



USE ON REVIEW REPORT

▶ **FILE #:** 12-D-20-UR

AGENDA ITEM #: 22

AGENDA DATE: 12/10/2020

▶ **APPLICANT:** INGLES MARKETS, INC.

OWNER(S): Ingles Markets Inc.

TAX ID NUMBER: 38 08902 (PART OF) & 08901 (PART OF) [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7220 Norris Frwy.

▶ **LOCATION:** Northeast side of Norris Freeway, Southwest side of Andersonville Pk, South side of E. Emory Rd., Northwest of Maynardville Pike

▶ **APPX. SIZE OF TRACT:** 13.63 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Norris Freeway, a divided minor arterial street with four travel lanes, and via Andersonville Pike, a major collector street with 26' of pavement within 54' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** SC (Shopping Center)

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Expansion of Ingles grocery store & addition of fuel center

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 uses developed in the SC, CA, PC, OB, PR and A zones.

STAFF RECOMMENDATION:

▶ **POSTPONE** the application to the January 14, 2021 Planning Commission meeting, as requested by the applicant.

The applicant has requested postponement to allow additional time to address comments from staff.

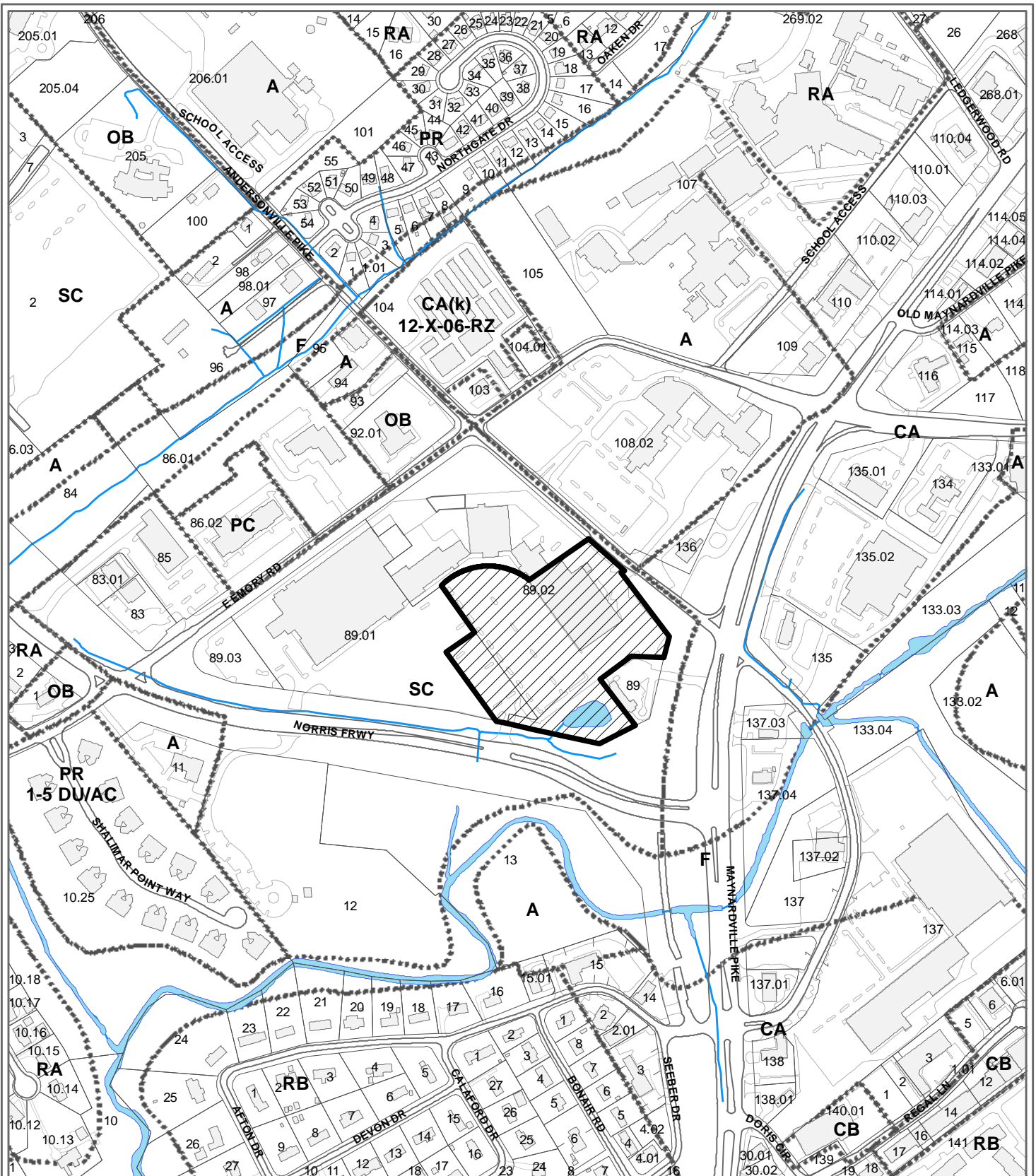
COMMENTS:

This proposal is to expand the existing Ingles grocery store approximately 27,750 square feet, construct a new fuel center with 12 fuel dispensers and a sales kiosk, and to modify the parking lot.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the County.



**12-D-20-UR
USE ON REVIEW**

Petitioner: Ingles Markets, Inc.



Expansion of Ingles grocery store & addition of fuel center in SC (Shopping Center)

Map No: 38

Jurisdiction: County

Original Print Date: 11/6/2020

Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



RECEIVED

By Mike Reynolds at 10:45 am, Nov 30, 2020



Request to Postpone • Table • Withdraw

Name of Applicant: Ingles Expansion & Fuel Center

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 12-D-20-UR

Date Scheduled for Planning Review: December 10, 2020

Date Request Filed: 11/25/20

Request Accepted by: Mike Reynolds

REQUEST

Postpone

Please postpone the above application(s) until:

January 14, 2021

DATE OF FUTURE PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

Time needed for site layout changes and staff comments.

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: 

PLEASE PRINT

Name: Preston Kendall

Address: PO Box 6676

City: Asheville State: NC Zip: 28816

Telephone: 828-669-2941

Fax: 828-669-2680

E-mail: pkendall@ingles-markets.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

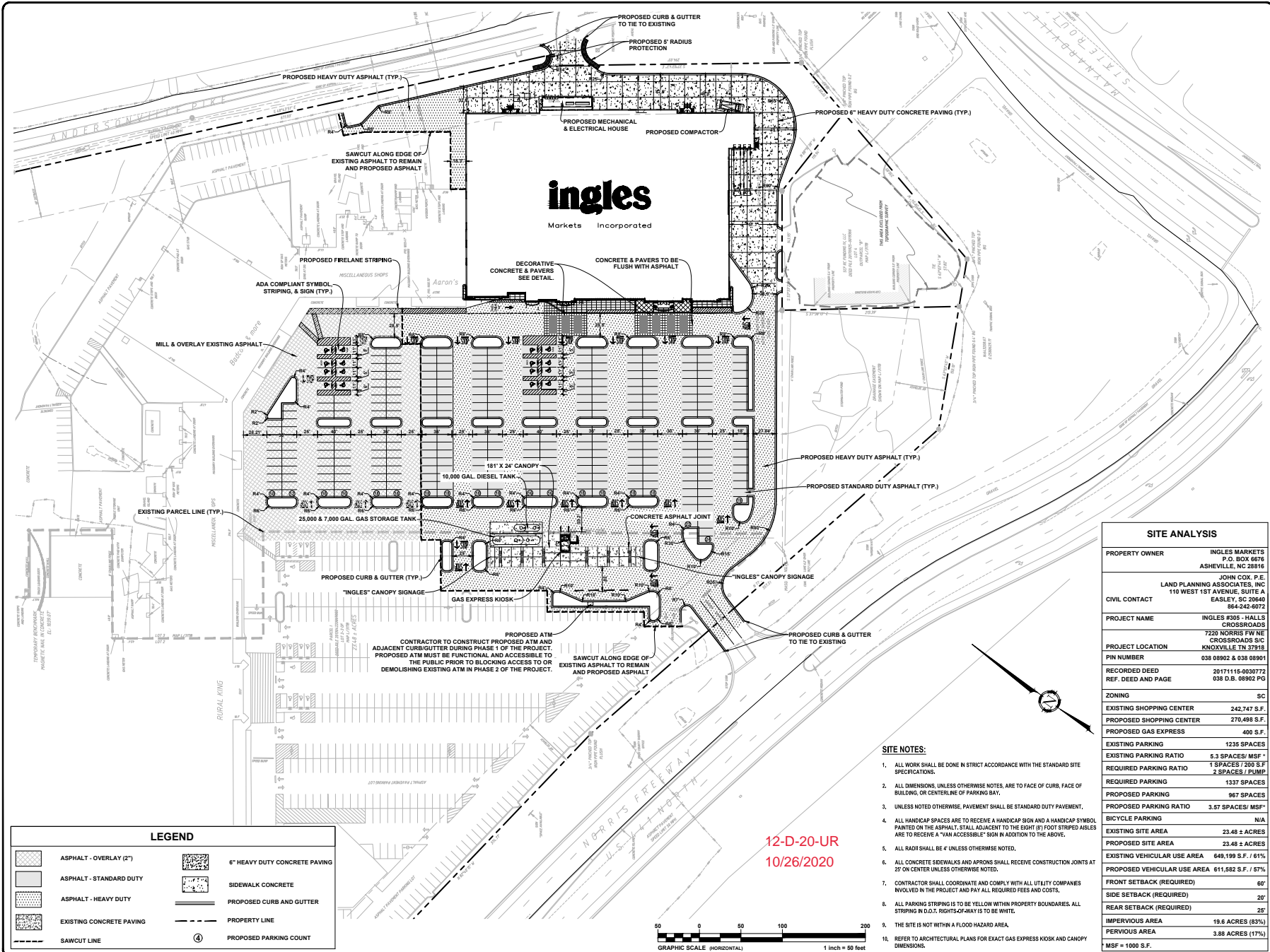
WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

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LEGEND	
	ASPHALT - OVERLAY (2")
	ASPHALT - STANDARD DUTY
	ASPHALT - HEAVY DUTY
	EXISTING CONCRETE PAVING
	SAWCUT LINE
	6" HEAVY DUTY CONCRETE PAVING
	SIDEWALK CONCRETE
	PROPOSED CURB AND GUTTER
	PROPERTY LINE
	PROPOSED PARKING COUNT

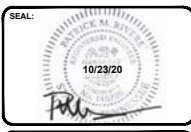


SITE NOTES:

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE STANDARD SITE SPECIFICATIONS.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF PARKING BAY.
- UNLESS NOTED OTHERWISE, PAVEMENT SHALL BE STANDARD DUTY PAVEMENT.
- ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN AND A HANDICAP SYMBOL, PAINTED ON THE ASPHALT, SHALL ADJACENT TO THE EIGHT (8) FOOT STRIPED AREAS ARE TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE.
- ALL RADII SHALL BE 4' UNLESS OTHERWISE NOTED.
- ALL CONCRETE SIDEWALKS AND APRONS SHALL RECEIVE CONSTRUCTION Joints AT 25' ON CENTER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN THE PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- ALL PARKING STRIPING IS TO BE YELLOW WITHIN PROPERTY BOUNDARIES. ALL STRIPING IN D.O.T. RIGHTS-OF-WAY IS TO BE WHITE.
- THE SITE IS NOT WITHIN A FLOOD HAZARD AREA.
- REFER TO ARCHITECTURAL PLANS FOR EXACT GAS EXPRESS KIOSK AND CANOPY DIMENSIONS.

12-D-20-UR
10/26/2020

REVISIONS:			
NO.	DATE	DESCRIPTION	BY



CORPORATE SEAL:



LAND PLANNING ASSOCIATES, INC.
110 WEST 1ST AVENUE - SUITE A
EASLEY, SC 29640
864-242-6072
design@lp-inc.net

SITE ANALYSIS	
PROPERTY OWNER	INGLES MARKETS P.O. BOX 4676 ASHEVILLE, NC 28816
CIVIL CONTACT	JOHN COX, P.E. LAND PLANNING ASSOCIATES, INC. 110 WEST 1ST AVENUE, SUITE A EASLEY, SC 29640 864-242-6072
PROJECT NAME	INGLES #305 - HALLS CROSSROADS
PROJECT LOCATION	7220 NORRIS FW NE CROSSROADS S/C KNOXVILLE, TN 37918
RECORDED DEED	2017115-0030772
REF. DEED AND PAGE	038 D.B. 08902 PG
ZONING	SC
EXISTING SHOPPING CENTER	242,747 S.F.
PROPOSED SHOPPING CENTER	270,498 S.F.
PROPOSED GAS EXPRESS	400 S.F.
EXISTING PARKING	1235 SPACES
EXISTING PARKING RATIO	6.3 SPACES/MSF
REQUIRED PARKING RATIO	1 SPACES/200 S.F.
REQUIRED PARKING	2 SPACES/1 PLUMED
PROPOSED PARKING	1337 SPACES
PROPOSED PARKING RATIO	3.57 SPACES/MSF
BICYCLE PARKING	N/A
EXISTING SITE AREA	23.48 ± ACRES
PROPOSED SITE AREA	23.48 ± ACRES
EXISTING VEHICULAR USE AREA	649,199 S.F. / 61%
PROPOSED VEHICULAR USE AREA	611,582 S.F. / 57%
PERVIOUS AREA	19.8 ACRES (83%)
PERVIOUS AREA	3.88 ACRES (17%)
MSF	= 1000 S.F.



PROPERTY INFORMATION:	
TAX MAP NUMBER:	038 08902 / 038 08901
REFERENCE D.B. & PG.	2017115-0030772 038 D.B. 08902
ADDITIONAL INFO:	

ISSUE FOR CONSTRUCTION:	
PERMIT DATE:	
BID DATE:	
DRAWN BY:	KCW
DESIGN BY:	JDC
CHECKED BY:	JDC
DATE:	10/23/20
SCALE:	HORIZ. 1" = 50' VERT.
JOB NUMBER:	19,005

SITE PLAN

C-104

STORE #305
HALLS CROSSROADS
KNOXVILLE TN



12-D-20-UR
10/26/2020

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

www.littleonline.com

Principal in Charge: _____
Project Manager: _____
Drawn By: _____
This drawing and the design ideas are the property of Little Diversified Architectural Consulting. The reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

PROJECT NAME
INGLES GAS EXPRESS #305 KNOXVILLE TN

DESCRIPTION
EXTERIOR ELEVATION

PROJECT NUMBER
ISSUE DATE
10.09.20
REFERENCE
SHEET IN DRAWING



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Ingles Markets, Inc.

Applicant Name

Affiliation

10-26-2020
Date Filed

11-12-2020
Meeting Date (if applicable)

File Number(s)
12-D-20-WR

CORRESPONDENCE All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

John Cox

Land Planning Associates, Inc.

Name

Company

110 W. 1st Ave

Easley

SC

29640

Address

City

State

ZIP

864-242-6072

john@lpa-inc.net

Phone

Email

CURRENT PROPERTY INFO

Ingles Markets, Inc.

PO Box 6676 Asheville, NC 28816

828-669-2941

Owner Name (if different)

Owner Address

Owner Phone

7220 Norris Freeway, Knoxville, TN 37918

038 08902

(part of)

Property Address

Parcel ID

STAFF USE ONLY

NE/S Norris Freeway, S/S Andersonville Plk, 13.63 (part of)
 General Location S/S E. Emory Rd. Tract Size

7th
 Jurisdiction (specify district above) City County

SC
 Zoning District

North County mu-SD NCO-6
 Planning Sector Sector Plan Land Use Classification

Planned Growth
 Growth Policy Plan Designation

CO
 Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Renovation to existing Ingles; addition of Ingles Gas Express

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

- Combine Parcels
 Divide Parcel

Unit / Phase Number

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 Proposed Zoning _____

Plan Amendment Change
 Proposed Plan Designation(s) _____

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

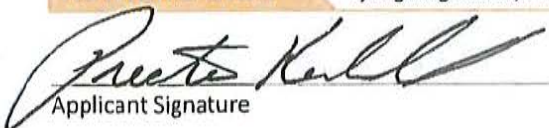
ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
0401 1500.00	
Fee 2	
Fee 3	
	\$1500.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.



Applicant Signature

Preston Kendall

Please Print

10-19-2020

Date

828-669-2941

Phone Number

pkendall@ingles-markets.com

Email



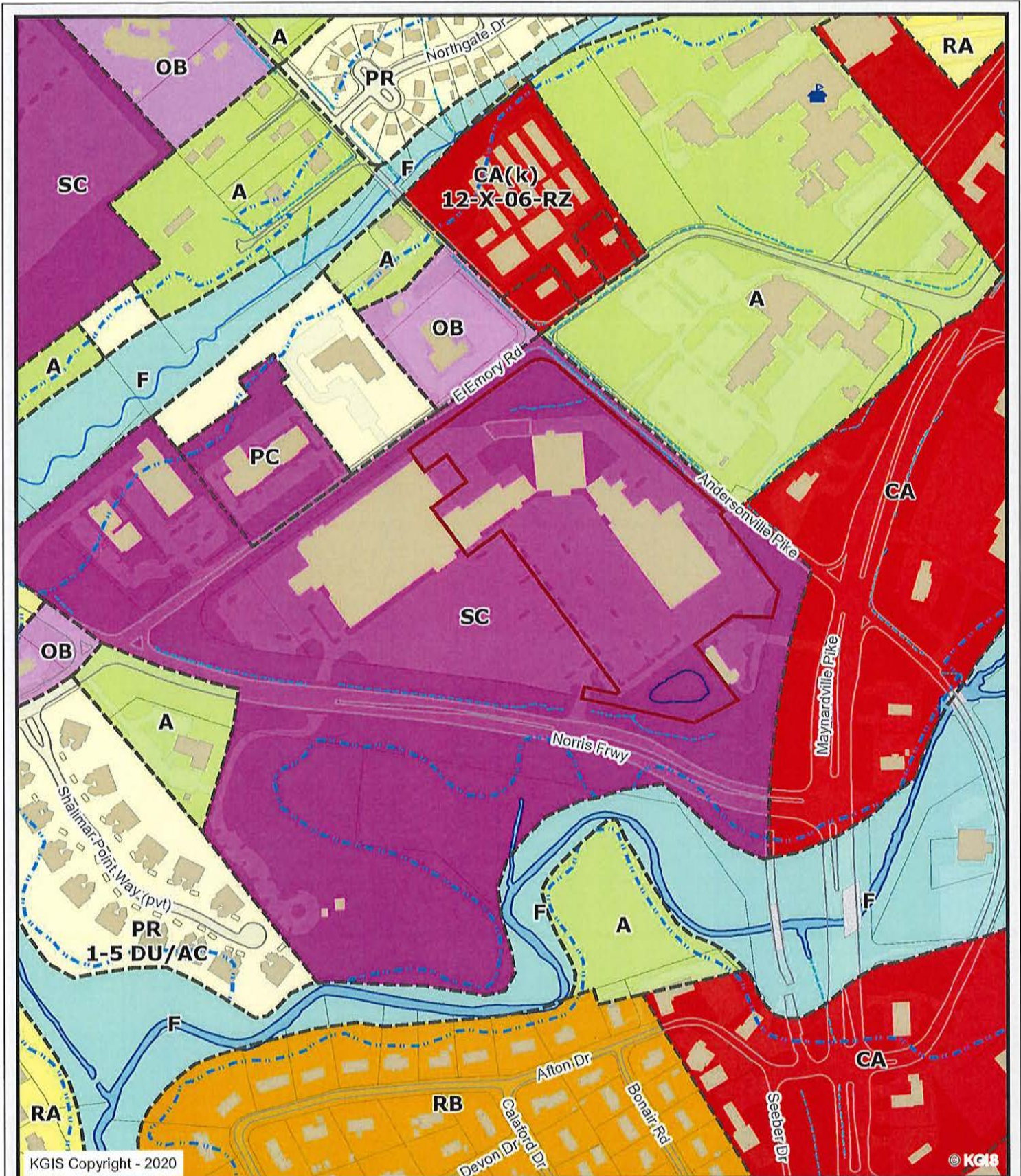
Staff Signature

SHERRY MUCHIENZI

Please Print

10/26/2020

Date



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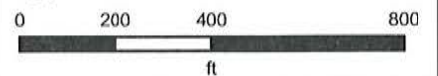
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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