



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT

▶ FILE #: 1-E-15-UR

AGENDA ITEM #: 31

AGENDA DATE: 1/8/2015

▶ APPLICANT: OLDACRE MCDONALD, LLC

OWNER(S): Kingston Pike LLC

TAX ID NUMBER: 132 02713

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 146 Moss Grove Blvd

▶ LOCATION: East side of Moss Grove Blvd., south of Kingston Pike.

▶ APPX. SIZE OF TRACT: 11.57 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Moss Grove Blvd., a private Joint Permanent Easement with access out to Kingston Pike, a major arterial street with a four and five lane cross section within a required right-of-way of 100'.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

▶ ZONING: PC-1 (Retail and Office Park) (k)

▶ EXISTING LAND USE: Vacant land

▶ PROPOSED USE: Retail

HISTORY OF ZONING: Rezoning to PC-1 (k) (Retail and Office Park) was approved by Knoxville City Council on 9/25/07.

SURROUNDING LAND USE AND ZONING: North: Mixed Commercial / PC-1 (Retail and Office Park) (k)

South: Vacant land / O-1 (Office, Medical, and Related Services) (k)

East: Residences / RB (General Residential)

West: Retail commercial / PC-1 (Retail and Office Park) (k)

NEIGHBORHOOD CONTEXT: The Sherrill Hill mixed use development has residential development on three sides and commercial development to the north across Kingston Pike. Zoning in the area includes SC and SC-3 Shopping Center, RAE, PR and RB Residential.

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for a retail store with approximately 70,000 square feet subject to 8 conditions.

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance and conditions of the PC-1 (Retail and Office Park) (k) rezoning approval.

2. Meeting all applicable requirements of the approved Master Plan for the Sherrill Hill development (11-A-07-PA).

3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Obtaining approval from the Knoxville Board of Zoning Appeals of the variance for the reduction in the required parking from 4.5 spaces per 1000 sq. ft. of gross leasable area to 4.0 spaces per 1000 sq. ft.
5. Installation of the sidewalk connection to the external sidewalk system as designated on the development plan.
6. Installation of landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Meeting all applicable requirements of Knoxville's Sign Inspector.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PC-1 District.

COMMENTS:

The applicant is proposing to develop approximately 70,000 square feet of retail space on a 11.57 acre site located on the east side of Moss Grove Blvd. (Joint Permanent Easement), the main entrance off of Kingston Pike into the Sherrill Hill development. The access driveway for this site is off of Moss Grove Blvd. directly across from the access driveway that serves Academy Sports.

This commercial site adjoins six residential lots of Cedar Bluff Subdivision and is subject to the rezoning conditions that required "that there be a 75 foot "no build" area from the adjacent residentially zoned properties with 50 feet to be an undisturbed area (unless by agreement between the property owner and adjoining residential owners with the approval of the Metropolitan Planning Commission, a berm or fence or additional vegetation is placed in the undisturbed area) giving a total of 75 foot building separation from the adjoining residentially zoned properties". The building will be set back a minimum of 190' from the residential subdivision.

Due to the nature of their business, the applicant is requesting a variance from the Knoxville Board of Zoning Appeals for the reduction in the required parking from 4.5 spaces per 1000 sq. ft. of gross leasable area to 4.0 spaces per 1000 sq. ft.

The applicant is proposing a 12' high monument sign which is consistent in height with other monument signs that have been approved within this development.

The traffic impact study that had been prepared for the entire Sherrill Hill development covered the proposed commercial development on this site. The recommended improvements at the Kingston Pike and Moss Grove Blvd. intersection have been put in place.

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

1. Public water and sewer utilities are available to serve the site.
2. The traffic impact study that had been prepared for the entire Sherrill Hill development recommended improvements that will address the traffic impacts of this development.
3. The impacts from this proposed commercial development on the residences that adjoin the Sherrill Hill development to the east will be reduced by the required 50 foot undisturbed buffer along that boundary line, the proposed landscaping and the 190' building setback.

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-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed retail stores with the recommended conditions are 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 substantial additional traffic through residential areas since the development is located off an arterial street. 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

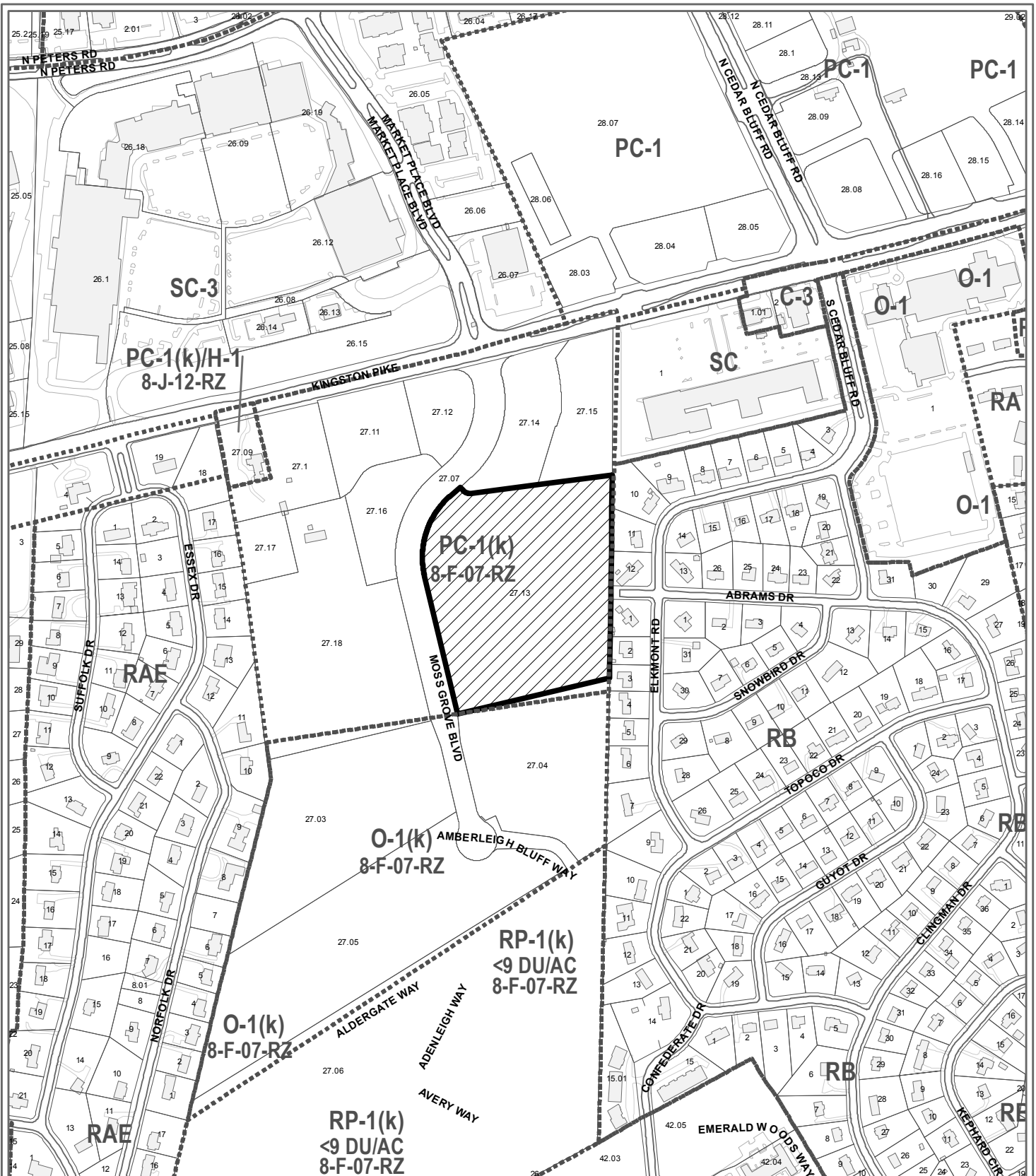
1. The amended Southwest County Sector Plan identifies this as a mixed use development area allowing commercial use. The One Year Plan also designates the site for commercial use. The development complies with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 3964 (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.



**1-E-15-UR
USE ON REVIEW**

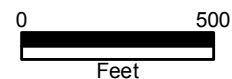


Retail in PC-1 (Retail and Office Park) (k)

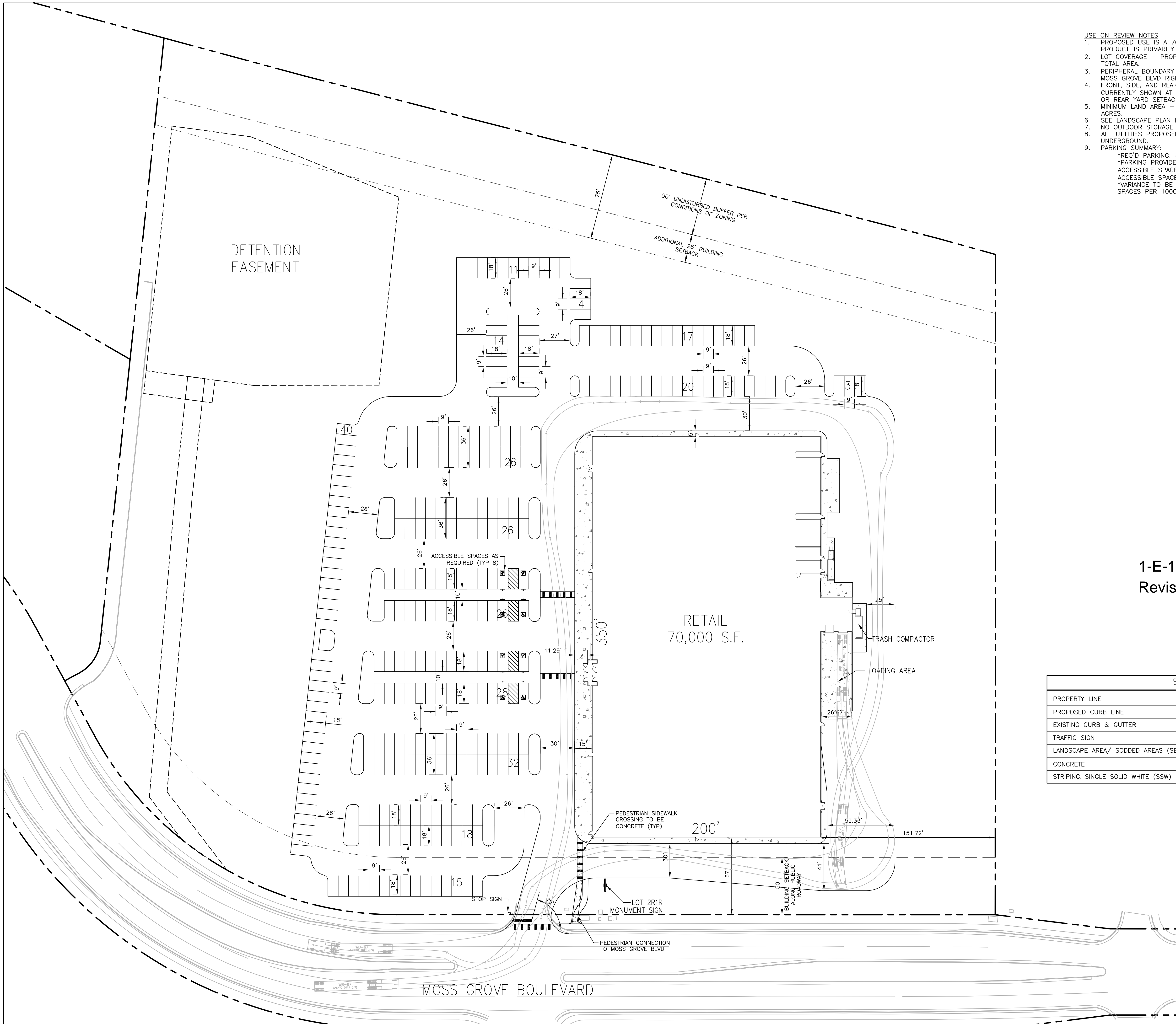
Petitioner: Oldacre McDonald, LLC

Map No: 132

Jurisdiction: City



Original Print Date: 12/22/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



- USE ON REVIEW NOTES**
1. PROPOSED USE IS A 70,000 SF RETAIL SALES BUILDING WHERE THE PRODUCT IS PRIMARILY DISPLAYED INDOORS.
 2. LOT COVERAGE - PROPOSED BUILDING IS 13.9% OF THE DEVELOPMENT'S TOTAL AREA.
 3. PERIPHERAL BOUNDARY - PROPOSED BUILDING IS APPROXIMATELY 67' FROM MOSS GROVE BLVD RIGHT OF WAY BOUNDARY LINE.
 4. FRONT, SIDE, AND REAR YARD SETBACKS - THE PROPOSED BUILDING IS CURRENTLY SHOWN AT A 67' FRONT YARD SETBACK. THERE ARE NO SIDE OR REAR YARD SETBACKS PER PC-1 ZONE.
 5. MINIMUM LAND AREA - PROPOSED PROPERTY IS APPROXIMATELY 11.57 ACRES.
 6. SEE LANDSCAPE PLAN FOR SUMMARY OF LANDSCAPING REQUIREMENTS.
 7. NO OUTDOOR STORAGE IS PROPOSED.
 8. ALL UTILITIES PROPOSED TO SERVE THE BUILDING WILL BE INSTALLED UNDERGROUND.
 9. PARKING SUMMARY:
 - *REQ'D PARKING: 4.5 SPACES PER 1,000 SF x 70,000 SF = 315 SPACES
 - *PARKING PROVIDED: 280 SPACES
 - ACCESSIBLE SPACES REQ'D = 8 (2 VAN ACCESSIBLE)
 - ACCESSIBLE SPACES PROVIDED = 8 (2 VAN ACCESSIBLE)
 - *VARIANCE TO BE REQUESTED TO LOWER REQUIRED PARKING RATIO TO 4.0 SPACES PER 1000 SF.

1-E-15-UR
Revised: 12/24/2014

SITE PLAN LEGEND	
PROPERTY LINE	---
PROPOSED CURB LINE	---
EXISTING CURB & GUTTER	---
TRAFFIC SIGN	○
LANDSCAPE AREA/ SODDED AREAS (SEE LANDSCAPE PLANS)	▨
CONCRETE	▤
STRIPING: SINGLE SOLID WHITE (SSW)	---

USE ON REVIEW

CIVIL ENGINEER:
MILLER-McCOY, INC.
CONSULTING ENGINEERS
915 CREEKSIDE ROAD CHATTANOOGA, TENNESSEE 37408
PHONE (423) 698-2661 FAX (423) 698-2664

DEVELOPER:
OLDACRE McDONALD, LLC
5819 BRISTLECOCK COURT
ST. LOUIS, MO 63129



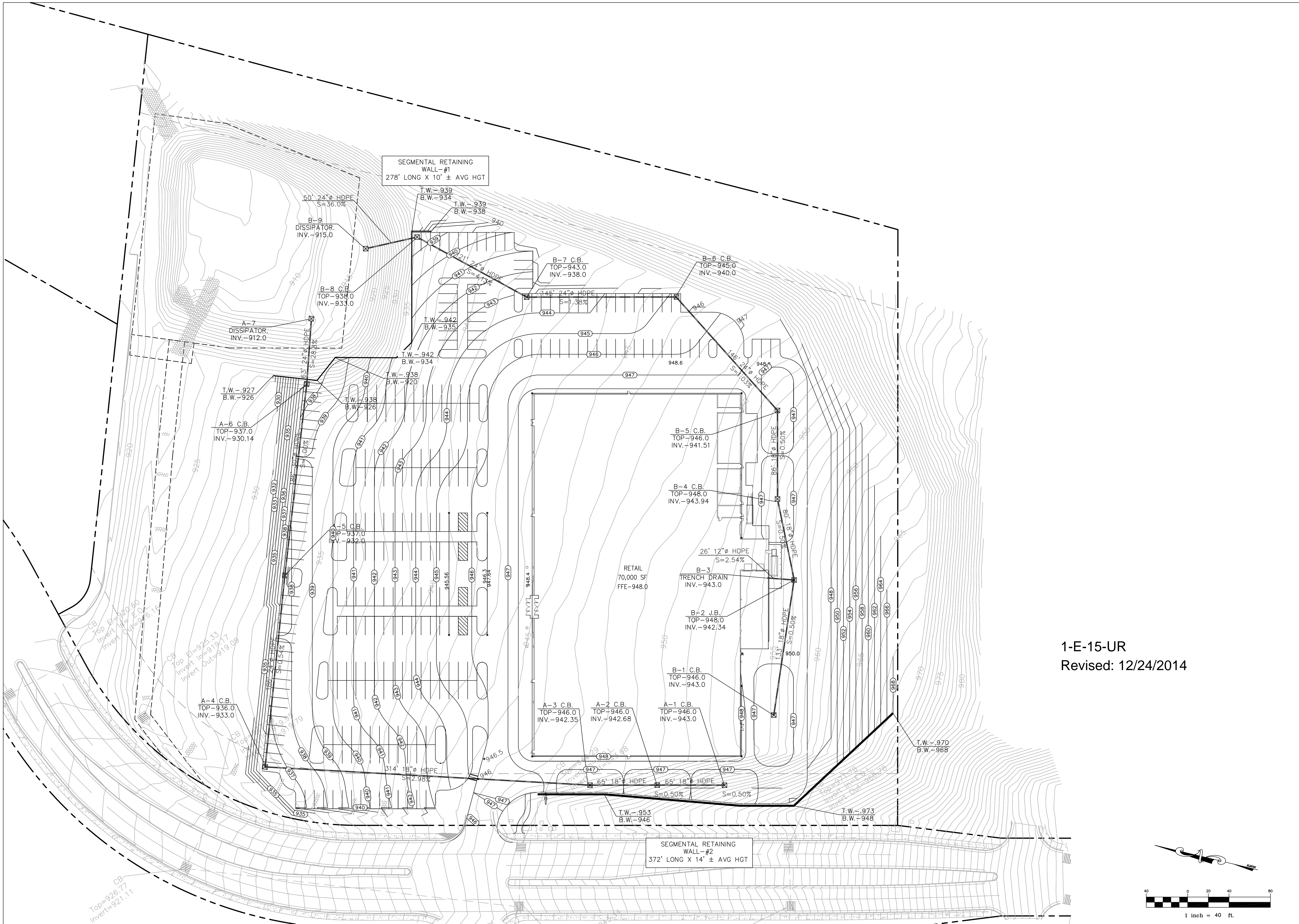
PROJECT:
**PROPOSED NEW
RETAIL BUILDING**
146 MOSS GROVE BLVD
KNOXVILLE, TENNESSEE

REVISIONS	
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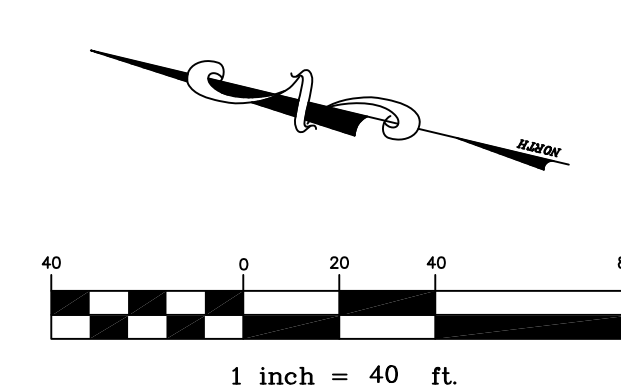
SHEET NAME:
SITE PARKING,
LOADING, AND
CIRCULATION PLAN

DATE: 11/21/14
DRAWN BY: DPC
CHECKED BY: RWM
PROJECT NO.: 14-078

SHEET NUMBER:
C-01
Agenda Item # 31



1-E-15-UR
Revised: 12/24/2014



USE ON
REVIEW

CIVIL ENGINEER:
MILLER-McCOY, INC.
CONSULTING ENGINEERS
915 CREEKSIDE ROAD CHATTANOOGA, TENNESSEE 37408
PHONE (423) 698-2661 FAX (423) 698-2664

DEVELOPER:
OLDACRE McDONALD, LLC
5819 BRISTLECONE COURT
ST. LOUIS, MO 63129

oldacre
mcdonald

PROJECT:
**PROPOSED NEW
RETAIL BUILDING**
146 MOSS GROVE BLVD
KNOXVILLE, TENNESSEE

REVISIONS	
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SHEET NAME:
SITE GRADING AND
DRAINAGE PLAN

DATE: 11/21/14

DRAWN BY: DPC

CHECKED BY: RWM

PROJECT NO.: 14-078

SHEET NUMBER:

C-02
Agenda Item # 31

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	CAL/GAL	HT.	SPREAD	SPACING	COMMENTS
TREES							
16	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S MAGNOLIA		12'	6-7'	AS SHOWN/MATCHED	
13	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	2"	14-16'	7-8'	AS SHOWN/MATCHED	
31	ULMUS PARVIFOLIA 'EMER II ALLEE'	ALLEE CHINESE ELM	2.5"	12-14'	6-7'	AS SHOWN/MATCHED	
12	LAGERSTROEMIA X INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	25	10'	6-7'	AS SHOWN/MULTI-TRUNK, 3-5 STEMS	
3	TAXODIUM DISTICHUM	BALD CYPRESS	2.5"	10-12'	4-5'	AS SHOWN/MATCHED	
6	QUERCUS SCHUMARDII	SCHUMARD OAK	2.5"	14-16'	6-7'	AS SHOWN/MATCHED	
SHRUBS							
146	LEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	3 GAL	18"	15"-18"	42"	FULL PLANT
GRASSES AND GROUNDCOVER							
199	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL	1-3'	2-3'	30"	FULL, HEAVY CLUMP
SEASONAL COLOR							
138	ANNUALS	ANNUALS	4" POTS			12" O.C.	FULL PLANT, WELL-ROOTED
TURF							
VR Y	FESTUCA SP.	FESCUE SOD					WHOLE PIECES, FREE OF WEEDS
VR Y	FESTUCA SP.	FESCUE SEED					FREE OF WEEDS

City of Knoxville, TN - Code of Ordinances Calculation
Renta Landscape Architecture

Applicable codes:
Knoxville, TN, Code of Ordinances, Section 3, 3.1 PC-1 retail and office park district, D. Landscaping requirements

146 Moss Grove Boulevard, Knoxville, TN
zoned: PC-1 retail and office park district

Landscaping Requirements:

Yards, open space and drainage areas
(1) tree for each (5000) SF of yard or open space (185,580 SF)

REQUIRED	PROVIDED
52	81

Peripheral boundary adjacent to residential zone:
15' wide landscaped strip
evergreen trees, 10 FT on center OR evergreen shrubs 5 FT on center
(min. height 8 FT after 1 year)

REQUIRED	PROVIDED
YES	YES
YES	YES*

Parking areas:
(500) SF of landscaping for every (20,000) SF of paved parking area
(1) tree for every (5,000) SF of paved parking area

REQUIRED	PROVIDED
4,000 SQ	6,613
32	37

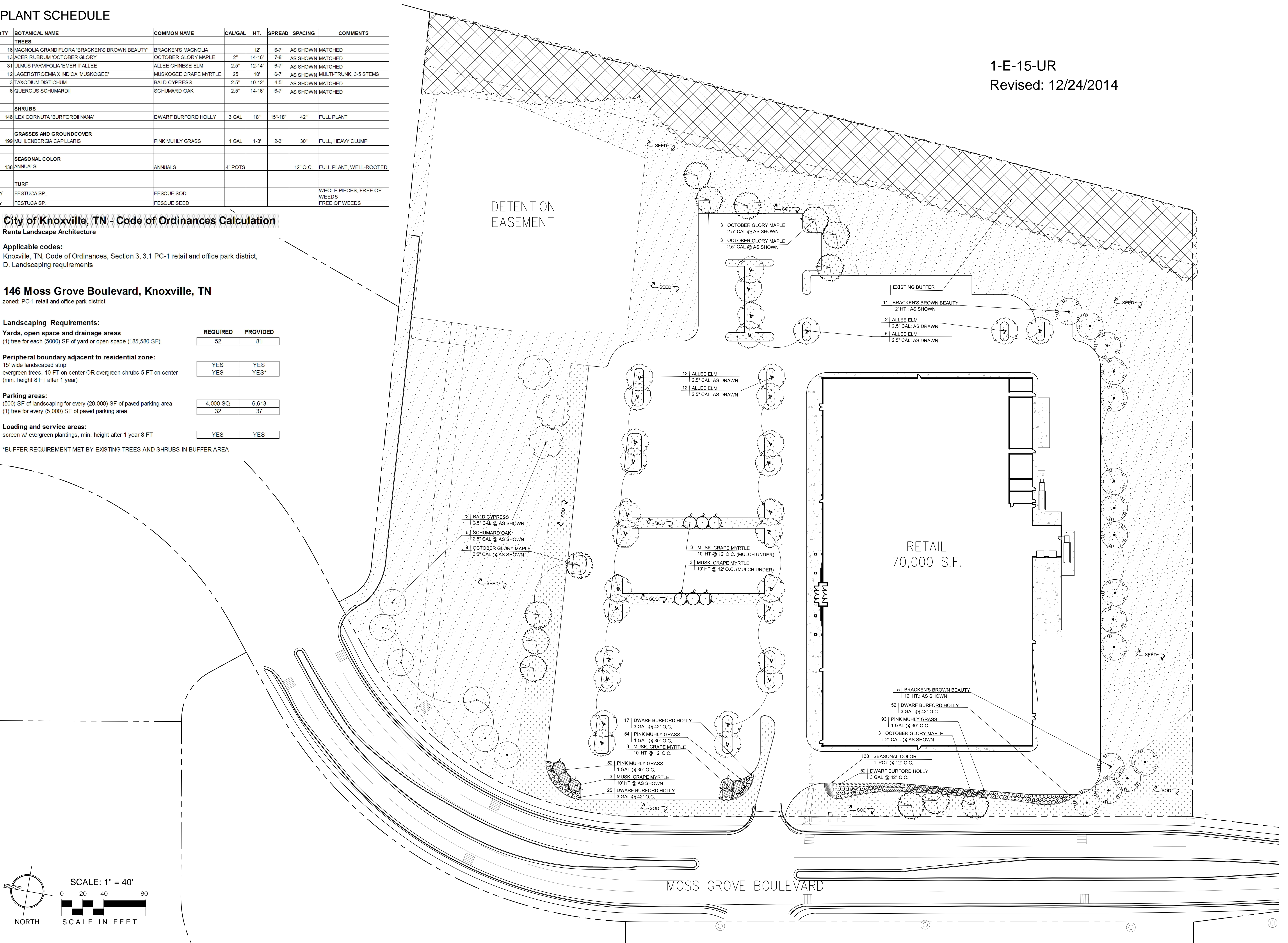
Loading and service areas:
screen w/ evergreen plantings, min. height after 1 year 8 FT

REQUIRED	PROVIDED
YES	YES

*BUFFER REQUIREMENT MET BY EXISTING TREES AND SHRUBS IN BUFFER AREA

1-E-15-UR
Revised: 12/24/2014

DETENTION EASEMENT



RENTA LANDSCAPE ARCHITECTURE
PO BOX 305
BIRMINGHAM ALABAMA 35201
205-545-7639

FOR REVIEW

FLOOR & DECOR
9320 KINGSTON PIKE LOT 2R1B
KNOXVILLE, TN 37922

JOB NUMBER
OLDA-1405

SHEET TITLE
LANDSCAPE PLAN

DATE
12/22/14

DRAWN BY
CA

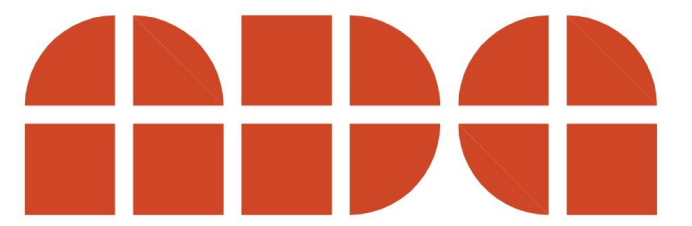
CHECKED BY
TR

REVISIONS

NO.	DATE	DESCRIPTION
1	12/22/14	REVISED FROM CITY NOTES, REVISED BASE

SHEET NUMBER

L1.0



ARCHITECTURAL
DESIGN ■ GUILD

2710 Sutton Boulevard
St. Louis, Missouri 63143
www.adg-stl.com
P:: 314.644.1234
F:: 314.644.4373

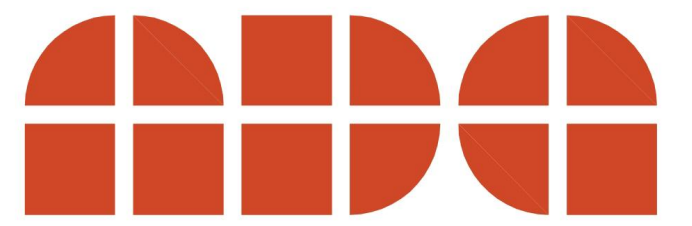


Entry Perspective

1-E-15-UR
Revised: 12/24/2014

Design Development Plans

Proposed New Retail Building
Kingston Pike & Moss Grove Boulevard
Knoxville, TN



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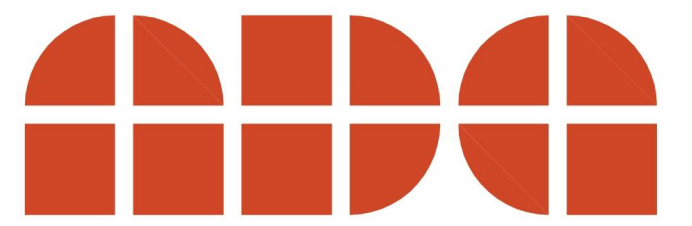
Front Perspective



Rear Perspective

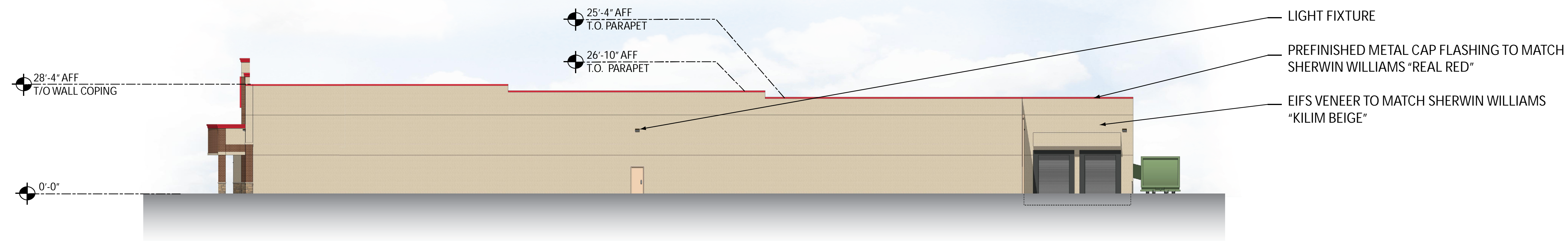
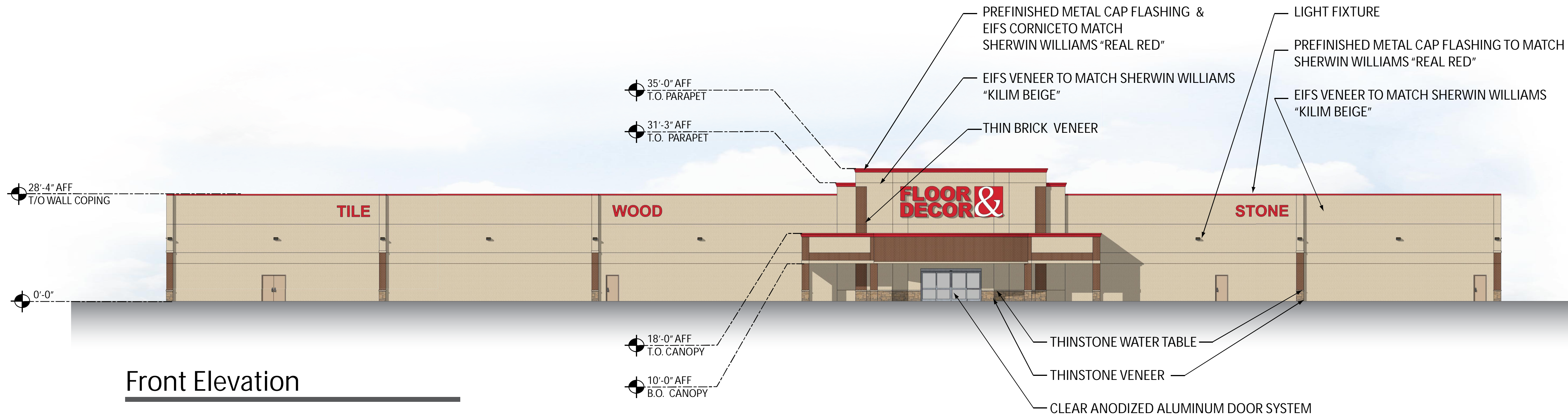
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Proposed New Retail Building
Kingston Pike & Moss Grove Boulevard
Knoxville, TN



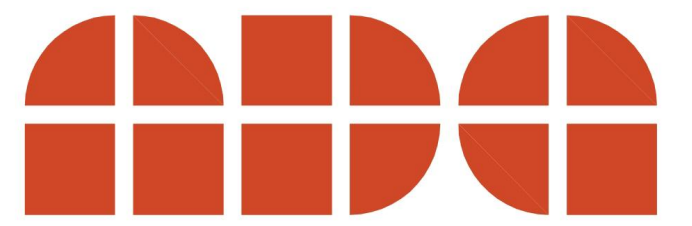
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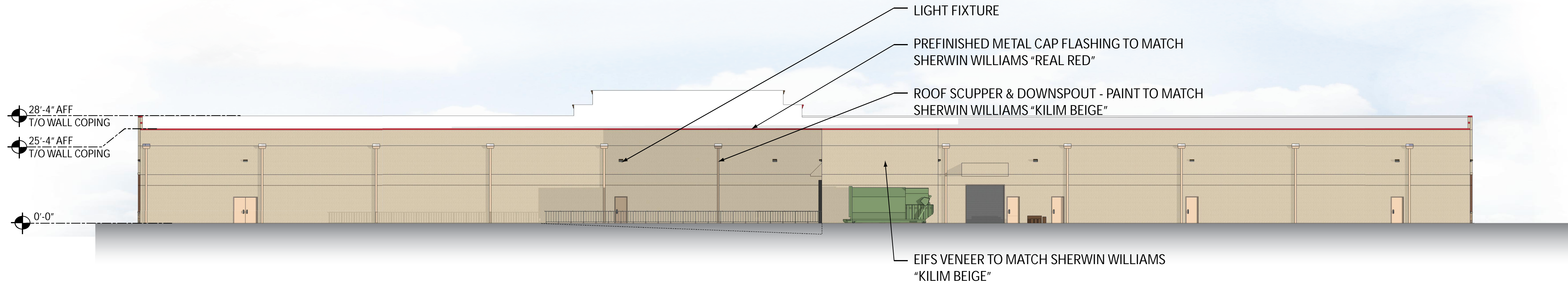
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Proposed New Retail Building
Kingston Pike & Moss Grove Boulevard
Knoxville, TN

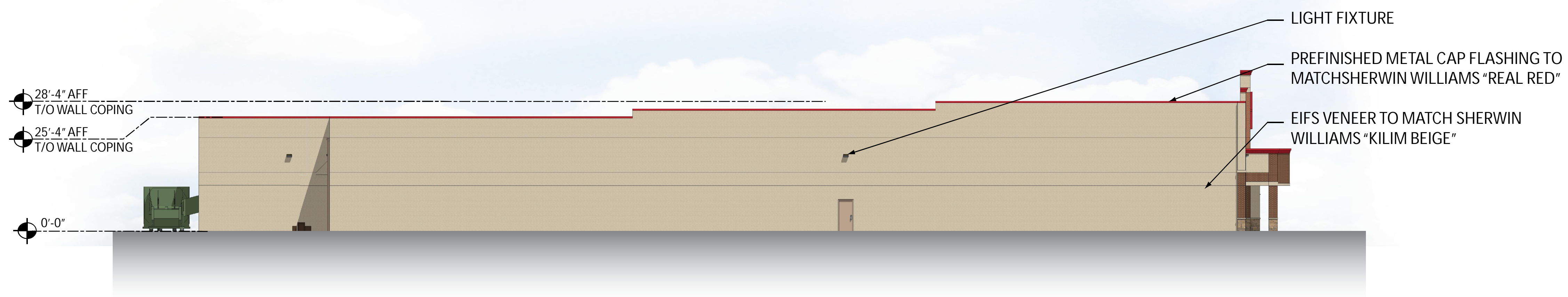


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Rear Elevation



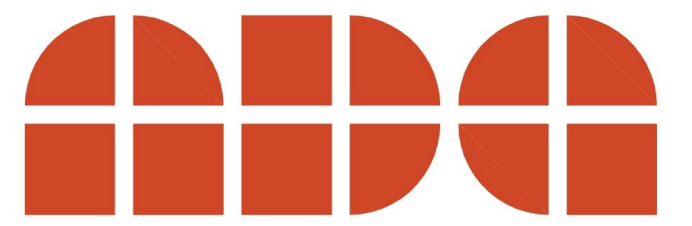
Left Elevation



Monument Sign

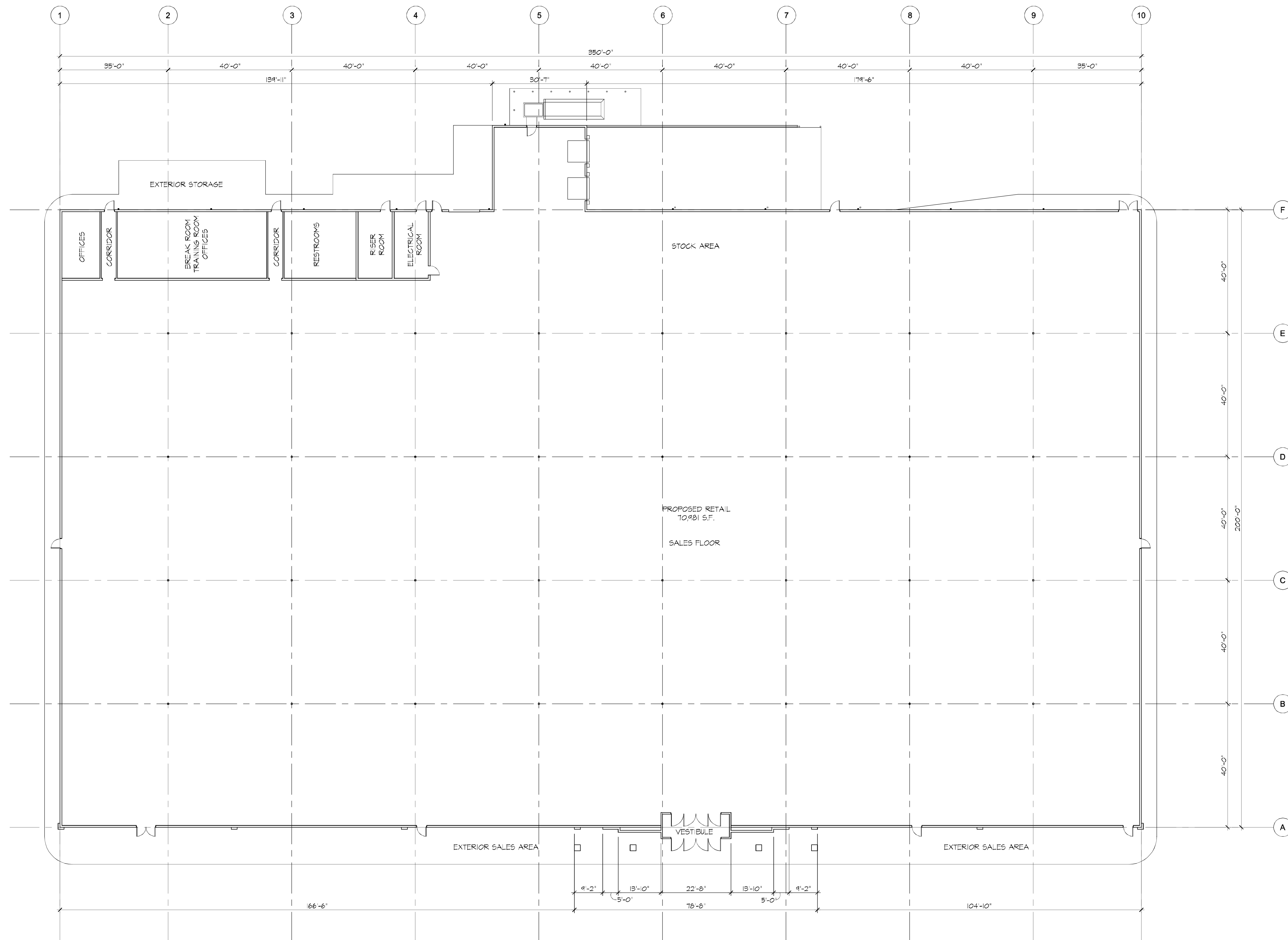
Design Development Plans

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Kingston Pike & Moss Grove Boulevard
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Design Development Plans

Proposed New Retail Building
Kingston Pike & Moss Grove Boulevard
Knoxville, TN

Floor Plan



November 24, 2014