



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT

FILE #: 4-F-18-UR

AGENDA ITEM #: 65

AGENDA DATE: 4/12/2018

APPLICANT: EMERALD WATERS PROPERTY JOHN GIFFORD

OWNER(S): Emerald Water Property, Inc.

TAX ID NUMBER: 68 077

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6521 Central Avenue Pike

LOCATION: West side Central Avenue Pike, south of Callahan Dr.

APPX. SIZE OF TRACT: 10.24 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Central Avenue Pike, a minor arterial street with 21' of pavement width within 50' of right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Knob Fork Creek

ZONING: PC (Planned Commercial)

EXISTING LAND USE: Commercial

PROPOSED USE: 10,116 sqft Retail Center

HISTORY OF ZONING: The rear portion of the property was zoned PC in 1982 and the front zoned PC in 2006.

SURROUNDING LAND USE AND ZONING: North: Vacant land, Dwelling / T (Transition) & A (Agricultural)

South: Commercial / C-4 (Highway and Arterial Commercial)

East: Central Ave. Pike, Vacant land, Dwelling / A-1 (General Agricultural)

West: I-75 / OS-1 (Open Space Preservation)

NEIGHBORHOOD CONTEXT: This area is developed with commercial, office and residential uses under A, A-1, T, PC, CB, C-4, C-6, R-1 and RP-1 zoning.

STAFF RECOMMENDATION:

APPROVE the request for a commercial center with approximately 10,116 square feet, as shown on the development plan, subject to 6 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Installing all sidewalks as identified on the development plan in conformance with the Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and the City of Knoxville Department of Engineering (Central Avenue Pike is a street within the City of Knoxville).

4. Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.
5. Proposed signage for the commercial center is subject to meeting the requirements of the Knox County Zoning Ordinance and approval by Planning Commission Staff.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval in the PC (Planned Commercial) zoning district, as well as other criteria for approval of a use on review.

**COMMENTS:**

This is a request for a commercial center with one building of approximately 10,116 square feet. There is an existing business on the property, Aurora Pools, owns the subject property. Aurora has its own driveway access and it will not be connected to the new commercial center.

The commercial center will have two access points to Central Avenue Pike. The northern access has a driveway for a house across Central Avenue Pike that is nearby and may need to be adjusted if the City of Knoxville Department of Engineering determines it necessary for safety reasons during design plan review.

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

1. All public utilities are available to serve the site.
2. The proposed commercial center is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposed home occupation is consistent with all relevant requirements of the R-1 zoning, as well as other criteria for approval of a use on review.
2. With the recommended conditions, the proposed commercial center 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 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 an arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

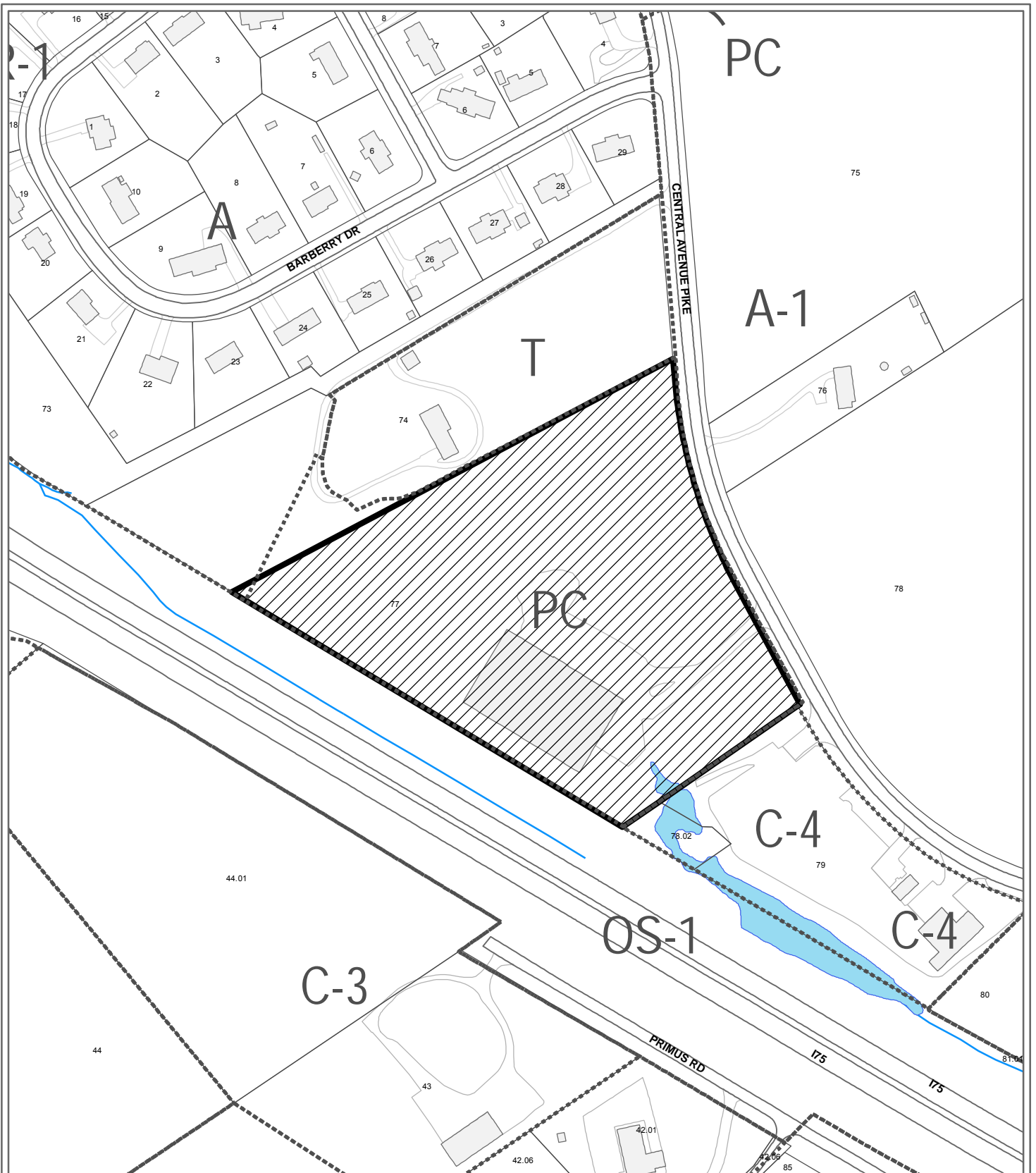
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The North City Sector Plan proposes general commercial (GC) uses for this site. The proposed development is consistent with the sector plan.
2. This site is located within the urban growth boundary on the Knoxville-Knox County-Farragut Growth Policy Plan map.

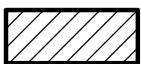
**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

**ESTIMATED STUDENT YIELD:** Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the 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-F-18-UR  
USE ON REVIEW**



9,600 sqft Retail Center in PC (Planned Commercial)

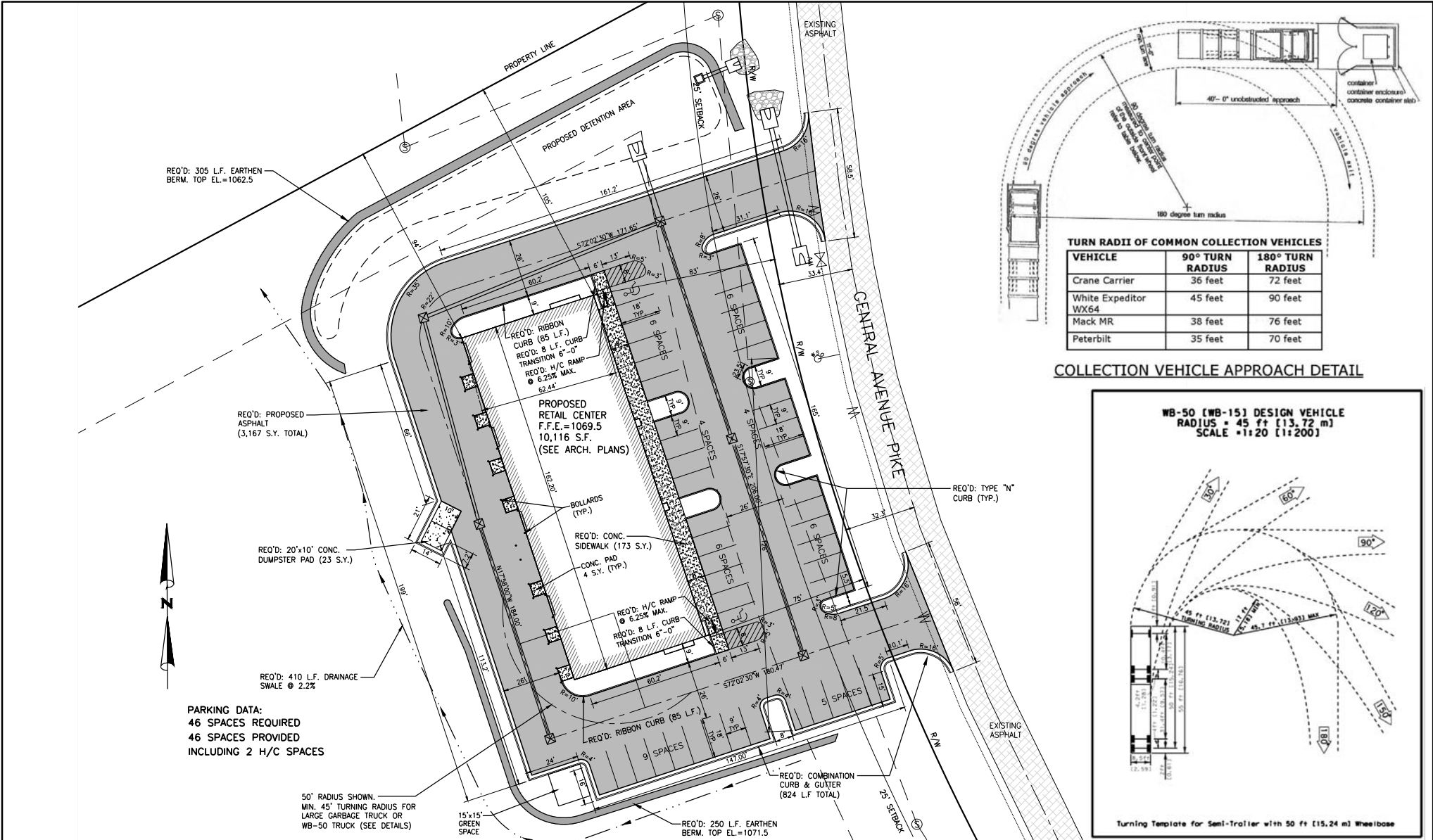
Petitioner: Emerald Waters Property, John Gifford

Map No: 68

Jurisdiction: County



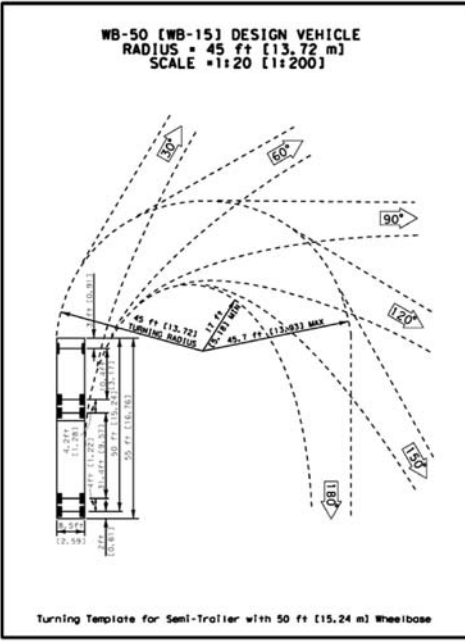
Original Print Date: 3/20/2018 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



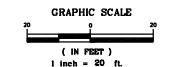
**TURN RADII OF COMMON COLLECTION VEHICLES**

VEHICLE	90° TURN RADIUS	180° TURN RADIUS
Crane Carrier	36 feet	72 feet
White Expediter WX64	45 feet	90 feet
Mack MR	38 feet	76 feet
Peterbilt	35 feet	70 feet

**COLLECTION VEHICLE APPROACH DETAIL**



NUMBER:	REVISION:	DATE:
	REVISED BIOPRETENTION BASIN AREA	7-11-17
	REVISED / MOVED SITE	11-21-17
	REVISED PER COMMENTS	3-22-18

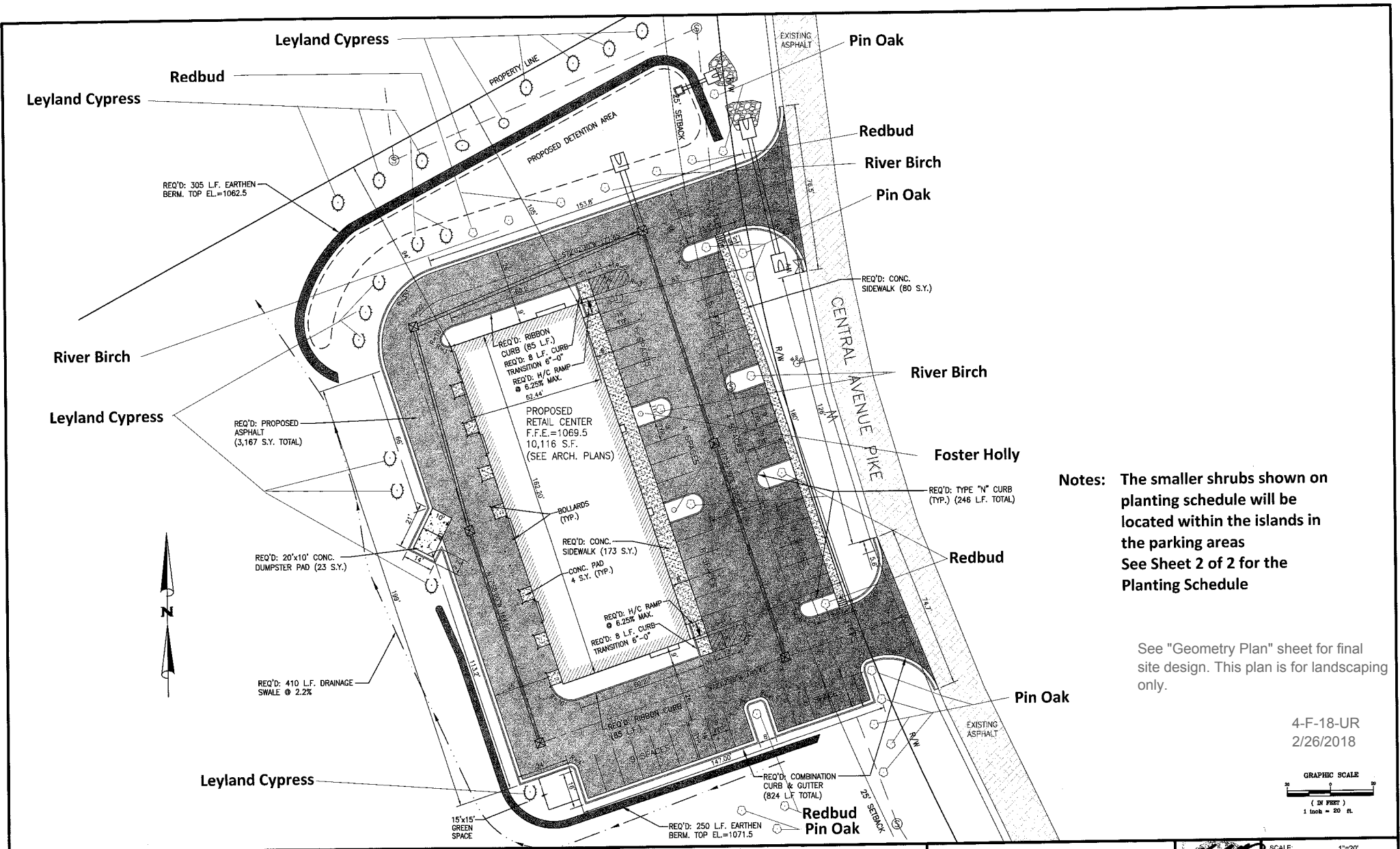


**WELROC ENTERPRISES LLC**  
 Consulting · Development · Engineering

376 LOCHMERE DRIVE  
 MORRISTOWN, TENNESSEE, 37814

**GEOMETRY PLAN**  
**CENTRAL PIKE RETAIL CENTER**  
 KNOXVILLE, TENNESSEE

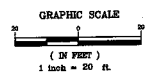
SCALE:	1"=20'
DATE:	JUNE, 2017
DRAWN BY:	J.C.
CHECKED BY:	R.C.
SHEET:	1 OF 5



**Notes:** The smaller shrubs shown on planting schedule will be located within the islands in the parking areas  
See Sheet 2 of 2 for the Planting Schedule

See "Geometry Plan" sheet for final site design. This plan is for landscaping only.

4-F-18-UR  
2/26/2018



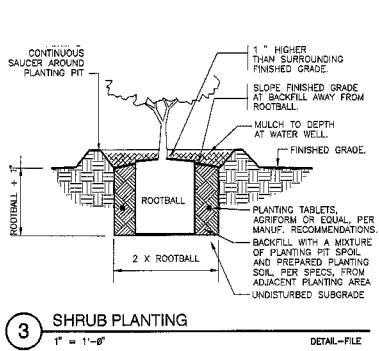
NUMBER:	REVISION:	DATE:
	REVISED BIORETENTION BASIN AREA	7-11-17
	REVISED / MOVED SITE	11-21-17

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MORRISTOWN, TENNESSEE, 37814

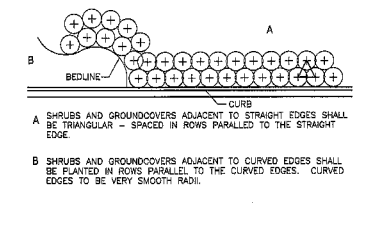
**LANDSCAPING PLAN**  
CENTRAL PIKE RETAIL CENTER  
KNOXVILLE, TENNESSEE

SCALE: 1"=20'  
DATE: JUNE, 2017  
DRAWN BY: J.C.  
CHECKED BY: R.C.  
SHEET: 1 OF 2

*[Signature]*  
12-8-2017



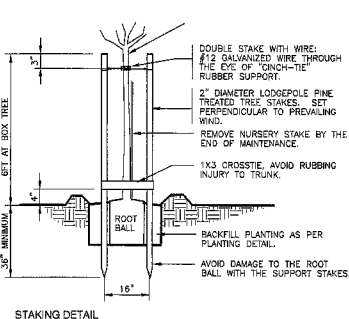
3 SHRUB PLANTING  
1" = 1'-0"  
DETAIL-FILE



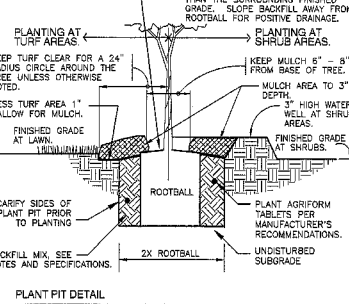
2 TYPICAL PLANT SPACING  
NOT TO SCALE  
329399-04

- GENERAL CONDITIONS**
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACCQUANT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
  - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
  - ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.
- LANDSCAPE AREA SOIL PREPARATION**
- SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS TO A DEPTH OF 2 INCHES AND OVER SOO AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
  - INCORPORATE COMPOST UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOO AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G. LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.
  - RAVE SOO SURFACE SMOOTH PRIOR TO PLANTING.
  - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
  - WATER THOROUGHLY AFTER PLANTING.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANNING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.

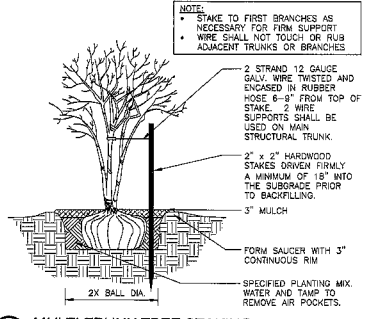
1 GENERAL PLANTING NOTES  
1" = 1"  
329399-05



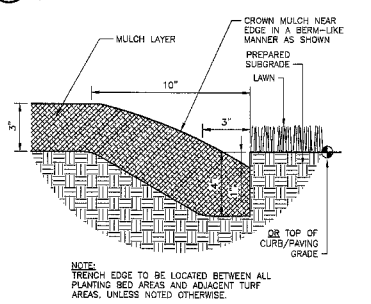
4 TREE PLANTING DOUBLE STAKE  
1" = 12"  
329343.19-03



7 MULTI-TRUNK TREE STAKING  
1/2" = 1'-0"  
329343-01



6 TRENCH EDGE  
3" = 1'-0"  
329413.23-02



5 GROUNDCOVER PLANTING  
3" = 1'-0"  
329313-01

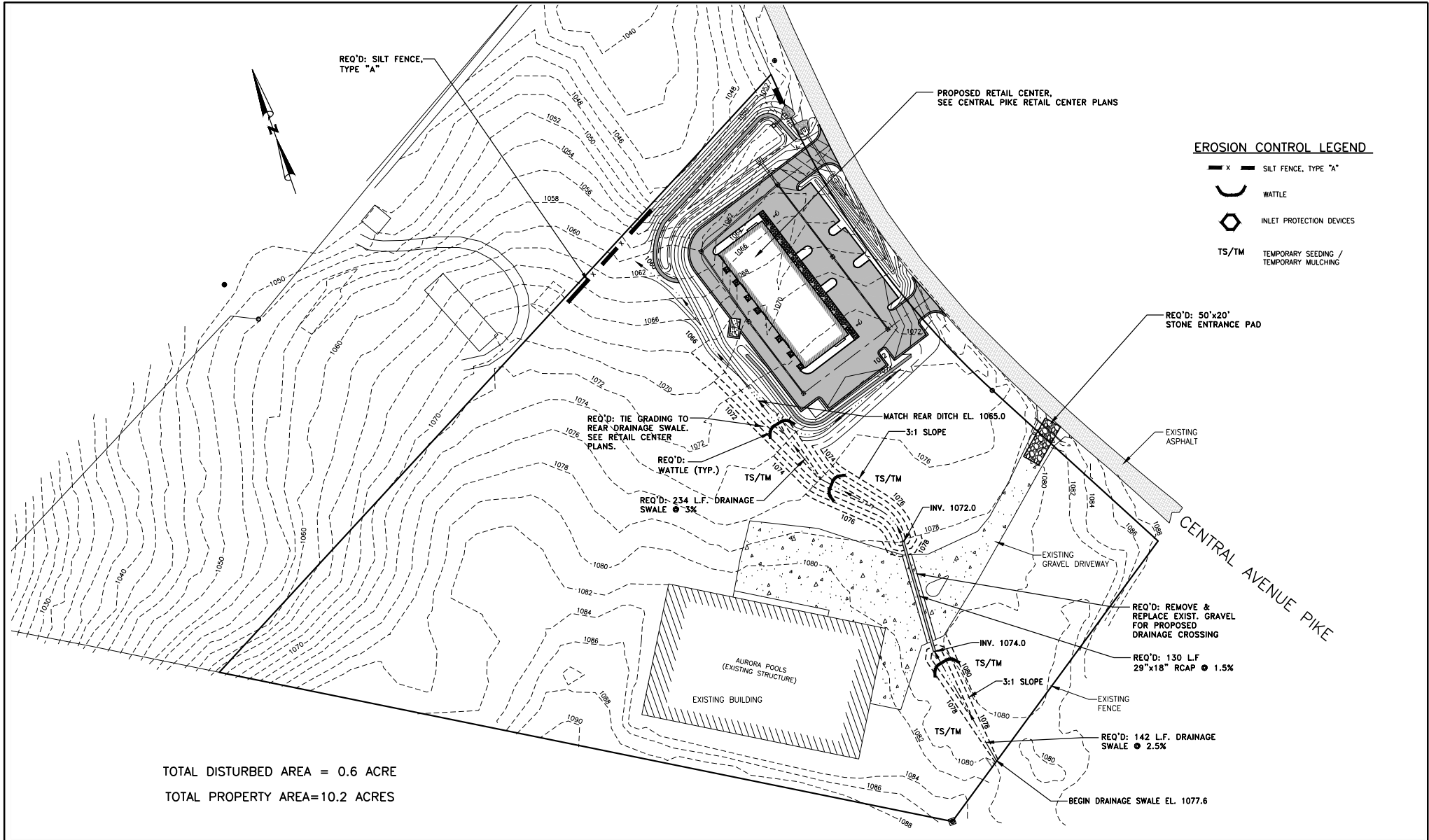
PLANT SCHEDULE					
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT
	BH	7	Betula nigra / River Birch	30 gal	5'-6"
	QP	11	Quercus palustris / Pin Oak	15 gal	5'-6"
	CC	8	Cercis canadensis / Eastern Redbud	30 gal	5'-6"
	MB	10	Mahonia bealei / Leatherleaf Mahonia	3 gal	
	AG	4	Abelia x grandiflora "Rose Creek" / Rose Creek Abelia	3 gal	
	LL	18	Cupressocypariss / Leyland Cypress	15 gal	5'-6"
	HF	2	Ilex attenuata "Foster" / Foster Holly	5 gal	5'-6"
	GS	as needed	Poa pratensis / Kentucky Bluegrass		

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Consulting · Development · Engineering

376 LOCHMERE DRIVE  
MORRISTOWN, TENNESSEE, 37814

LANDSCAPING PLAN DETAILS  
CENTRAL PIKE RETAIL CENTER  
KNOXVILLE, TENNESSEE

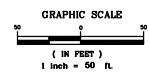
SCALE:	1"=20'
DATE:	JUNE, 2017
DRAWN BY:	J.C.
CHECKED BY:	R.C.
SHEET:	2 OF 2



- x — SILT FENCE, TYPE "A"
- ⌋ WATTLE
- ⬡ INLET PROTECTION DEVICES
- TS/TM TEMPORARY SEEDING / TEMPORARY MULCHING

TOTAL DISTURBED AREA = 0.6 ACRE  
 TOTAL PROPERTY AREA=10.2 ACRES

NUMBER:	REVISION:	DATE:
	REVISED EROSION CONTROL PLAN	8/11/17
	REVISED PER COMMENTS	3/23/18



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 Consulting · Development · Engineering  
 376 LOCHMERE DRIVE  
 MORRISTOWN, TENNESSEE, 37814

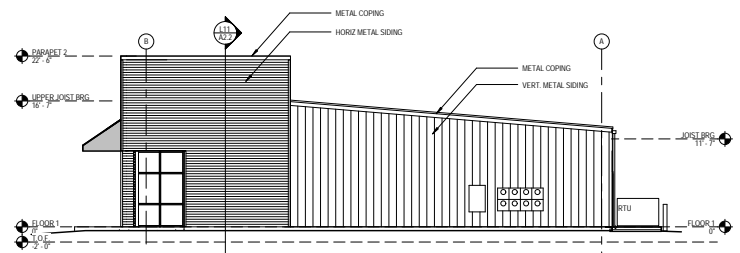
OFF-SITE DRAINAGE & EROSION CONTROL  
 CENTRAL AVENUE PIKE PROPERTY  
 KNOXVILLE, TENNESSEE

SCALE:	1"=50'
DATE:	JUNE, 2017
DRAWN BY:	J.C.
CHECKED BY:	R.C.
SHEET:	1 OF 4

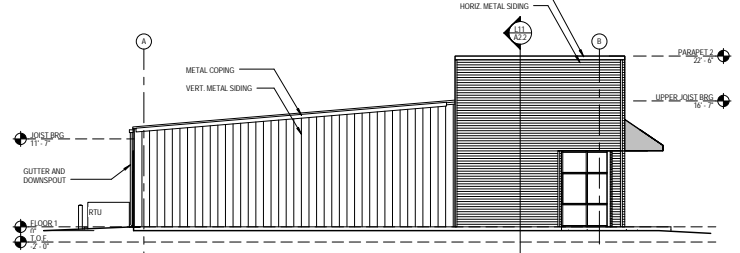
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

benefield.richters

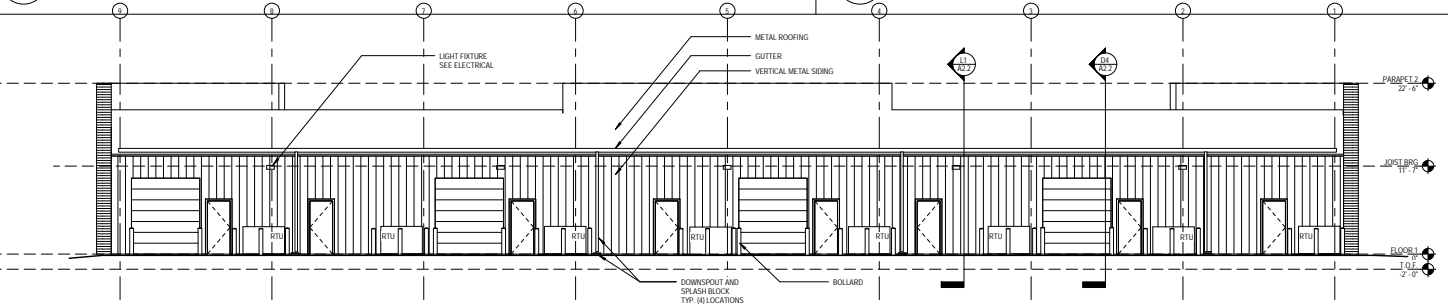
planning  
architecture  
516 union ave  
knoxville, tn 37902  
(855) 637-7009



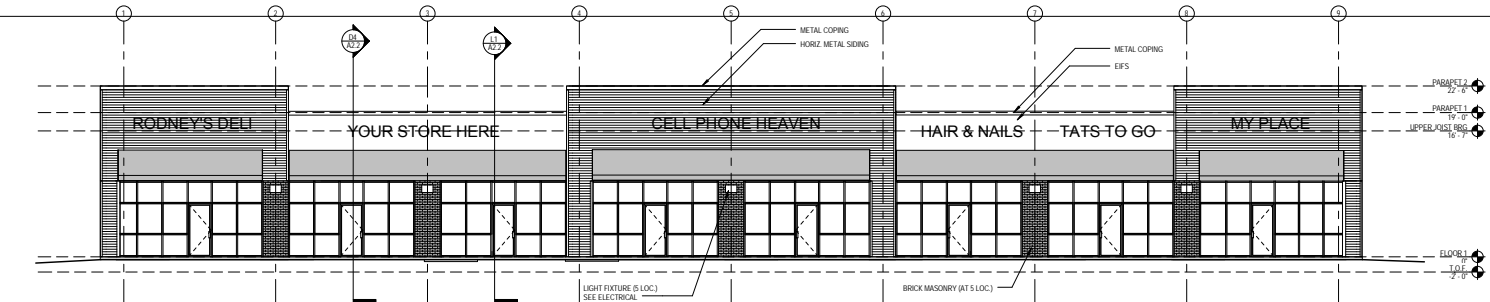
E1 NORTH ELEVATION  
A2.1 1/8" = 1'-0"



E8 SOUTH ELEVATION  
A2.1 1/8" = 1'-0"



H1 WEST ELEVATION  
A2.1 1/8" = 1'-0"



L1 EAST ELEVATION  
A2.1 1/8" = 1'-0"

4-F-18-UR  
2/26/2018

EMERALD WATER PROPERTIES  
AURORA RETAIL CENTER  
6521 CENTRAL AVENUE PIKE,  
KNOXVILLE, TENNESSEE  
37912

EXTERIOR ELEVATIONS

DATE	REVISION	BY	CHKD



A2.1

© The Benefield-Richters Company 16020





# URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS

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April 2, 2018

City of Knoxville Stormwater Engineering  
Curtis Williams, P.E.  
City County Building, Suite 480  
P.O. Box 1631  
Knoxville, TN 37901

and

Knox County / Knoxville MPC  
Mike Reynolds, AICP  
Suite 403, City County Building  
400 Main Street  
Knoxville, TN 37902

**Re: Emerald Water Property Sight Distance Evaluation (4-F-18-UR)**

Dear Curtis and Mike:

Sight distance was measured at the two-proposed ingress/egress locations. At both locations, the available sight distance exceeds the minimum required by the City of Knoxville / Knox County Subdivision Regulations, which is 400' for a roadway with a 40 MPH posted speed. Available sight distance exceeds 400 feet at both proposed locations.

At the proposed southern ingress / egress point, the available sight distance is approximately 1,200 feet to the north and approximately 675 feet to the south. At the proposed northern ingress / egress point, the available sight distance is approximately 1,000 feet facing north and approximately 695 feet to the south.

Attached to this letter you will find photographs taken from the approximate eye positions at both locations.

Sincerely,

Urban Engineering, Inc.

Chris Sharp, P.E.





***NORTH ENTRANCE - FACING NORTH***



***NORTH ENTRANCE - FACING SOUTH***



***SOUTH ENTRANCE - FACING NORTH***



***SOUTH ENTRANCE - FACING SOUTH***



# URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS

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March 26, 2018

Mr. Mike Reynolds  
Knox County Metropolitan Planning Commission  
Suite 403, City/County Building  
400 Main Street  
Knoxville, TN 37902

**Re: Emerald Water Property (4-F-18-UR)**

Dear Mr. Reynolds:

For the proposed 10,116 square foot retail building, the ITE factor for Shopping Center (LUC 820) was used to compute the daily and peak hour trips. The resulting estimated totals are below:

Daily traffic = 434 vehicles/day  
AM Peak = 10 vehicles/hour  
PM Peak = 38 vehicles/hour

For the purposes of the Aurora Pools showroom and warehouse, the Furniture Store (LUC 890) generation factor was used in conjunction with the facility's approximate gross floor area to estimate the daily vehicular trips. The resulting estimated totals are shown below:

Weekday Traffic = 51 vehicles/day  
AM Peak Hour = 2 vehicles/hour  
PM Peak Hour = 5 vehicles/hour

Please do not hesitate to contact me if you have questions or comments about this letter.

Sincerely,

Urban Engineering, Inc.



11852 KINGSTON PIKE • FARRAGUT, TENNESSEE 37934 • PHONE: 865-966-1924 • FAX: 865-671-1933

**Use on Review**  **Development Plan**

Name of Applicant: John Gifford Obas Emerald Waters Property

Date Filed: February 26, 2018 Meeting Date: April 12, 2018

Application Accepted by: Jamer Reed

Fee Amount: \_\_\_\_\_ File Number: Development Plan

Fee Amount: 1,500<sup>00</sup> File Number: Use on Review 4-F-18-UR



<p align="center"><b>PROPERTY INFORMATION</b></p> <p>Address: <u>6521 Central Avenue Pike</u>          General Location: <u>South of Callahan Road east of I-75 and west of Central Pike</u>          Tract Size: <u>10.24 Acres</u> No. of Units: _____          Zoning District: <u>PC</u>          Existing Land Use: <u>Commercial Retail</u>  <u>Property known as Aurora Pool Spas Billards</u>          Planning Sector: <u>North City</u>          Sector Plan Proposed Land Use Classification: <u>GC</u>          Growth Policy Plan Designation: <u>Urban Growth</u>          Census Tract: <u>49</u>          Traffic Zone: <u>200</u>          Parcel ID Number(s): <u>068 077</u>          Jurisdiction: <input type="checkbox"/> City Council _____ District  <input checked="" type="checkbox"/> County Commission <u>7<sup>th</sup></u> District</p>	<p align="center"><b>PROPERTY OWNER/OPTION HOLDER</b></p> <p>PLEASE PRINT          Name: <u>Mr. John Gifford</u>          Company: <u>Emerald Waters Properties Inc</u>          Address: <u>636 Mannaka Drive</u>          City: <u>Strawberry Plains</u> State: <u>TN</u> Zip: <u>37871</u>          Telephone: <u>865-686-0004</u>          Fax: <u>865-686-0511</u>          E-mail: _____</p>
<p align="center"><b>APPROVAL REQUESTED</b></p> <p><input type="checkbox"/> <b>Development Plan:</b> <u>Residential</u> <input type="checkbox"/> <u>Non-Residential</u>  <input type="checkbox"/> <b>Home Occupation</b> (Specify Occupation)          _____  <input checked="" type="checkbox"/> <b>Other</b> (Be Specific)  <u>Use on review to develop</u>  <u>9,600 sq. ft. retail center on</u>  <u>North west corner of property per</u>  <u>attached plans</u></p>	<p align="center"><b>APPLICATION CORRESPONDENCE</b></p> <p>All correspondence relating to this application should be sent to:          PLEASE PRINT          Name: <u>Charles R Corlew</u>          Company: <u>Welroc Enterprises, LLC</u>          Address: <u>376 Lochmore Drive</u>          City: <u>Morristown</u>, State: <u>TN</u> Zip: <u>37814</u>          Telephone: <u>423-312-8371</u>          Fax: <u>423-581-6030</u>          E-mail: <u>rcorlew@welrocenterprises.com</u></p> <p align="center"><b>APPLICATION AUTHORIZATION</b></p> <p>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: <u>[Signature]</u>          PLEASE PRINT          Name: <u>Charles R Corlew</u>          Company: <u>Welroc Enterprises, LLC</u>          Address: <u>376 Lochmore Drive</u>          City: <u>Morristown</u> State: <u>TN</u> Zip: <u>37814</u>          Telephone: <u>423-312-8371</u>          E-mail: <u>rcorlew@welrocenterprises.com</u></p>

**SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

**Please Sign in Black Ink:**

(If more space is required attach additional sheet.)

Name

Address

City

State

Zip

Owner

Option

*John Affelt*

*636 Mangel Dr Strawberry Plains TN 37876*



## REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide the sign(s) to post on the subject property at the time of application.

The sign(s) must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign(s) should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign(s) to be posted at the time of application.

The sign(s) must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. The applicant is responsible for ensuring that the signs remain posted throughout the two-week period prior to the public hearing. Failure to maintain the signs during this time period may be cause for postponement of the application until the next scheduled meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for additional sign(s) consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign(s) provided on the subject property on or before March 28<sup>th</sup> consistent with the guidelines provided above; and remove the sign(s) within one week after the MPC/BZA public hearing.

Signature: \_\_\_\_\_

Printed name: \_\_\_\_\_

Date: \_\_\_\_\_

MPC/BZA File #: \_\_\_\_\_