

▶ **FILE #:** 5-D-15-UR

**AGENDA ITEM #:** 33

**AGENDA DATE:** 5/14/2015

▶ **APPLICANT:** **USPG PORTFOLIO FIVE, LLC**

OWNER(S): USPG Potfolio Five, LLC

TAX ID NUMBER: 38 08901, 08902 & 08903

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7300 Norris Frwy

▶ **LOCATION:** **Northeast side of Norris Frwy., southeast side of E. Emory Rd.**

▶ **APPX. SIZE OF TRACT:** **24.51 acres**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Rd., a major arterial street with a two lane cross section and Norris Freeway, a minor arterial street that presently has a two lane section at the proposed access point.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** **SC (Shopping Center)**

▶ **EXISTING LAND USE:** **Shopping Center**

▶ **PROPOSED USE:** **Revised development plan**

HISTORY OF ZONING: Property was zoned SC in 1988.

SURROUNDING LAND USE AND ZONING: North: Retail commercial / SC shopping center

South: Retail commercial / SC shopping center and CA commercial

East: Church / A agricultural and CA commercial

West: Clayton Park / SC shopping center and A agricultural

NEIGHBORHOOD CONTEXT: This site is located at the intersection of E. Emory Rd. and Norris Freeway in an area with a mix of retail commercial, office and residential development.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request to redevelop and renovate the shopping center as shown on the site plan subject to 5 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works to guarantee such installation.
3. Constructing the sidewalk along the Norris Freeway frontage as shown on the revised development plan to connect to the existing crosswalk at the intersection of Norris Frwy. and E. Emory Rd.

4. Meeting all applicable requirements of the Knox County Zoning Ordinance.
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the SC zoning district.

**COMMENTS:**

This request involves the existing Crossroads Shopping Center located at the corner of Norris Freeway and E. Emory Rd. Wal-Mart was a former tenant in this development. They left the shopping center when their new location was completed to the north of this site. The applicant is now proposing to redevelop/renovate the existing shopping center. They are going to divide the former Wal-Mart space into two smaller units. Additionally, they will be adding a new loading dock and redesigning and landscaping the parking lot. New signage is also proposed.

The Knox County's proposed Beaver Creek greenway will be located across Norris Freeway from this site. This applicant will be providing a sidewalk that will lead to an existing crosswalk that will tie to the greenway..

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

1. Public water and sewer utilities are available in the area to serve this site.
2. Since there is no actual increase in the size of the shopping center no traffic impact analysis was required. It is believed that there will be sufficient capacity on E. Emory Rd. and Norris Freeway to handle the traffic which will be generated by this development.
3. The proposal will have no impact on schools.
4. 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 KNOX COUNTY ZONING ORDINANCE**

1. The proposal meets all requirements of the SC zoning district as well as the general criteria for approval of a use-on-review.
2. The proposed redevelopment/renovation 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 substantial additional traffic through residential areas.

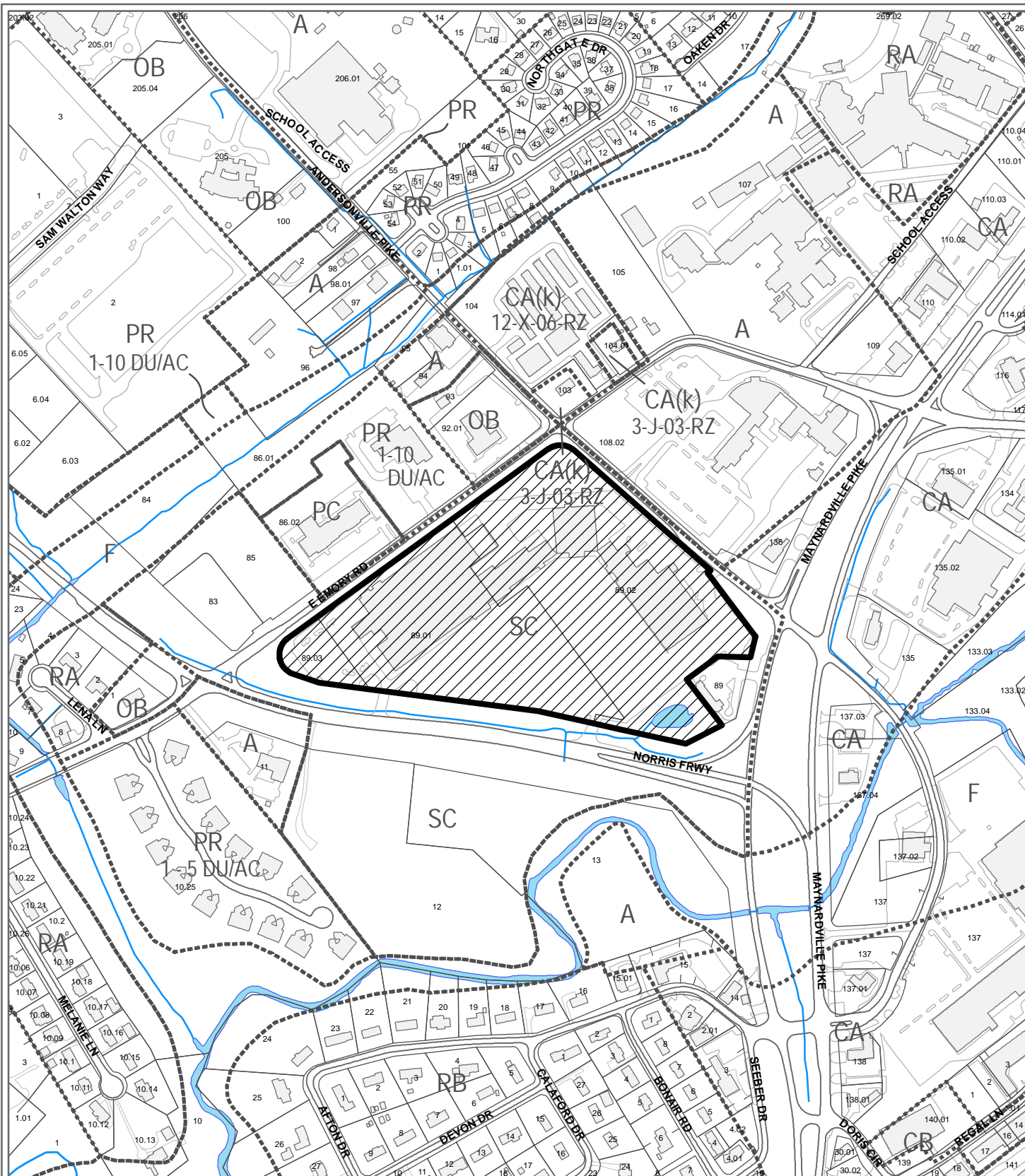
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The North County Sector Plan proposes commercial use and stream protection for this site. SC (Shopping Center) is listed as a permitted zone under the commercial designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

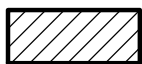
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**5-D-15-UR  
USE ON REVIEW**



Revised development plan in SC (Shopping Center)

Original Print Date: 4/27/2015  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

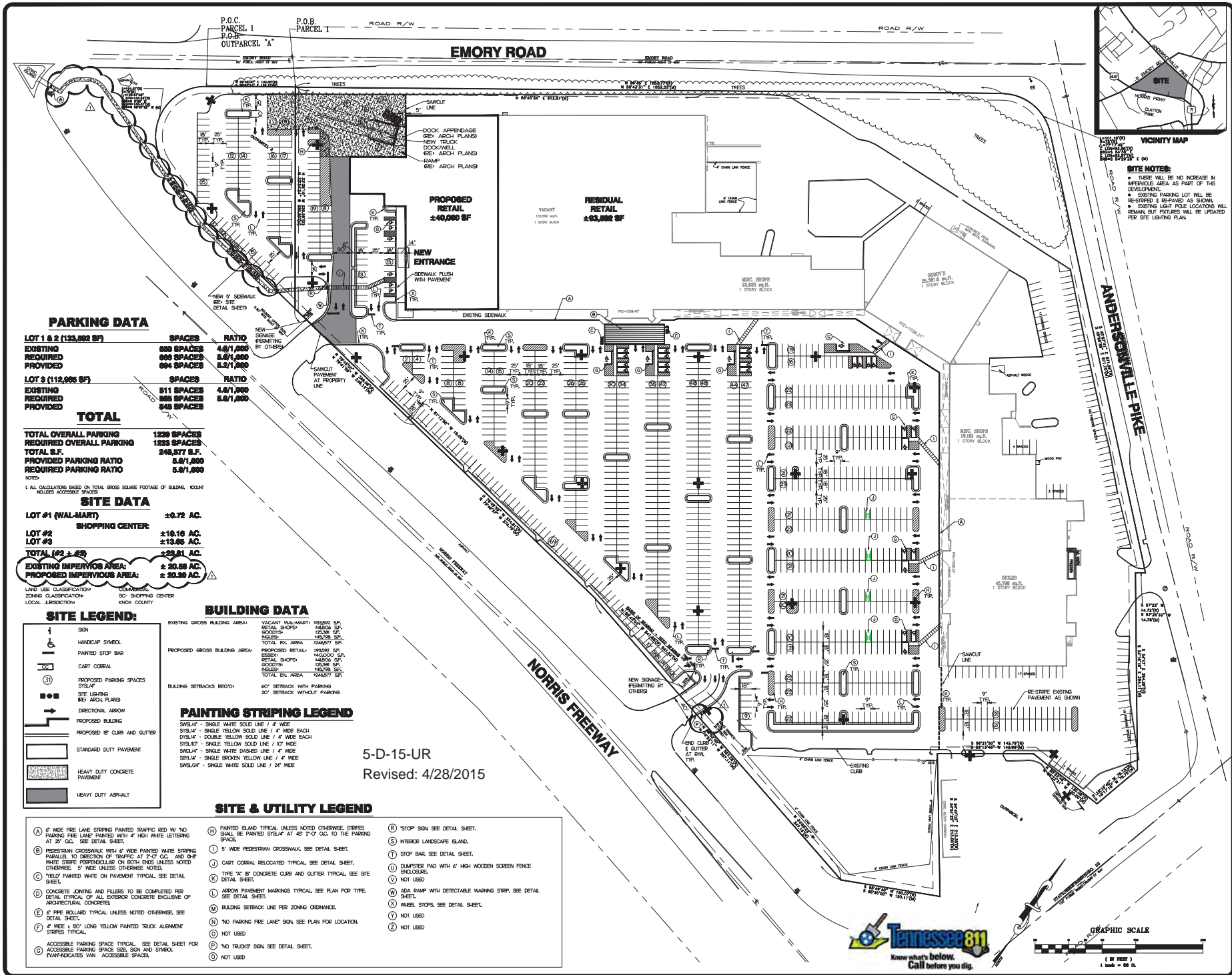
Revised:

Petitioner: USPG Portfolio Five, LLC

Map No: 38

Jurisdiction: County





PLANS PREPARED BY:  
**CAMPBELL**  
 ENGINEERING & ASSOCIATES, INC.  
 Civil Engineering and Land Planning  
 811 United Court  
 Chesapeake, NC 28515  
 (919) 585-4888  
 Fax: (919) 585-4885

MAIL:

PRELIMINARY  
 FOR MPC  
 SUBMITTAL ONLY

**CROSSROADS CENTER**  
**SHOPPING CENTER**

DEVELOPER:  
**U.S. PROPERTIES GROUP, INC.**  
 800 COLUMBIA DR, STE 200  
 COLUMBIA, SC 29903  
 CONTACT: CHRIS HICKS  
 PHONE: (803) 407-4555  
 E-MAIL: ghicks@uspg.com

REVISIONS:  
 REV. PER. MPC COMMENTS 04/28/15

CHECKED BY: TWC  
 DRAWING BY: HLM  
 DATE: 4/28/15

TITLE: **SITE AND DIMENSION PLAN**  
 SHEET NUMBER: **C-4.0**  
 COMMENTS: NOT RELEASED FOR CONSTRUCTION

**PARKING DATA**

LOT #	SPACES	RATIO
LOT 1 & 2 (133,682 SF)	658 SPACES	4.8/1,000
EXISTING REQUIRED	666 SPACES	5.8/1,000
PROVIDED	684 SPACES	5.2/1,000
LOT 3 (112,086 SF)	511 SPACES	4.8/1,000
EXISTING REQUIRED	565 SPACES	5.8/1,000
PROVIDED	545 SPACES	5.8/1,000
<b>TOTAL</b>	<b>1239 SPACES</b>	
<b>TOTAL OVERALL PARKING</b>	<b>1239 SPACES</b>	
<b>REQUIRED OVERALL PARKING</b>	<b>1239 SPACES</b>	
<b>TOTAL S.F.</b>	<b>248,577 S.F.</b>	
<b>PROVIDED PARKING RATIO</b>	<b>5.8/1,000</b>	
<b>REQUIRED PARKING RATIO</b>	<b>5.8/1,000</b>	

NOTES:  
 1. ALL CALCULATIONS BASED ON TOTAL GROSS SQUARE FOOTAGE OF BUILDING, COUNT INCLUDES ACCESSIBLE SPACES

**SITE DATA**

LOT #1 (WAL-MART)	±0.72 AC.
LOT #2 SHOPPING CENTER	±16.16 AC.
LOT #3	±15.68 AC.
<b>TOTAL (#1 + #2)</b>	<b>±29.81 AC.</b>
<b>EXISTING IMPERVIOUS AREA:</b>	<b>± 20.88 AC.</b>
<b>PROPOSED IMPERVIOUS AREA:</b>	<b>± 20.88 AC.</b>

LAND USE CLASSIFICATION: SHOPPING CENTER  
 ZONING CLASSIFICATION: 5-D-15-UR  
 LOCAL JURISDICTION: KNOX COUNTY

**SITE LEGEND:**

- ♿ SIGN
- ♿ HANDICAP SYMBOL
- PAINTED STOP BAR
- CART CORRAL
- ① PROPOSED PARKING SPACES
- SITE LIGHTING
- DIRECTIONAL ARROW
- PROPOSED BUILDING
- PROPOSED BY CURB AND GUTTER
- STANDARD DUTY PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT

**BUILDING DATA**

EXISTING GROSS BUILDING AREA	VACANT WAL-MART RETAIL SHOPPING CENTER	151,592 SF
PROPOSED GROSS BUILDING AREA	PROPOSED RETAIL SHOPPING CENTER	92,687 SF
BUILDING SETBACKS REQ'D	60' SETBACK WITH PARKING 20' SETBACK WITHOUT PARKING	

**PAINTING STRIPING LEGEND**

- SYSLA - SINGLE WHITE SOLID LINE / 4" WIDE
- SYSLA - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
- SYSLA - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- SYSLA - SINGLE YELLOW SOLID LINE / 12" WIDE
- SYSLA - SINGLE WHITE DASHED LINE / 4" WIDE
- SYSLA - SINGLE BROKEN YELLOW LINE / 4" WIDE
- SYSLA - SINGLE WHITE SOLID LINE / 24" WIDE

**SITE & UTILITY LEGEND**

④ 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ NO PARKING FIRE LANE PAINTED WITH 4" HIGH WHITE LETTERING AT 2' OC. SEE DETAIL SHEET.	⑩ PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSLA AT 40' 2"-0" OC. TO THE PARKING SPACE.	⑮ STOP SIGN SEE DETAIL SHEET.
⑤ PEDESTRIAN CROSSWALK WITH 4" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 7'-0" OC. AND 9x9" WHITE STRIPES PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. 5' WIDE UNLESS OTHERWISE NOTED.	⑪ 5' WIDE PEDESTRIAN CROSSWALK SEE DETAIL SHEET.	⑯ INTERIOR LANDSCAPE ISLAND.
⑥ YELLOW PAINTED WHITE ON PAVEMENT TYPICAL SEE DETAIL SHEET.	⑫ CART CORRAL RELOCATED TYPICAL SEE DETAIL SHEET.	⑰ STOP BAR SEE DETAIL SHEET.
⑦ CONCRETE JOINING AND FILLERS TO BE COMPLETED PER DETAIL TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE.	⑬ TYPE 24" 3" CONCRETE CURB AND GUTTER TYPICAL SEE SITE DETAIL SHEET.	⑱ DAMPSTER PAD WITH 6" HIGH WOODEN SCREEN FENCE ENCLOSURE NOT USED.
⑧ 6" PPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.	⑭ ARROW PAVEMENT MARKINGS TYPICAL SEE PLAN FOR TYPE. SEE DETAIL SHEET.	⑳ ADA RAMP WITH DETECTABLE WARNING STRIP. SEE DETAIL SHEET.
⑨ 4" WIDE x 80' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.	⑲ BUILDING SETBACK LINE PER ZONING ORDINANCE.	㉑ WHEEL STOPS SEE DETAIL SHEET.
① ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL. (MANUALLY MARKED ACCESSIBLE SPACES)	㉒ NO PARKING FIRE LANE SIGN. SEE PLAN FOR LOCATION.	㉒ NOT USED.
	㉓ NOT USED.	㉓ NOT USED.
	㉔ NO TRUCKS SIGN SEE DETAIL SHEET.	
	㉕ NOT USED.	

5-D-15-UR  
 Revised: 4/28/2015

