

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

▶ **FILE #:** 7-A-17-UR

AGENDA ITEM #: 68

AGENDA DATE: 7/13/2017

▶ **APPLICANT:** SOUTHEASTERN

OWNER(S): Southeastern

TAX ID NUMBER: 57 00704

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 250 E Emory Rd

▶ **LOCATION:** Southeast side of E. Emory Rd., west of I-75.

▶ **APPX. SIZE OF TRACT:** 3.43 acres

SECTOR PLAN: North County

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

ACCESSIBILITY: Access is via E. Emory Rd., a major arterial street with a 5 lane section, and a 60 foot pavement width within a required right-of-way of 112 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Approved shopping center

▶ **PROPOSED USE:** PetSmart retail center

HISTORY OF ZONING: The Planning Commission recommended approval of a rezoning of the property to PC-1 (Retail and Office Park) on January 10, 2013. Knoxville City Council approved the request on March 5, 2013 on second reading.

SURROUNDING LAND USE AND ZONING:
 North: Fuel center and parking lot for Kroger - PC-1 (Retail and Office Park)
 South: Beaver Creek and residences - F-1 (Floodway) and A (Agricultural)
 East: Vacant land - A-1 (General Agricultural) and F-1 (Floodway)
 West: Kroger store - PC-1 (Retail and Office Park)

NEIGHBORHOOD CONTEXT: This site is the former location of the Powell airport, a private landing strip. I-75 runs along the east side of the site and E. Emory Rd is along the north side. The interstate interchange is developed with a variety of commercial uses, under various zones.

STAFF RECOMMENDATION:

▶ **APPROVE the request for the PetSmart store containing approximately 18,241 square feet of floor space as shown on the development plan, subject to 10 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.

3. Installation of all internal sidewalks and pedestrian crossings identified on the approved development plan shall be in compliance with the requirements of the Knoxville Department of Engineering and shall meet all applicable Americans with Disabilities Act (ADA) requirements.
4. Installation of all access and stop control pavement markings and signage as required by the Knoxville Department of Engineering.
5. Obtaining approval from the Knoxville Department of Engineering for any site alterations in the No Fill Zone of the Floodplain for Beaver Creek prior to any fill material being placed within the No Fill Zone on the site.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
8. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
9. Provide landscaping in accordance with the City of Knoxville Tree Protection Ordinance and meeting all applicable requirements of the Knoxville Urban Forester.
10. Proposed signage for the development is subject to approval by the Planning Commission staff and the City of Knoxville Plans Review & Inspections Division.

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

COMMENTS:

The applicant is proposing to develop a portion of this previously approved site with a PetSmart store with approximately 18,241 square feet of floor space. This Kroger center on E. Emory Rd. was approved on March 12, 2015 for a 113,531 square foot supermarket, 13,650 square feet of small shop space and a fueling center with 18 fueling stations. The proposed PetSmart store includes an increase above the approved square footage for the center which requires a new use on review application. An updated traffic study was also required.

Access to the site includes the two existing connections to E. Emory Rd. The updated Traffic Impact Study identified that no additional street improvements would be required.

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. With the recent street and intersection improvements at this location on E. Emory Rd., the traffic impact of this development will be minimized.
3. The proposed retail center is compatible with the scale and intensity of development and zoning patterns in the area.

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

1. With the recommended conditions, the proposal is consistent with all requirements of the PC-1 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 since it is located on a major arterial street.

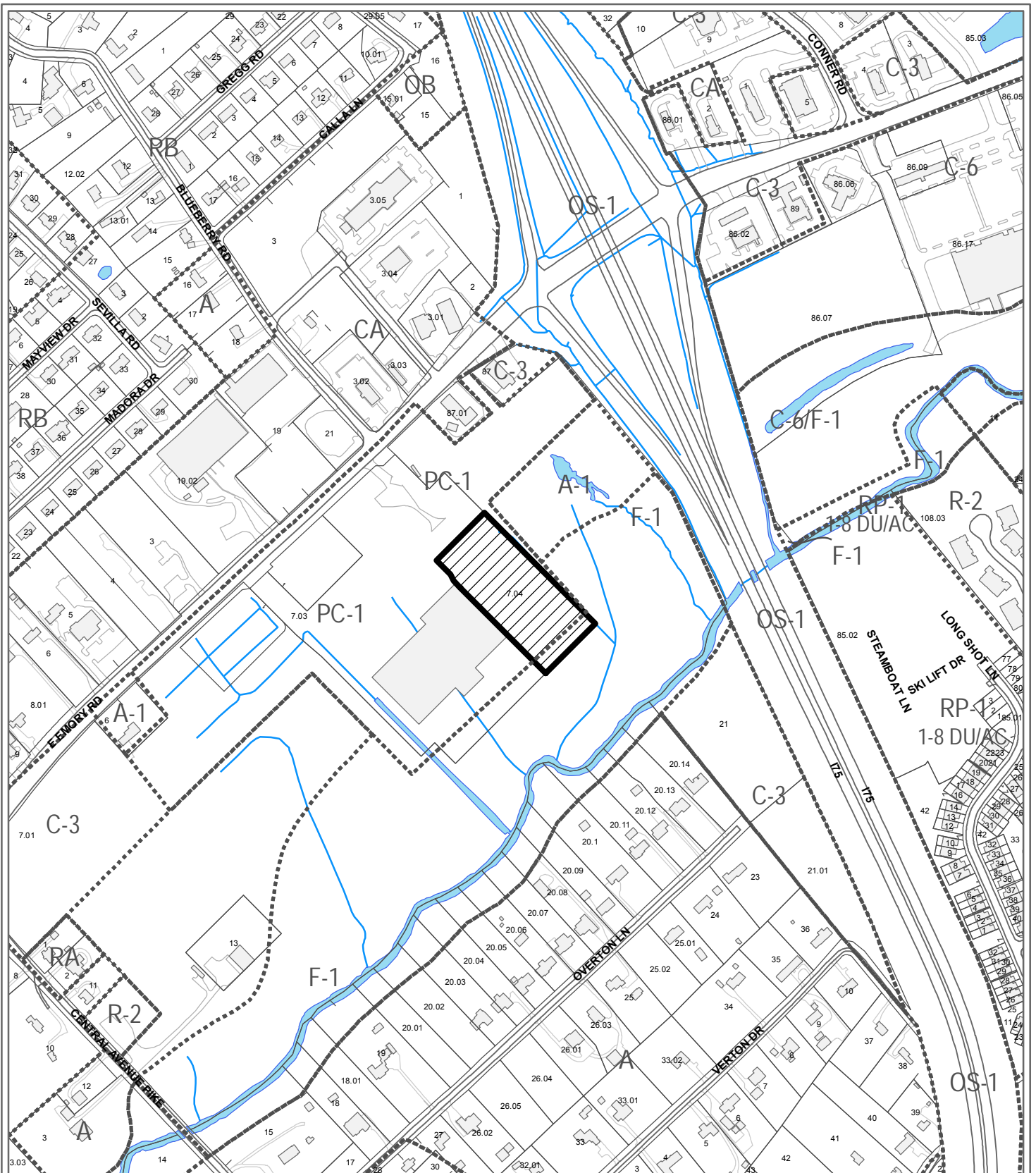
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan identifies this site as part of a mixed use special district (MU-NC04), which allows consideration of PC-1 development.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

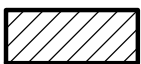
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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.



**7-A-17-UR
USE ON REVIEW**



Petsmart retail center in PC-1 (Retail and Office Park)

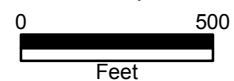
Original Print Date: 6/15/2017
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

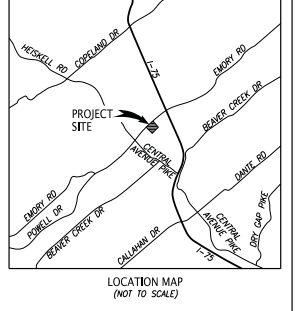
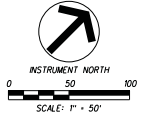
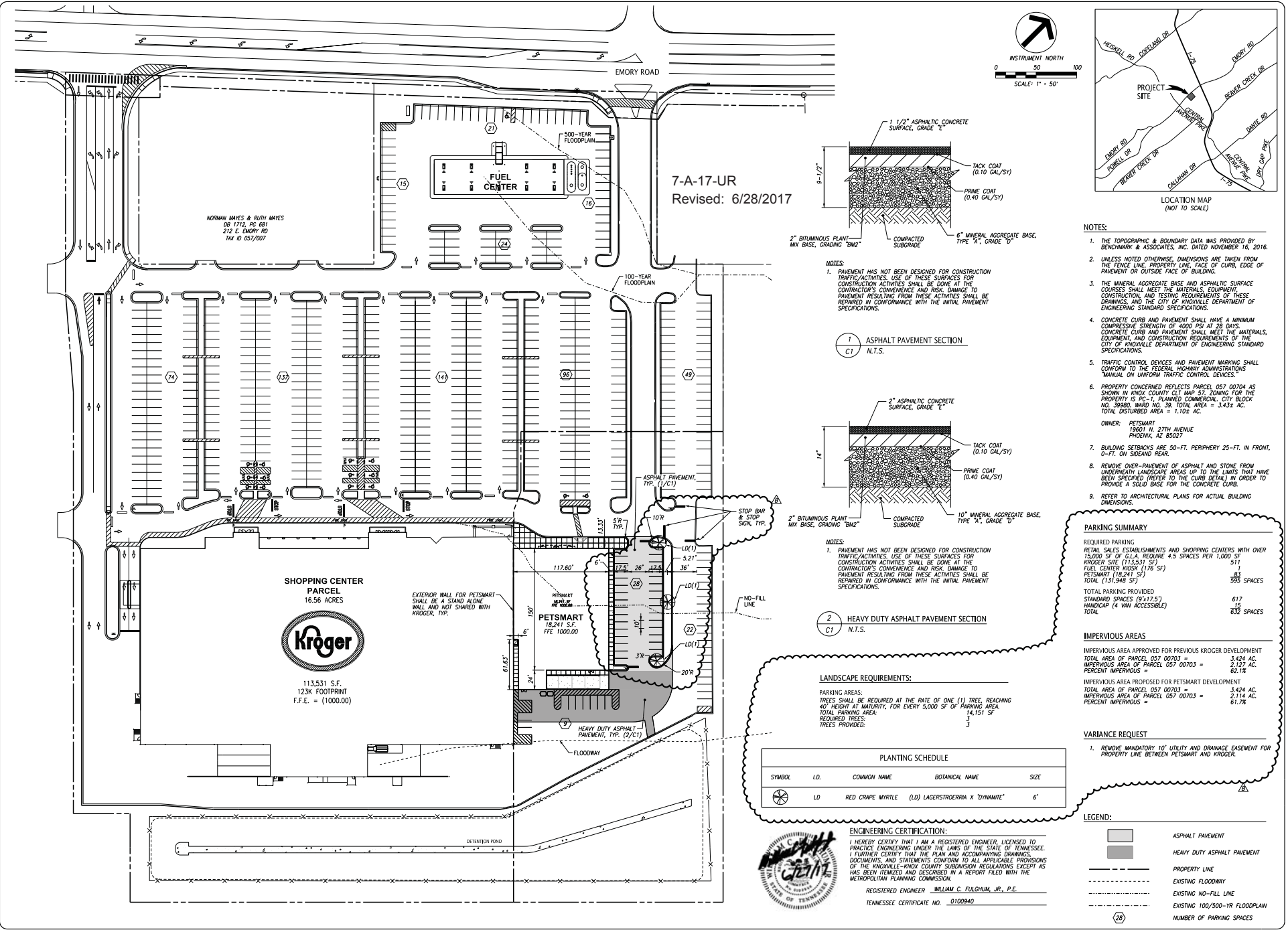
Revised:

Petitioner: Southeastern

Map No: 57

Jurisdiction: City



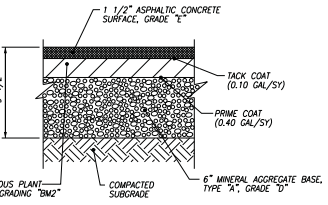


7-A-17-UR
Revised: 6/28/2017

NORMAN MAYES & RUTH MAYES
DB 1712, PC 681
212 E. EMORY RD
TN ID 021/002

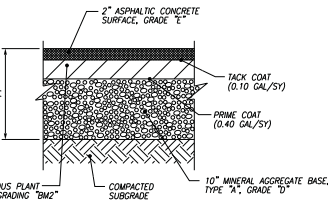


PETSMART
18,241 S.F.
FFE 1000.00



NOTES:
1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.

1 ASPHALT PAVEMENT SECTION
C1 N.T.S.



NOTES:
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2 HEAVY DUTY ASPHALT PAVEMENT SECTION
C1 N.T.S.

LANDSCAPE REQUIREMENTS:
PARKING AREAS:
TREES SHALL BE REQUIRED AT THE RATE OF ONE (1) TREE, REACHING 40' HEIGHT AT MATURITY, FOR EVERY 5,000 SF OF PARKING AREA.
TOTAL PARKING AREA: 14,151 SF
REQUIRED TREES: 3
TREES PROVIDED: 3

PLANTING SCHEDULE				
SYMBOL	I.D.	COMMON NAME	BOTANICAL NAME	SIZE
	LD	RED CRAPPE MYRTLE (LD)	LAGERSTROEMIA X 'DYNAMIC'	6'



ENGINEERING CERTIFICATION:
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REMOVED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
REGISTERED ENGINEER WILLIAM C. FULGHUM, JR., P.E.
TENNESSEE CERTIFICATE NO. 0109940

- NOTES:
- THE TOPOGRAPHIC & BOUNDARY DATA WAS PROVIDED BY BENCHMARK & ASSOCIATES, INC. DATED NOVEMBER 16, 2016.
 - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
 - THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 - CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 - PROPERTY CONCERNED REFLECTS PARCEL 057 00704 AS SHOWN IN KNOX COUNTY CLT MAP 57, ZONING FOR THE PROPERTY IS PC-1, PLANNED COMMERCIAL, CITY BLOCK NO. 39980, WARD NO. 39. TOTAL AREA = 3.438 AC. TOTAL DISTURBED AREA = 1.108 AC.
OWNER: PETSMAST
19601 N. 27TH AVENUE
PHOENIX, AZ 85027
 - BUILDING SETBACKS ARE 50'-FT. PERIPHERY 25'-FT. IN FRONT, 0'-FT. ON SIDEWALK REAR.
 - REMOVE OVER-PAVEMENT OF ASPHALT AND STONE FROM UNDERNEATH LANDSCAPE AREAS UP TO THE LIMITS THAT HAVE BEEN SPECIFIED (REFER TO THE CURB DETAILS) IN ORDER TO PROVIDE A SOLID BASE FOR THE CONCRETE CURBS.
 - REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.

PARKING SUMMARY

REQUIRED PARKING:
RETAIL SALES ESTABLISHMENTS AND SHOPPING CENTERS WITH OVER 15,000 SF OF G.L.A. REQUIRE 4.5 SPACES PER 1,000 SF
KROGER SITE (113,531 SF) 511
FUEL CENTER KROGER (176 SF) 1
PETSMAST (18,241 SF) 85
TOTAL (131,948 SF) 597 SPACES

TOTAL PARKING PROVIDED:
STANDARD SPACES (9'x17.5') 617
HANDICAP (4 VAN ACCESSIBLE) 17
TOTAL 634 SPACES

IMPERVIOUS AREAS

IMPERVIOUS AREA APPROVED FOR PREVIOUS KROGER DEVELOPMENT
TOTAL AREA OF PARCEL 057 00703 = 4.424 AC
IMPERVIOUS AREA OF PARCEL 057 00703 = 2,127 AC
PERCENT IMPERVIOUS = 62.1%

IMPERVIOUS AREA PROPOSED FOR PETSMAST DEVELOPMENT
TOTAL AREA OF PARCEL 057 00703 = 4.424 AC
IMPERVIOUS AREA OF PARCEL 057 00703 = 2,114 AC
PERCENT IMPERVIOUS = 61.7%

- VARIANCE REQUEST**
- REMOVE MANDATORY 10' UTILITY AND DRAINAGE EASEMENT FOR PROPERTY LINE BETWEEN PETSMAST AND KROGER.

LEGEND:

	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	PROPERTY LINE
	EXISTING FLOODPLAIN
	EXISTING NO-FILL LINE
	EXISTING 100/500-YR FLOODPLAIN
	NUMBER OF PARKING SPACES



10330 HARBIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865-890-6439
FAX: 865-890-6448
www.fulghummacindoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

PETSMAST POWELL AIRPORT
DEVELOPMENT
250 E EMORY ROAD
POWELL, TENNESSEE 37840

SOUTHEASTERN
2743 PERIMETER PARKWAY
BLDG. 100, SUITE 370
AUGUSTA, GA 30909
CONTACT: RHODES SEIGER
TELEPHONE NO.: 706.722.5565
rhodes.seiger@southeasterncompany.com

USE ON REVIEW PLAN

ISSUED BY	DATE	REVISION/ISSUE
DESIGNED BY		
CHECKED BY		
PROJECT MGR.		
REVISED PER MFC COMMENTS	06/27/17	Date
ISSUED FOR USE ON REVIEW PLAN	06/09/17	Date
No.		

Project: 513.002
Date: 06/09/17
Scale: 1"=50'

Sheet: **C1**

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REV.	DATE	REVISIONS

STORE #3146
 POWELL, TN

Blaine Marshall
Blaine Marshall

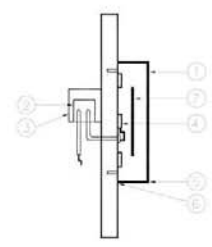
FIXTURE
 FLOOR PLAN

Date:
 05-15-17
F1

Notes:

- GRAPHICS WILL CONTAIN NO LETTERING OR BRANDING OF ANY KIND

7-A-17-UR
 Revised: 6/28/2017



- 1/2" HD
- POWER SUPPLY REC #RD-1302
- FINE TATE TRANSFORMER RECEPTACLE SUITABLE FOR OUTDOOR IMPLEMENTATION
- 12V LED (BUNDLED) - SEE PLAN
- 1" RETURN - PAINT TO MATCH RED
- 2ND ALUMINUM FIB. CHANNEL LETTERS RETURN - PAINTED TO MATCH RED
- 2ND 2016N ALIAS

2 SIGN DETAIL

CM-1	SMOOTH FACE C.M.U.	SPD PAINTS #PFC007-5 "LAZY AFTERNOON"
CM-2	SMOKE SCORE C.M.U.	PAINT GLOSS PROFESSIONAL #PFC007-8 "COOL SHADOW"
CM-3	C.P.S.	PAINT GLOSS PROFESSIONAL #PFC002-2 "ARCTIC EDITION"

1 COLOR / MATERIAL SCHEDULE

PROTOTYPE
 2017



3 EXTERIOR ELEVATION / SIGNAGE



4 SIGNAGE

Use on Review **Development Plan**

Name of Applicant: Southeastern

Date Filed: May 12 2017 Meeting Date: July 13 2017

Application Accepted by: Marc Payne

Fee Amount: File Number: Development Plan

Fee Amount: \$1500.00 File Number: Use on Review 7-A-17-UR



PROPERTY INFORMATION

Address: 250 E Emory Road, Powell TN 37849

General Location: Property bounded by Central Avenue Pike, E Emory Road, I-75, and Beaver Creek

Tract Size: 3.43 acres No. of Units: 1

Zoning District: PC-1, Planned Commercial

Existing Land Use: Graded Gravel Pad & Parking Lot

Planning Sector: NCO-4, North County

Sector Plan Proposed Land Use Classification: MU-SD, Mixed Use Special District

Growth Policy Plan Designation: N/A

Census Tract: 61.02

Traffic Zone: 195

Parcel ID Number(s): 057.00704

Jurisdiction: City Council 5 District
 County Commission 7 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Mr. Rhodes Seeger

Company: Southeastern

Address: 2743 Perimeter Parkway, Bld. 100, Suite 370

City: Augusta State: GA Zip: 30909

Telephone: (706) 722-5565

Fax:

E-mail: seeger@southeastern.company

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Christopher Gollhofer, EI

Company: Fulghum MacIndoe & Associates, Inc.

Address: 10330 Hardin Valley Road, Suite 201

City: Knoxville State: TN Zip: 37932

Telephone: (865) 690-6419

Fax: (865) 690-6448

E-mail: gollhofer@fulghummacindoe.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Use on Review

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: Mr. Rhodes Seeger

Company: Southeastern

Address: 2743 Perimeter Parkway, Bld. 100, Suite 370

City: Augusta State: GA Zip: 30909

Telephone: (706) 722-5565

E-mail: seeger@southeastern.company

