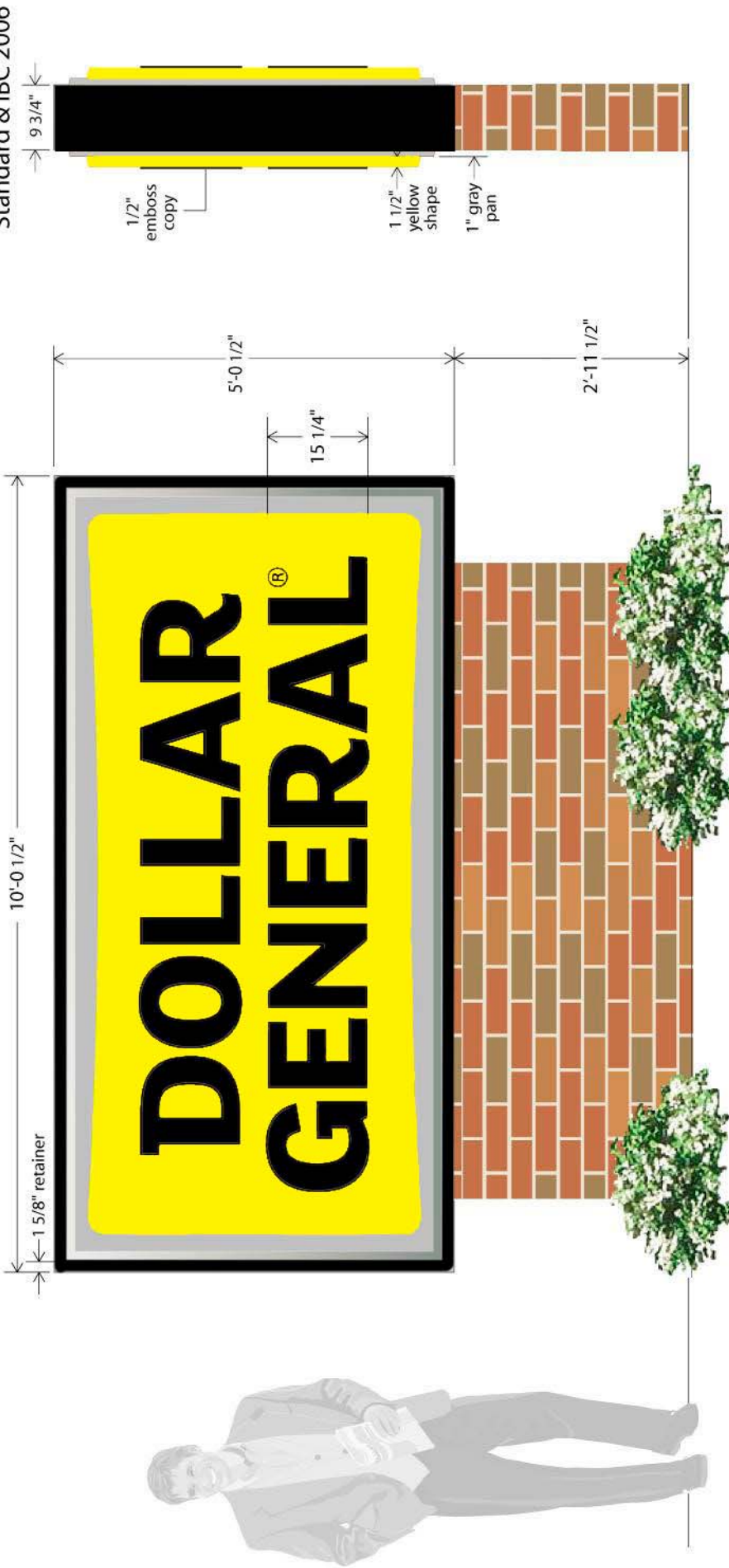
Let me know if you need anything else.

Kindest regards,

Gayle Mantler
[BroadwayLogoSmall.png]
PH: 256.533.7287
Cell: 256.929.5870
MPC July 10, 2014

DOLLAR GENERAL® 2009 Logo - 5'-0 1/2" x 10'-0 1/2" Double Face Monument Mount CP Sign

8'-0" Overall Height - Monument Mount with 15 1/4" letter height



- Cabinet Size: 5'-0 1/2" x 10'-0 1/2" (9 3/4" DEEP)
- Mldg: 1 5/8" G molding (EX-249), removable end molding for servicing.
- V.O.: 4'-9 1/4" x 9'-9 1/4"
- Cabinet Finish: S-Gloss Black.
- Must be Cool White High Output Fluorescent Lamps
- Black logotype embossed 1/2" on special yellow embossed shape (Spraylat C8-2633 yellow, no exceptions) on Gray (PMS Cool Gray 5) background and returns.
- Decorative process: Production quantities are to have screen printed graphics (yellow, black, gray & white), no mask and spray.
- Labeling: Requires UL Label and Union Label.



Dualite Sales & Service, Inc.
WILLIAMSBURG, OHIO • CEDAR HILL, TEXAS

Dualite Sales & Service, Inc.
One Dualite Lane
Williamsburg, Ohio 45176

Scale: 1/2" = 1'-0"
09-6-191 DOLL01-GSP
Date: 6-19-09 revised

Customer Approval
and Comments

This design is exclusive property of Dualite Sales & Service, Inc. • 1 Dualite Lane • Williamsburg, OH 45176 • Copyright 2009 Dualite Sales & Service, Inc. All Rights Reserved. Reproduction of this proprietary work without the permission of Dualite Sales & Service, Inc. will subject the user to liability under the copyright statutes of the United States.



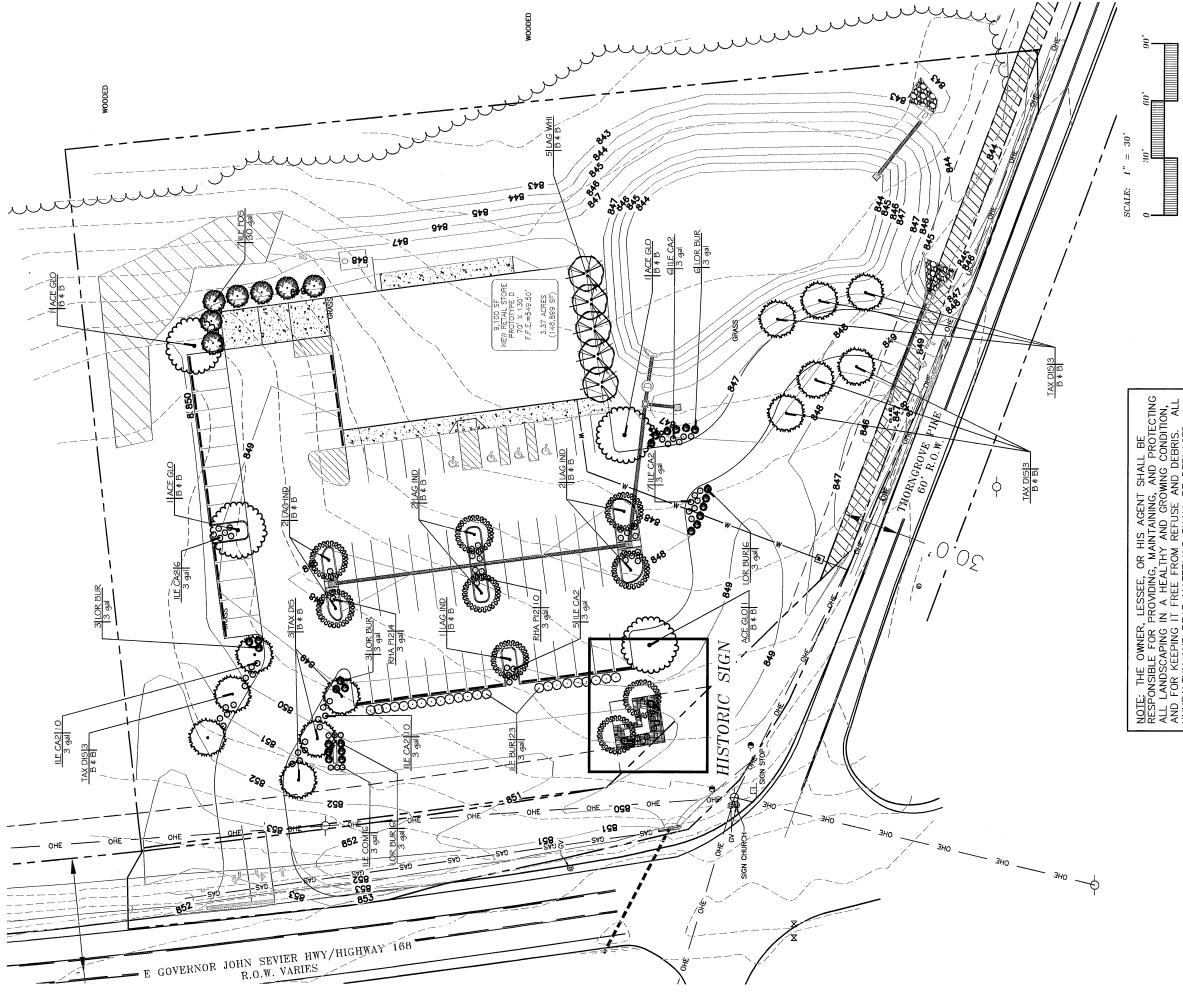
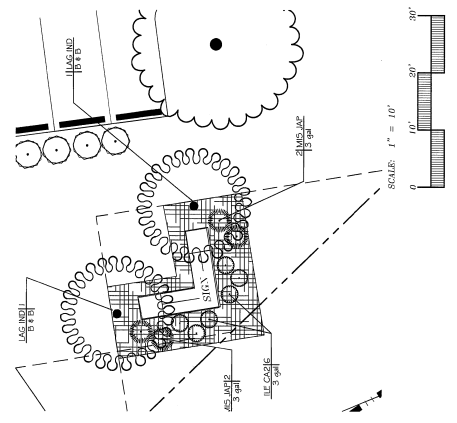
DATE:	7-2-14-DR
CHECKED BY:	REVISED
FIELD DATE:	
SCALE AS NOTED	
JOB NO. 14-028	
SCALE:	
DATE:	
BY:	
REVISIONS:	



NOTE: ALL UTILITY LOCATIONS WERE OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL UTILITY LOCATIONS AND FOR KEEPING IT FREE FROM REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIALS SHALL BE REPLACED WITH APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT.	GAL.	SIZE	GRZ.
	ACER RUBRUM / OCTOBER GLORY MAPLE	B + B	9' GAL	10' - 12' H	4
	ILEX X ATTENUATA / TOSTER / FOSTER'S HOLLY	30 GAL		8' - 10' MIN.	7
	LAGERSTROEMIA INDICA / GRAPE MYRTLE	B + B	23" CAL MIN	8' - 10' MIN.	4
	LAGERSTROEMIA X NATCHIEZ / WHITE GRAPE MYRTLE MULTI-TRUNK	B + B	23" CAL MIN	8' - 10' MIN.	5
	TAXODIUM DISTICHUM / BALD CYPRESS	B + B	9' GAL	12-18' H	12
SERIES	BOTANICAL NAME / COMMON NAME	CONT.	INSTALL SIZE	MATURE HEIGHT	GRZ.
	ILEX CORNUTA BURFORDII NANA / DWARF BURFORD HOLLY	9.6 GAL	18" MIN.		28
	ILEX CORNUTA / CAROLINA HOLLY	9.6 GAL	24"		30
	ILEX CRENATA / COMPACTA / DWARF JAPANESE HOLLY	9.6 GAL			6
	LORETALUM CHINENSE RUBRUM 'BURGUNDY' / BURGUNDY LOROPETALUM	9.6 GAL			24
	MISCANTHUS SINENSIS / JAPANESE SILVER GRASS	9.6 GAL	12"		4
	RHAPHOLEPIS INDICA 'PINKIE' / INDIAN HAWTHORNE	9.6 GAL	24"		24



SEBRING
ENGINEERING

2705 MIDC STREET, BLDG. 500, SUITE 33
HERNANDO, ALABAMA 35894
Phone: (256) 533-6484



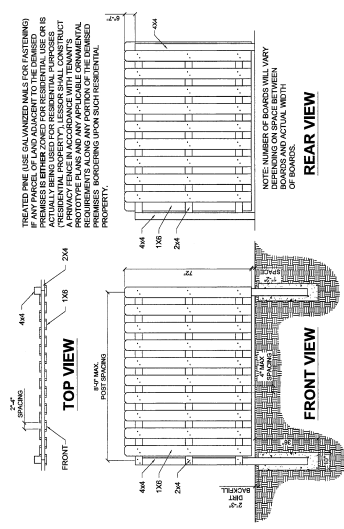
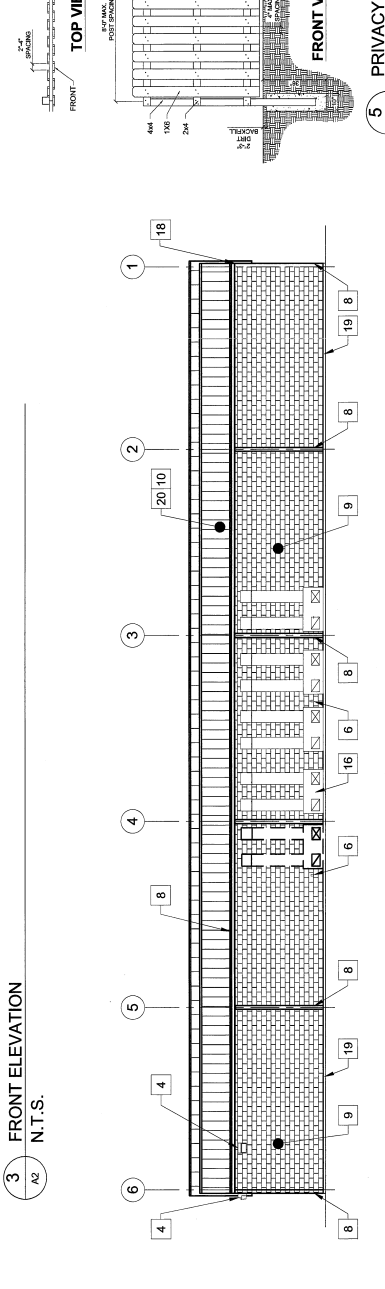
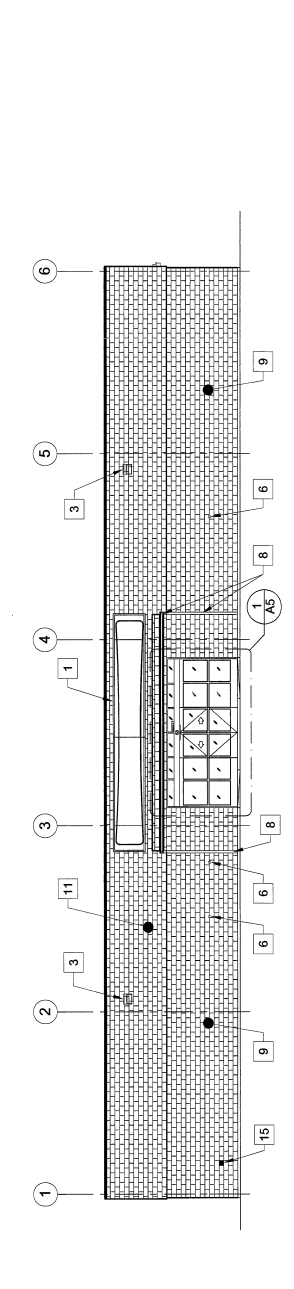
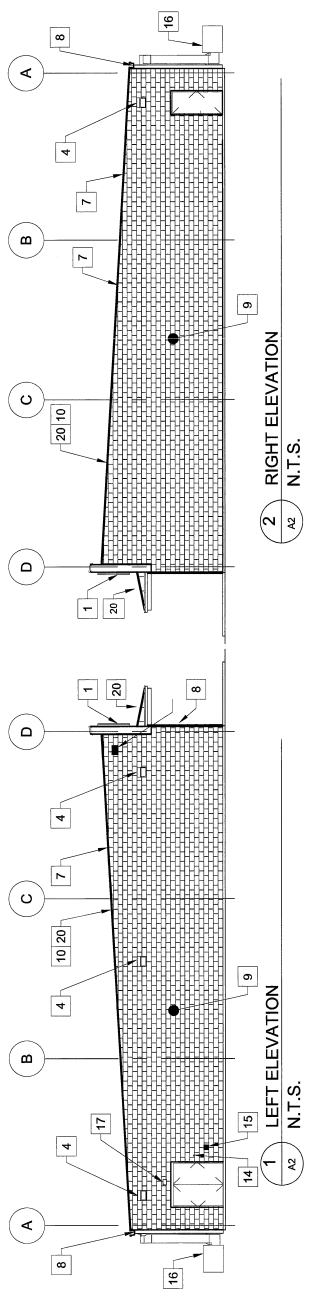
NEW RETAIL STORE
Store # 15540
Knoxville, Tennessee

ELEVATIONS PLAN

Drawn By: LMT
Sheet: 2 Of: 9
Date: May 27, 2014

A2

- ELEVATION KEYED NOTES**
- 1 SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CONSTRUCTED BY DOLLAR GENERAL CORP. TO PROVIDE ADEQUATE BACKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE MANUFACTURER'S SUPPORT STRUCTURE. SIGNAGE TO BE USED WITH DOLLAR GENERAL.
 - 2 NOT USED.
 - 3 WALL PACK, 18-6" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 4 WALL PACK 12-0" A.F.F. TO TOP OF WALL PACK (REQUIRED). REFER TO E2 FOR ADDITIONAL INFORMATION.
 - 5 WALL PACK (ALTERNATE PARKING LIGHT) REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. REQUIRED ONLY IF THERE IS PARKING THIS SIDE OF BUILDING.
 - 6 RECEPTACLE. REFER TO E1 FOR ADDITIONAL INFORMATION.
 - 7 TRIM - SEE SHEET S1 FOR COLOR
 - 8 GUTTER AND DOWNSPOUT - SEE SHEET S1 FOR COLOR
 - 9 BRICK AS SELECTED BY CHANGES. INSTALL CONTROL JOINTS AT SAME LINES AS STRUCTURAL COLUMNS.
 - 10 METAL STANDING SEAM ROOF. GALVALUME FINISH.
 - 11 NOT USED.
 - 12 NOT USED.
 - 13 VENT FOR BATHROOM EXHAUST. REFER TO M1 FOR ADDITIONAL INFORMATION.
 - 14 DOOR BUZZER. REFER TO E1 FOR ADDITIONAL INFORMATION.
 - 15 WALL HYDRANT. REFER TO P1 FOR ADDITIONAL INFORMATION.
 - 16 WALL PACK MOUNTED ON CONCRETE PAD (OPTIONAL). BACK MOUNT AT LEAST NEUTRAL. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
 - 17 OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
 - 18 MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
 - 19 FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 0'-0" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
 - 20 IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.



7-D-4-UR
REVISED
12.25.14

EXTERIOR ELEVATIONS