



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

▶ **FILE #:** 4-H-15-UR

AGENDA ITEM #: 36

AGENDA DATE: 4/9/2015

▶ **APPLICANT:** JMB INVESTMENT COMPANY, LLC

OWNER(S): JMB Investment Company, LLC

TAX ID NUMBER: 147 C D 001 & 002

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 3130 Circle Oak Dr

▶ **LOCATION:** East side of Circle Oak Dr., north side of W. Governor John Sevier Hwy.

▶ **APPX. SIZE OF TRACT:** 1.33 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Circle Oak Dr., a local access street with a three lane pavement section within a 70' right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Knob Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Commercial building and vacant lot

▶ **PROPOSED USE:** Dollar General Store

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Knox County Senior Center / PC (Planned Commercial)

South: Residences / A (Agricultural)

East: Residences / PC (Planned Commercial) and A (Agricultural)

West: Vacant land / PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: This site is just east of the intersection of W. Governor John Sevier Hwy. and Maryville Pike in an area of mixed residential, commercial and institutional uses.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a retail commercial store of approximately 9,100 sq. ft. as shown on the development plan subject to 11 conditions.**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Obtaining variances from the Knox County Board of Zoning Appeals for a reduction in the number of required parking spaces from 91 to 30 and a reduction in the required size of a parking stall, from 200 square feet to 171 square feet.
3. Installation of sidewalks as identified on the development plan, meeting all applicable requirements of the Knox County Department of Engineering and Public Works and the Americans with Disabilities Act (ADA).

The sidewalks shall be installed prior to the issuance of an occupancy permit for the project.

4. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
5. Installation of improvements to the edge of pavement and curb radii at the intersection of Circle Oak Dr. and W. Governor John Sevier Hwy and the development driveway entrance to accommodate the turning movements of trucks serving this development, subject to approvals by the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Obtaining a street connection permit from the Tennessee Department of Transportation for any street improvements within the State right-of-way.
8. Obtaining approval and recording a final plat that will combine the two lots prior to obtaining a building permit.
9. Utilizing an all brick or combination of brick and stucco façade on the three sides of the building that face a public street frontage.
10. Utilizing the brick base monument sign approved for the Dollar General Store at the intersection of E. Governor John Sevier Hwy. and Thorn Grove Pike (7-D-14-UR) instead of the proposed pylon sign.
11. Meeting all applicable requirements of the Knox County Zoning Ordinance

With the conditions noted, the plan meets the requirements for approval in the PC (Planned Commercial) district and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop a Dollar General Store that will contain approximately 9,100 square feet of floor area on a 1.33 acre site located on the east side of Circle Oak Dr., north side of W. Governor John Sevier Hwy. and southeast side of Martel Ln. The access driveway will be from Circle Oak Dr. There will be no direct access to the site from W. Governor John Sevier Hwy.

As proposed, variances from the Knox County Board of Zoning Appeals will be required for a reduction in the number of required parking spaces from 91 to 30 and a reduction in the required size of a parking stall, from 200 square feet to 171 square feet. The reduction in the number of required parking spaces is based on the parking model that Dollar General uses for a store of this size.

The 2012 South County Sector Plan identifies this site as being located within the Governor John Sevier Highway Scenic Corridor. Based on the Plan's recommended design guidelines, Staff has recommended two conditions (#s 9 & 10) to bring the proposed development into conformance with the Plan. The first condition is that the three sides of the building that face a public street frontage utilize an all brick or combination of brick and stucco façade. The second condition is that the proposed pylon sign be changed to the brick base monument sign approved for the Dollar General Store at the intersection of E. Governor John Sevier Hwy. and Thorn Grove Pike.

Based on the scale of the proposed commercial development, a traffic impact study is not required.

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.
2. Circle Oak Dr. was designed as a commercial access street and has sufficient capacity to handle the traffic which will be generated by this development.
3. This request will have no impact on schools and minimal impact on adjacent properties.

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

1. The request with the noted conditions conforms with the requirements of the PC zoning district, as well as other criteria for approval of a use on review.
2. The proposed use with the noted conditions 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic

through residential areas. 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

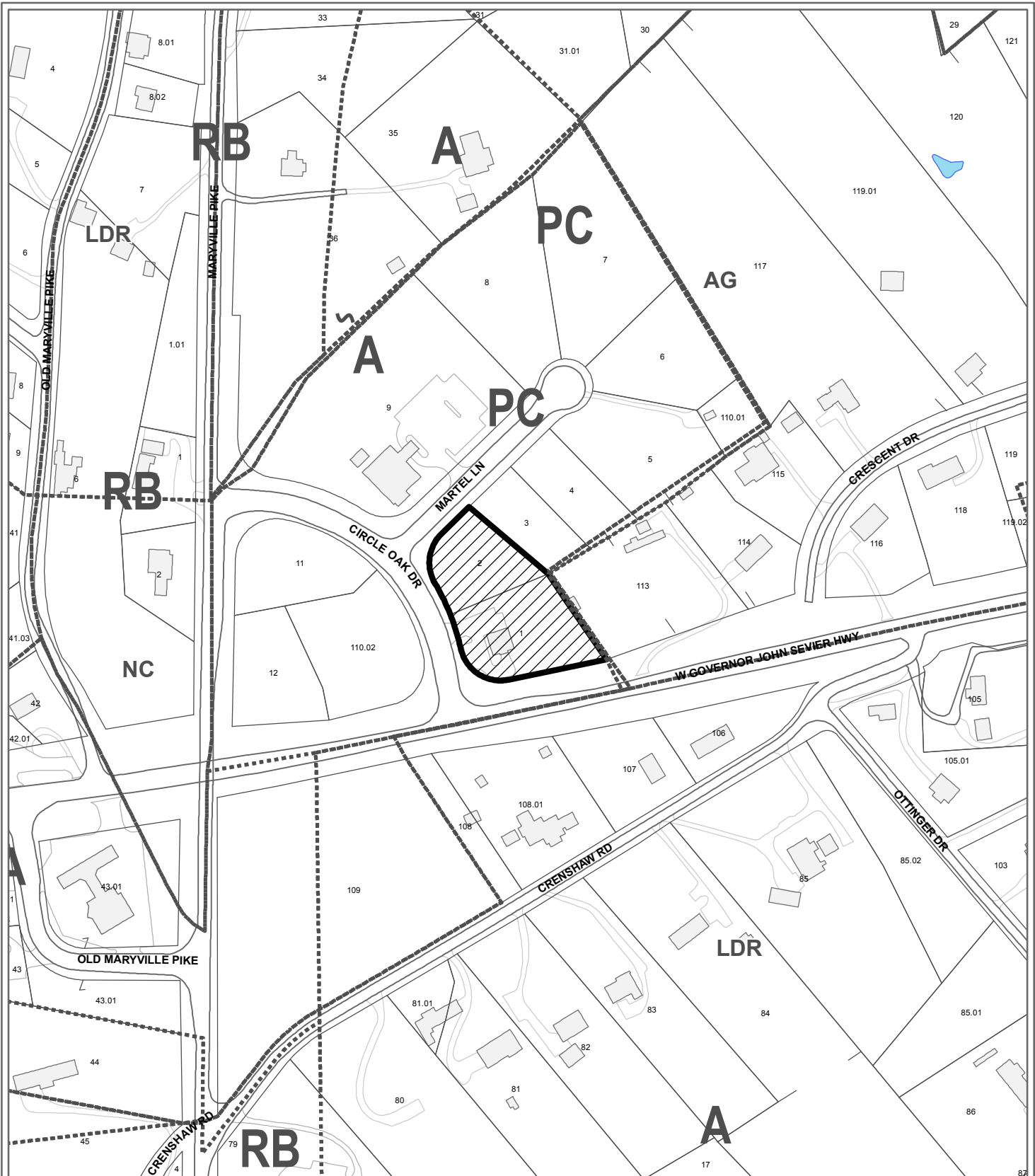
1. The South County Sector Plan proposes neighborhood commercial uses for this property which is consistent with the proposed development that is located in an approved commercial subdivision.
2. The site is located within the Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 515 (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.

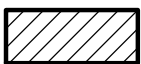
ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the 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.



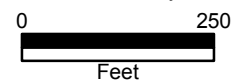
**4-H-15-UR
USE ON REVIEW**

Petitioner: JMB Investment Company, LLC

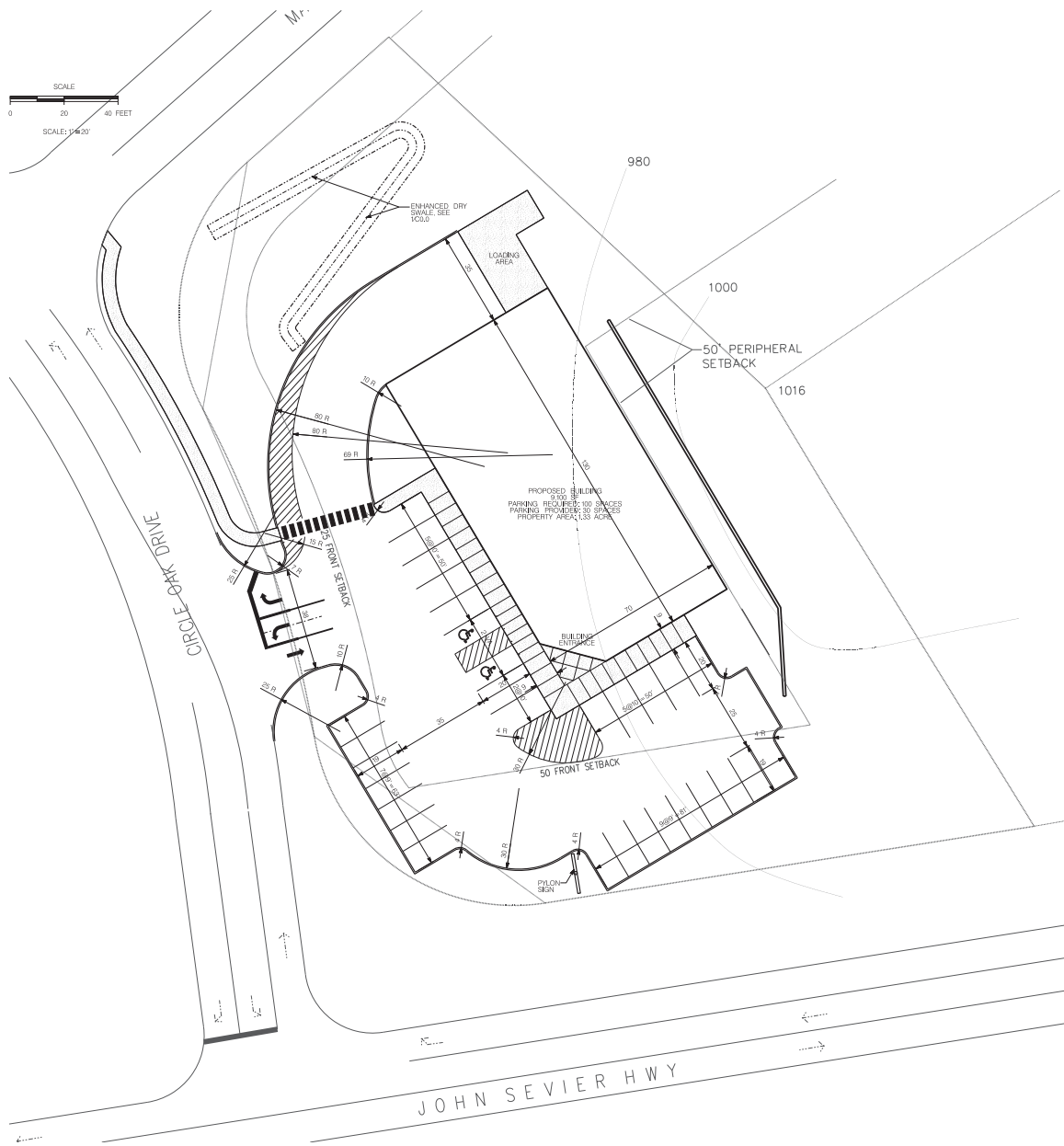
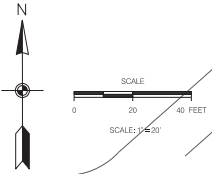


Dollar General Store in PC (Planned Commercial)

Map No: 147
Jurisdiction: County

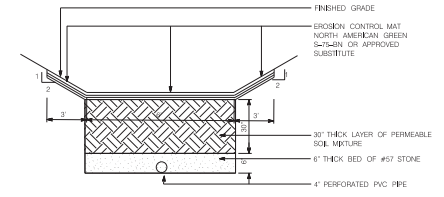


Original Print Date: 3/24/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



LEGEND:

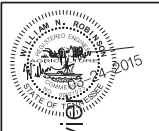
EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
□	□	SPOT ELEVATION
○	○	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊙	⊙	FIRE HYDRANT
---	---	SURFACE FLOW
---	---	SILT FENCING
---	---	CURB
□	□	CATCH BASIN
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	RIP RAP



1
C0.0
ENHANCED DRY SWALE DETAIL
NOT TO SCALE

4-H-15-UR
Revised: 3/24/2015

WILL ROBINSON & ASSOCIATES
131 Benwood Dr.
Oak Ridge, TN 37830
(865) 586-4200

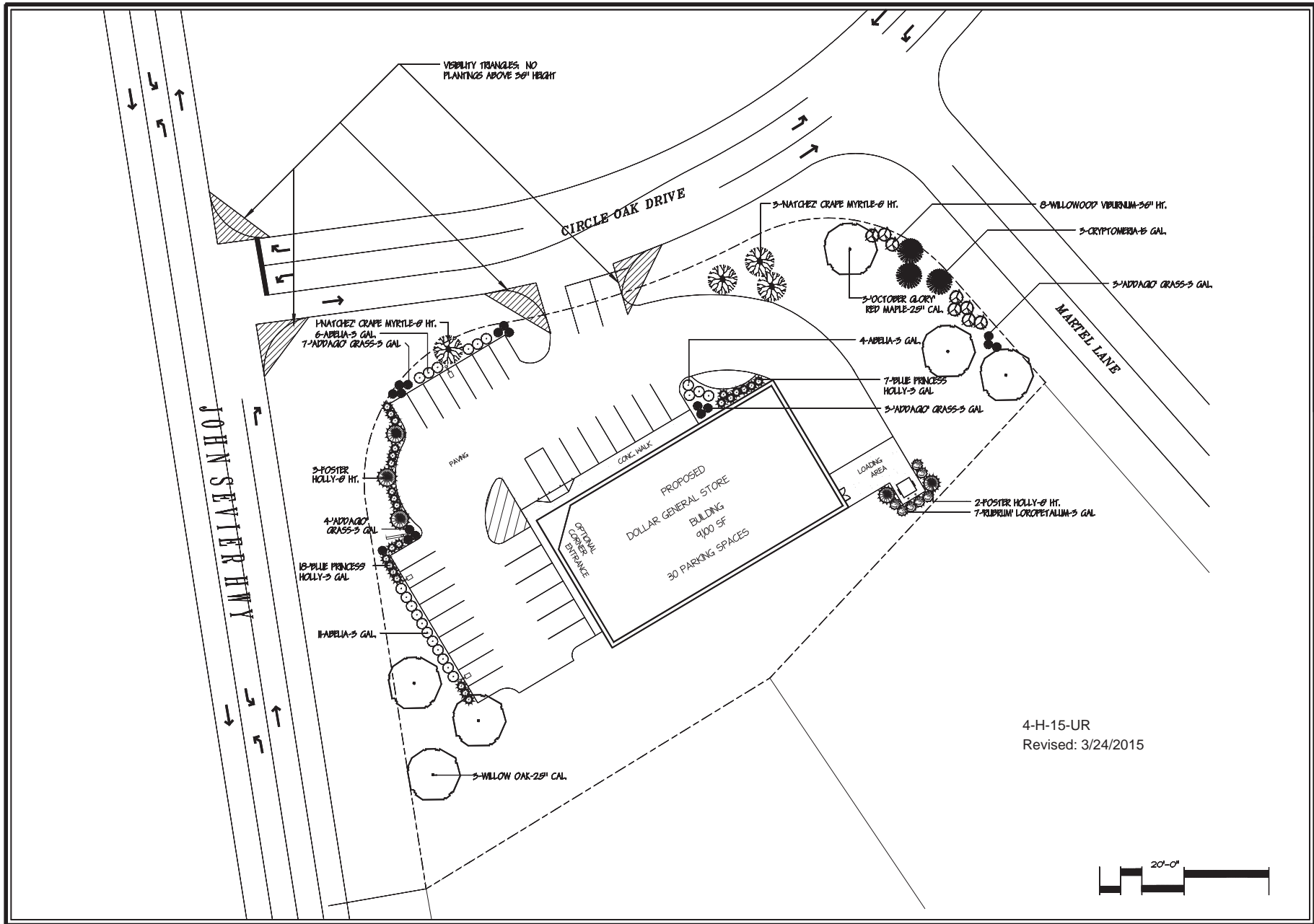


A Site Plan for:
Dollar General John Sevier
Circle Oak Drive
Knox County, Tennessee

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 03-24-2015
FILE NAME:
PROJECT NO:

C0.0
SITE PLAN
DRAWING



4-H-15-UR
Revised: 3/24/2015



LAND DESIGN GROUP
MASTER PLANNING
PROJECT MANAGEMENT

WWW.LAND-DESIGNGROUP.COM
ADUR@LAND-DESIGNGROUP.COM
1815 NORTHSHORE HILLS BLVD
PO BOX 1114
ROCKVILLE, TN 37062
865.598.3058

DEVELOPER: LMB INVESTMENT CO, LLC
GENE BRONN
PROJECT: DOLLAR GENERAL

PROJECT: 133 ACRES
PARCEL ID: 147CD002, 147CD001

09-29-2015	REVISION DATE
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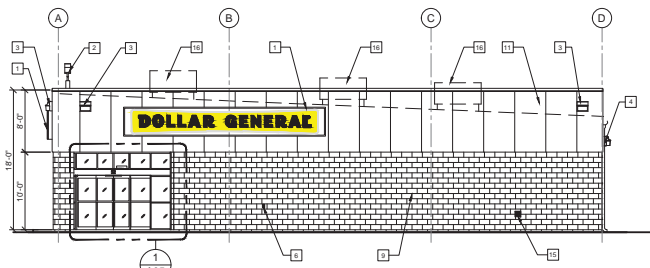
COPYRIGHT
This drawing is the property of Land Design Group, Inc. and shall remain the property of the firm and shall not be used for any other project without written consent by this firm.
COPYRIGHT

SCALE: 1"=20'-0"
DATE: FEBRUARY 28, 2015
DRAWN BY: W. ALLEN DUKE

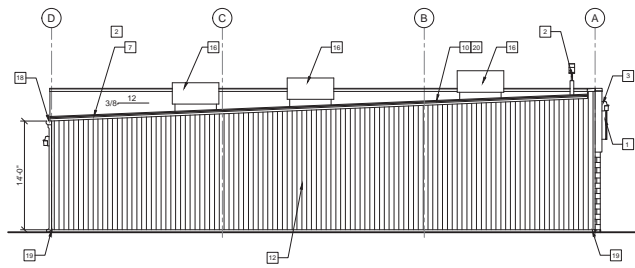


LANDSCAPE PLAN
USE ON REVIEW

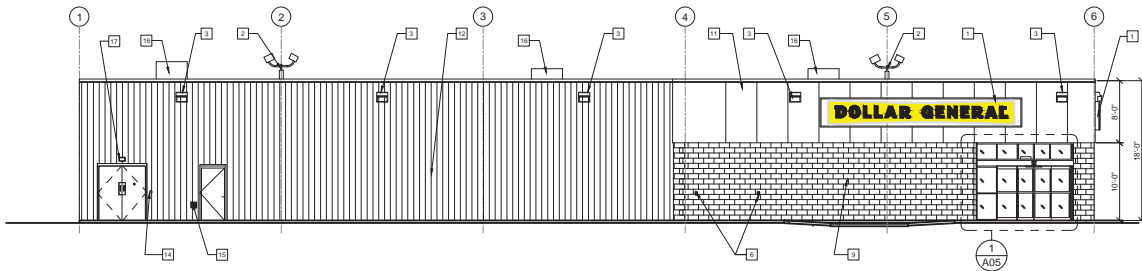
LA-1



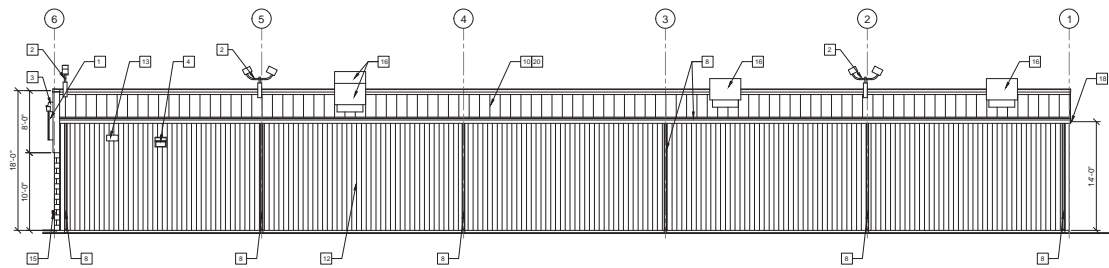
1 FRONT ELEVATION
SCALE: NTS (1/8"=1'-0")



2 REAR ELEVATION
SCALE: NTS (1/8"=1'-0")



3 LEFT ELEVATION
SCALE: NTS (1/8"=1'-0")



4 RIGHT ELEVATION
SCALE: NTS (1/8"=1'-0")

- ELEVATION KEYED NOTES**
- SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
 - 8" DIRECTIONAL SECURITY LIGHT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - WALL PACK, 16'-6" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - WALL PACK, 12'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - WALL PACK (ALTERNATE PARKING LIGHT) REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. REQUIRED ONLY IF THERE IS PARKING THIS SIDE OF BUILDING.
 - RECEPTACLE. REFER TO E1 FOR ADDITIONAL INFORMATION.
 - TRIM - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
 - GUTTER AND DOWNSPOUT - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
 - IF SPLIT FACE CONCRETE MASONRY UNIT. PAINT TO MATCH SIDE WALL PANELS.
 - STANDING SEAM METAL ROOF. GALVALUME FINISH.
 - PRE-FINISHED METAL WALL PANELS, REVERSE RIB PROFILE. SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
 - PRE-FINISHED METAL WALL PANELS. PROVIDE TAMPER-RESISTANT FASTENERS FOR BOTTOM 8'-0". SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
 - VENT FOR BATHROOM EXHAUST. REFER TO M01 FOR ADDITIONAL INFORMATION.
 - DOOR BUZZER. REFER TO E01 FOR ADDITIONAL INFORMATION.
 - WALL HYDRANT. REFER TO P01 FOR ADDITIONAL INFORMATION.
 - HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
 - OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
 - MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
 - FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 4" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
 - IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.
 - METAL CANOPY BY PRE-ENGINEERED METAL BUILDING MANUFACTURER. (ONLY APPLICABLE TO C & D PROTOTYPES)

DESIGNER NOTE:
IF ADDITIONAL SCREENING IS REQUIRED FOR ROOF MOUNTED EQUIPMENT PER LOCAL CODES, CONTACT DOLLAR GENERAL FOR APPROVAL.

REVISIONS:

THESE DOCUMENTS ARE PROVIDED AS A CONSTRUCTION DOCUMENT TEMPLATE FOR THIS BUILDING TYPE. THESE DRAWINGS MUST BE REVIEWED AND ADAPTED BY A LICENSED ARCHITECT TO MEET THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES FOR SITE SPECIFIC PROJECTS. ALL PROJECTS MUST BE APPROVED BY DOLLAR GENERAL PRIOR TO START OF CONSTRUCTION.

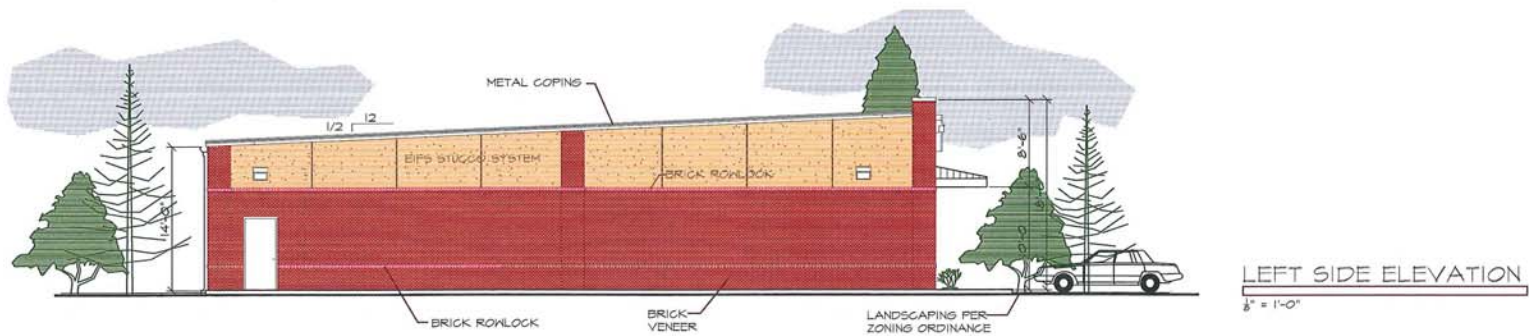
STORE NUMBER
STREET ADDRESS
CITY-STATE

DOLLAR GENERAL
PROTOTYPE CRITERIA SET PLAN
70'-0" X 130'-0" 9,100 SF PROTOTYPE "E"
ARCHITECTURAL AND ENGINEERING DEPARTMENT (618) 885-0753
EDESIGN@DOLLARGENERAL.COM

4-H-15-UR
Revised: 3/24/2015

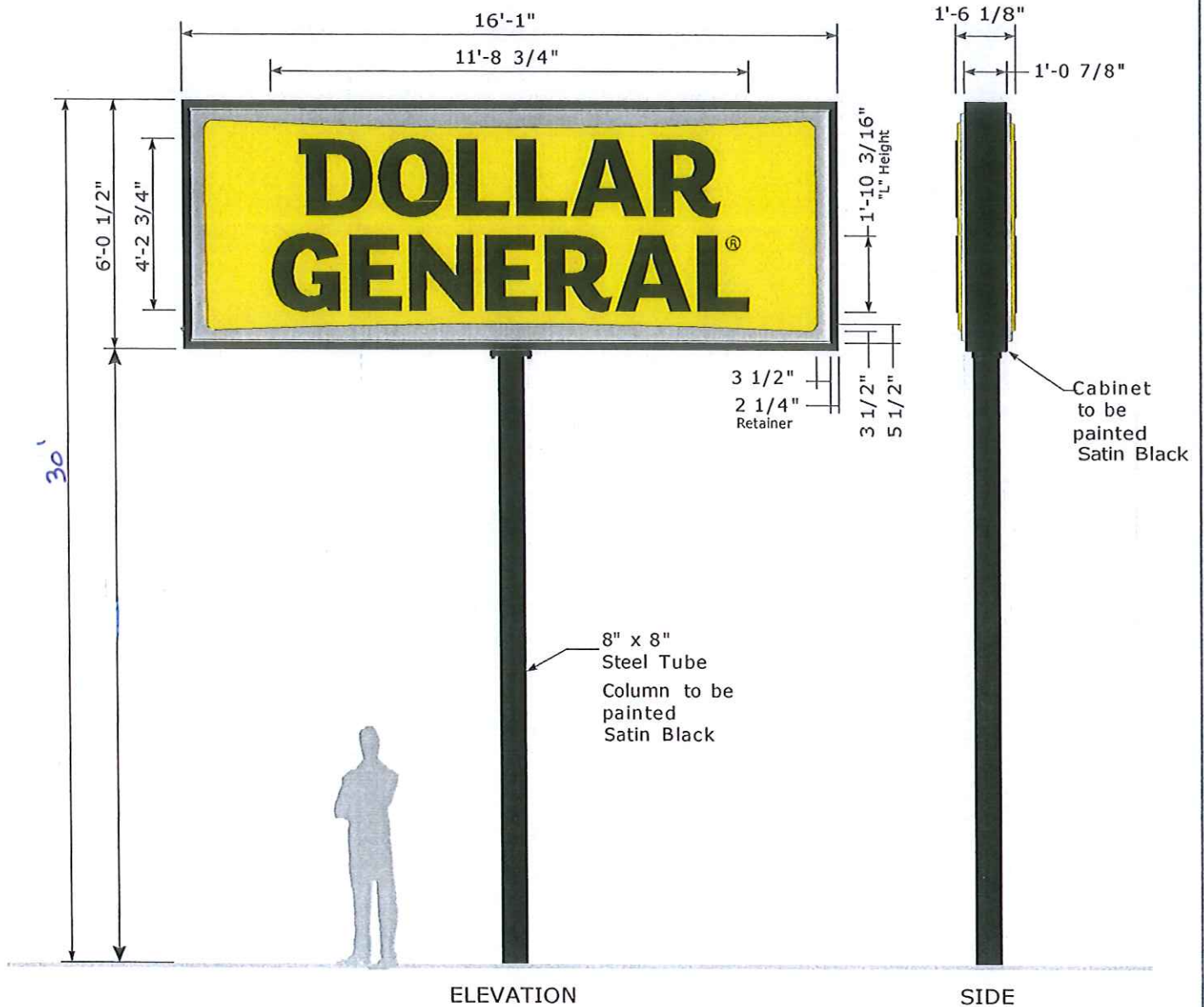
DATE: JANUARY 17, 2014
DRAWING TITLE: EXTERIOR ELEVATIONS
DRAWN BY: - CHECKED BY: CASCO/CASCO
SHEET NO.

A02



PRELIMINARY ELEVATIONS SHOWING BRICK/EIFS EXTERIOR LOOK FOR DOLLAR GENERAL STORE, JOHN SEVIER HIGHWAY AT CIRCLE OAK DRIVE

4-H-15-UR
Revised: 3/24/2015



4-H-15-UR

SQUARE FOOTAGE
ACTUAL
97.17 sq. ft.

COLOR SPECIFICATIONS	
Yellow:	match Spraylat C8-2633
Brushed Aluminum:	match Spraylat FM-171
Black (Copy):	match Spraylat Black
Satin Black (Metal):	match Black Polyurethane
Cool Gray:	match PMS Cool Gray 5
Rock Bottom Gray:	match Sherwin Williams SW7062
Green:	match PMS 368C



File Name: Dollar_General_Cutsheets_2013
 Project #: 13-0181 Page 1 of 33
 Date: 04/12/2013
 Approved By:



135 South David Lane
 Knoxville, TN 37922
 Office: 865-539-4001
 Fax: 865-539-0851
 www.linkengr.com



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Dollar General Store on Alcoa Hwy.

1 message

'Ruth Lawson' via Commission <commission@knoxmpc.org>

Tue, Mar 31, 2015 at 1:59 PM

Reply-To: rlawson5813@yahoo.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

I understand there is a Dollar General Store to be built where the Pit Stop was located on Alcoa Hwy and it is scheduled to come in front of the MPC on April 9th. We've heard they are going to build a warehouse-type building. There's not a problem with the store, but it would be nice if they would do a brick building to better fit the neighborhood. They have several brick buildings in town, so this would not be a new plan for them. Also, the Senior Center, Weigel's, and our church are brick and are in sight of where the Dollar General is to be built. The sector plan calls for using better materials and lower signage to enhance John Sevier, which fits this request for the store to be brick.

Thank you for taking this request into consideration.

Ruth Lawson

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] commission district 9

1 message

Margaret Denney <margaretdenney@bellsouth.net>

Tue, Mar 31, 2015 at 1:04 PM

Reply-To: margaretdenney@bellsouth.net

To: commission@knoxmpc.org

Commissioners:

Our area has become aware of the proposed Dollar General Store slated for the East side of Circle Oak Dr., north side of W. Governor John Sevier on Commission District 9. This is on your agenda for April 9th.

We understand that the zoning is correct but are concerned that Dollar General wants to build a “warehouse” type building which is inappropriate for the neighborhood. The building that it will replace is certainly unfortunate and does not fit with the precedent set for this area. The Knox County Senior Center, next door to this property, is a brick structure as is the Weigel’s located about two blocks west of the property. The church, located about four blocks away on Maryville Pike, is brick and the residential areas surrounding this property are mostly brick structures.

Dollar General has built many brick structures and we ask that you require that of them for this location.

The Sector Plan calls for improving Gov. John Sevier Highway with better building materials and monument signs, not tall pole signs.

Our community has worked diligently in the past year to preserve our neighborhood feel and we think we deserve better than this. Thank you for your consideration.

Margaret Denney
6933 Riverwood Drive
Knoxville, TN 37920

—

This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Dollar Store near John Sevier Hwy

1 message

Diane Humphreys-Barlow <humphreysbarlow@gmail.com>

Tue, Mar 31, 2015 at 9:32 AM

Reply-To: humphreysbarlow@gmail.com

To: commission@knoxmpc.org

Dear Commissioners:

Please do not give permission for Dollar Store to construct a metal warehouse on John Sevier Highway. That intersection is challenged but improving with the lovely brick Senior Citizen center nearby. John Sevier Highway is designated a Scenic Highway though many parts are not scenic at all. Adding a metal warehouse will only increase the less than aesthetic building along the highway. Please require their design to be more pleasing to the eye and in keeping with the best along the highway, not the worst.

Thank you,
Diane Humphreys-Barlow
1005 Tarwater Rd.
Knoxville, TN 37920
[865/573-0390](tel:8655730390)

-

This message was directed to commission@knoxmpc.org