



USE ON REVIEW REPORT

▶ **FILE #:** 5-E-20-UR

AGENDA ITEM #: 28

AGENDA DATE: 5/14/2020

▶ **APPLICANT:** DISCOUNT TIRE COMPANY

OWNER(S): TTC Halls, LLC

TAX ID NUMBER: 38 C G 005

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 Norris Fwy

▶ **LOCATION:** Northeast side of Norris Fwy., northwest side of Sam Walton Way, north of E, Emory Rd.

▶ **APPX. SIZE OF TRACT:** 1.24 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Sam Walton Way and Fork Station Way, the Joint Permanent Easements that serve the shopping center and provide access out to Norris Freeway, a minor arterial street.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** SC (Shopping Center)

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** Discount Tire Store

HISTORY OF ZONING: Property rezoned to SC (Shopping Center) in 2000. The Planning Commission had recommended denial of the request at that time. The rezoning was approved on appeal to the Knox County Commission on November 20, 2000.

SURROUNDING LAND USE AND ZONING:
North: Vacant lot and shopping center - SC (Shopping Center)
South: Residences and commercial business - RA (Low Density Residential) and SC (Shopping Center)
East: Shopping center - SC (Shopping Center)
West: Residences - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: Residential development within RAE, RA and PR zoning districts is the predominant development found to the north and west of the site. Institutional and residential uses are located to the east on Andersonville Pike. In addition to the approved shopping center, commercial uses are located south of the site along E. Emory Rd. and Norris Freeway.

STAFF RECOMMENDATION:

▶ **WITHDRAW the proposed development plan as requested by the applicant.**

COMMENTS:

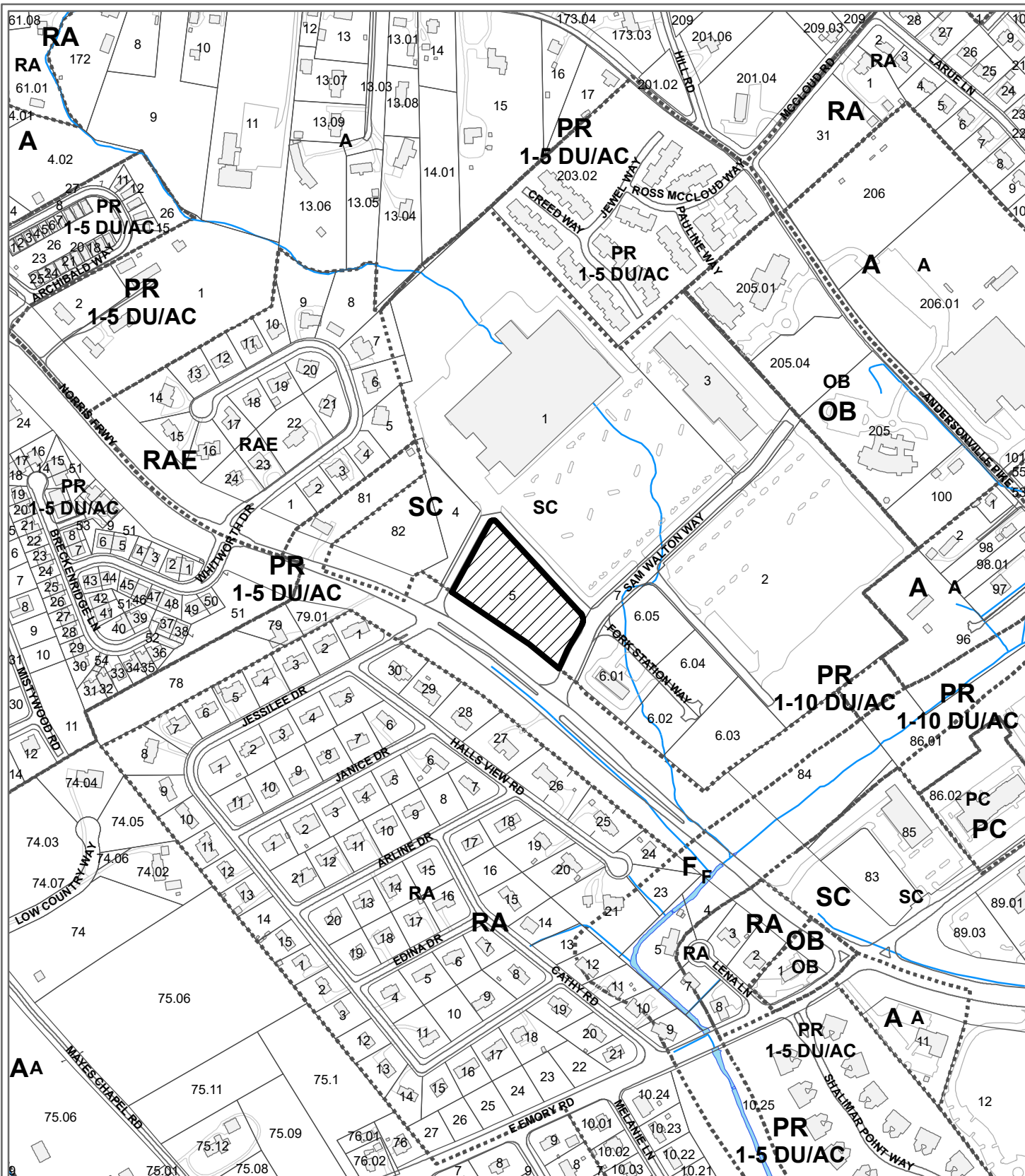
This is a request for approval of a tire center within the North Fork Station shopping center that is located on the northeast side of Norris Fwy. and northwest side of Sam Walton Way, just north of E, Emory Rd. The 8,000 square foot tire center will be located on a 1.24 acre lot with access of Fork Station Way. There is no direct access from the site to Norris Freeway.

ESTIMATED TRAFFIC IMPACT: 228 (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.

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.



**5-E-20-UR
USE ON REVIEW**



Discount Tire Store in SC (Shopping Center) zone

Original Print Date: 4/7/2020
 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Discount Tire Company

Map No: 38
 Jurisdiction: County





Dori Caron <dori.caron@knoxplanning.org>

Fwd: Discount Tire Company Use on Review Application

Tom Brechko <tom.brechko@knoxplanning.org>

Thu, Apr 30, 2020 at 11:07 AM

To: Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>, commission@knoxplanning.org



----- Forwarded message -----

From: Kelly Wagoner <kelly.wagoner@bdgse.com>

Date: Thu, Apr 30, 2020 at 10:34 AM

Subject: Discount Tire Company Use on Review Application

To: Tom Brechko <tom.brechko@knoxplanning.org>

WITHDRAWAL REQUEST

File #: 5-E-20-UR

Meeting Date: 5-14-2020

Tom,

Please let this email serve as the formal request to withdraw the Use on Review application (file number 5-E-20-UR), for Discount Tire. They are no longer pursuing this project at this time.

Let me know if you have any questions.

Thanks.

Kelly J. Wagoner, P.E.

Principal/Senior Project Manager



3471 Donaville Street

Duluth, GA 30096
Phone 404-567-5701 Ext 103

Direct 404-796-8014

Mobile 770-500-4973

Fax 404-567-5703

www.bdgse.com

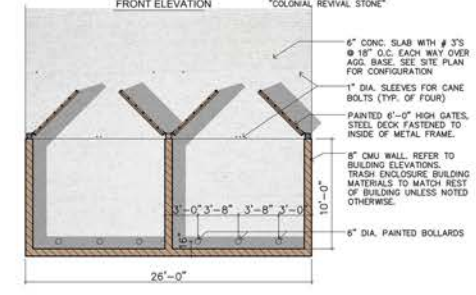
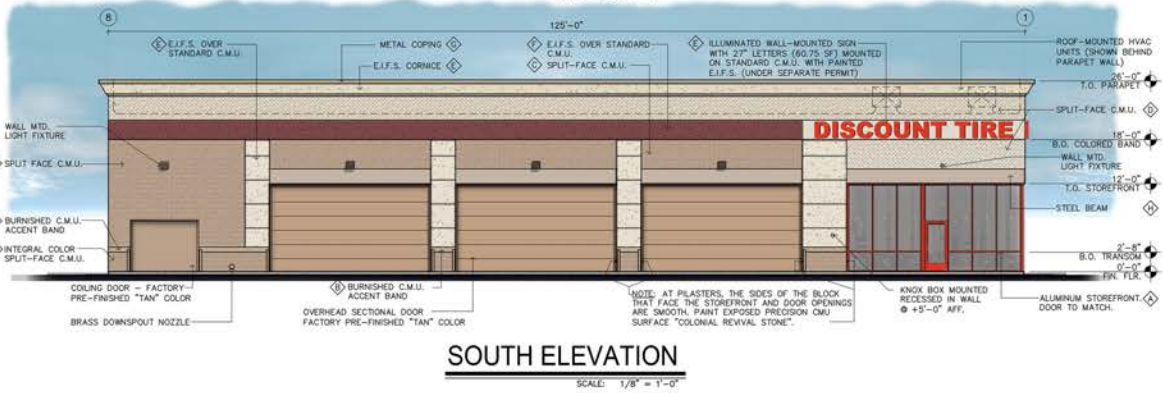
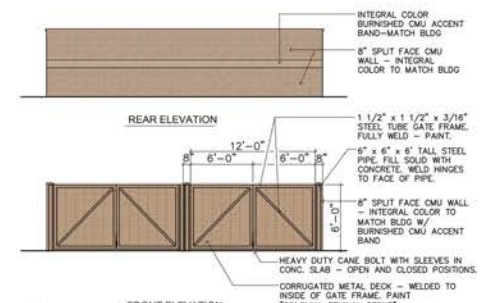
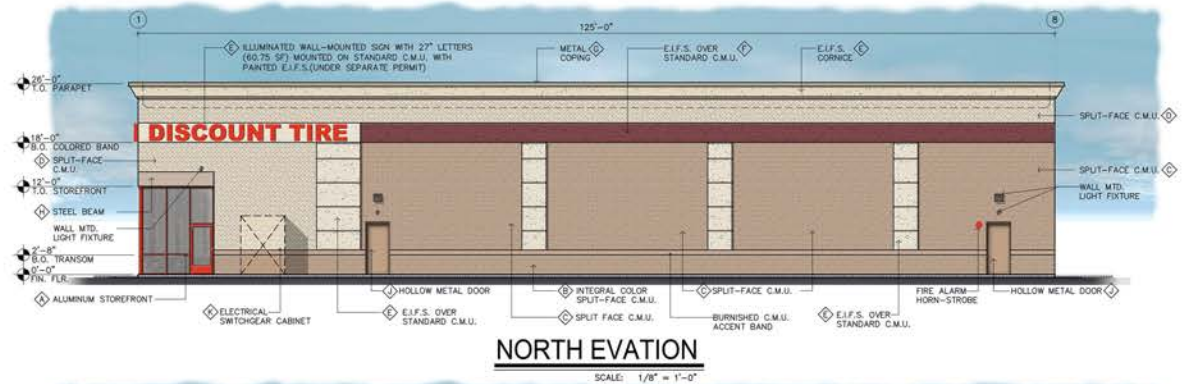
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FINISH LEGEND

- MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
- INTEGRAL COLOR C.M.U. (SPILT-FACE OR BURNISHED AS NOTED) COLOR TO MATCH "COLONIAL REVIVAL STONE"
- GRAY SPILT-FACE CMU - PAINTED SHERWIN WILLIAMS SW2827 "COLONIAL REVIVAL STONE"
- GRAY SPILT-FACE CMU - PAINT SHERWIN WILLIAMS SW6119 "ANTIQUE WHITE"
- EIFS. - PAINTED TO MATCH SHERWIN WILLIAMS SW6119 "ANTIQUE WHITE"
- EIFS. BAND PAINT SHERWIN WILLIAMS SW7585 "SUNBRED TOMATO"
- METAL COPING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH "COLONIAL REVIVAL STONE"
- STEEL / EIFS. - PAINTED TO MATCH SHERWIN WILLIAMS SW2827 "COLONIAL REVIVAL STONE"
- STEEL BOLLARDS - PAINTED TO MATCH "COLONIAL REVIVAL STONE"
- HOLLOW METAL DOORS - PAINTED TO MATCH "COLONIAL REVIVAL STONE"
- ELECTRICAL SWITCHGEAR CABINET - PAINTED TO MATCH "COLONIAL REVIVAL STONE"



TRASH ENCLOSURE PLAN / ELEVATIONS
SCALE: 3/16" = 1'-0"

5-E-20-UR
3/24/2020

ALT - 1R

REV:
DATE: 01.30.20
JOB # A.2001103



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CONCEPTUAL COLORED ELEVATIONS

7550 NORRIS FWY
KNOXVILLE, TN 37938



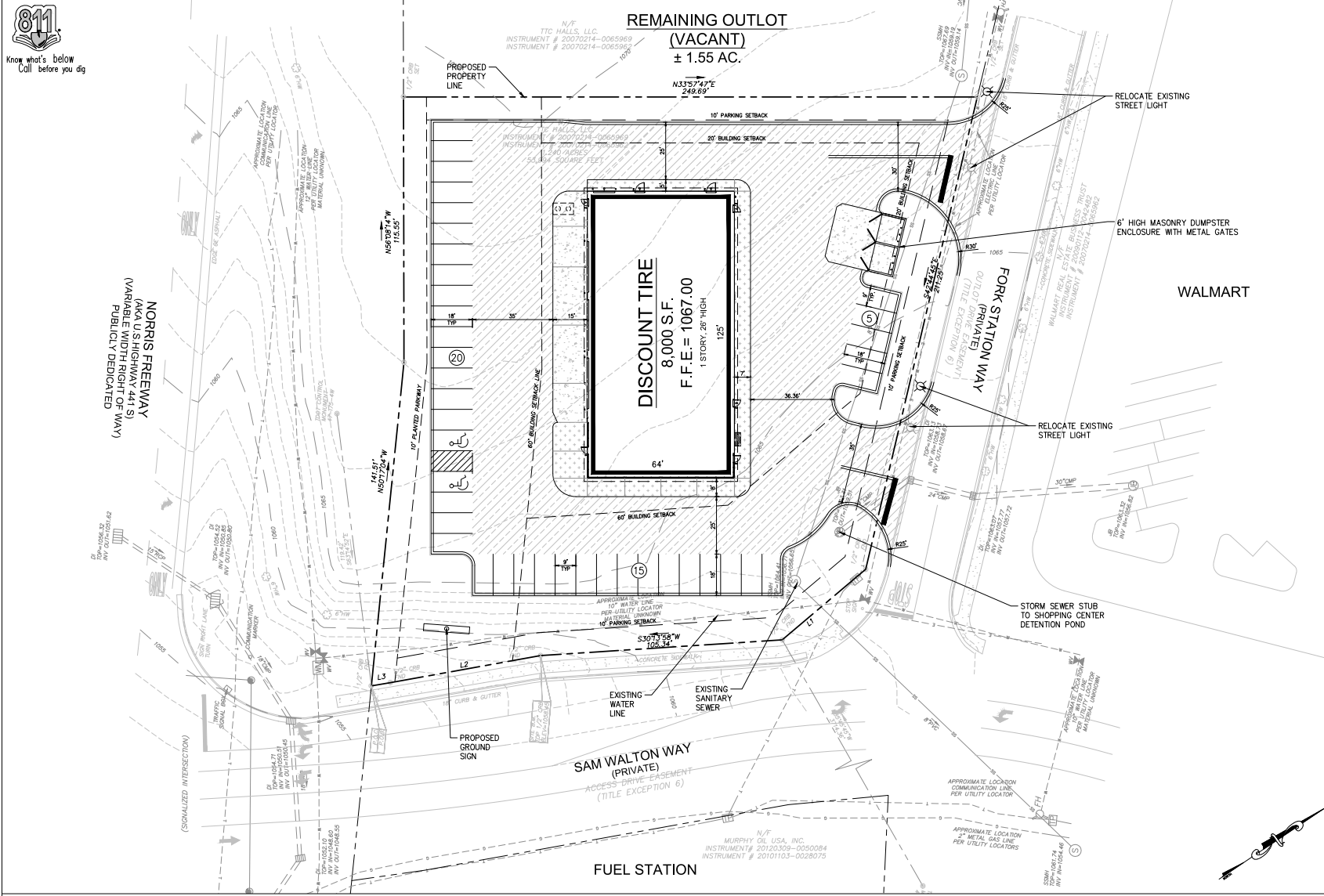
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CONSULTING ENGINEERS
STRUCTURAL, MECHANICAL, PLUMBING,
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ARCHITECTURAL
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P (714) 385-1535 / F (714) 385-1534
www.plumpgroup.com

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A.3



Know what's below
Call before you dig



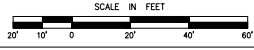
SITE ANALYSIS	
DISCOUNT TIRE	8,000 S.F.
PARKING PROVIDED	40 SPACES
PARKING REQUIRED	15 SPACES
PARKING REQUIREMENTS: RETAIL: 1 SPACE PER HUNDRED SQUARE FEET OF RETAIL FLOOR SPACE. AUTO REPAIR: TWO (2) PER SERVICE STALL, OR ONE (1) PER TWO HUNDRED FIFTY (250) SQUARE FEET OF SERVICE AREA, WHICHEVER IS GREATER; PLUS TWO (2) PER THREE (3) EMPLOYEES.	
SITE AREA	1.24 ± AC.

- NOTES:
- ZONING IS "SC" - SHOPPING CENTER
 - NO OUTDOOR STORAGE IS PROPOSED.
 - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 47093C0129G, DATED 8/5/2013.
 - PROPERTY IS SUBJECT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 200702140065972, 200703300079409, AND 201207050000464, THAT PROVIDE ACCESS AND UTILITY EASEMENTS BENEFITING THIS LOT.

5-E-20-UR
3/24/2020

LEGEND FOR PROPOSED IMPROVEMENTS

	PROPOSED BUILDING
	PROPOSED CURB AND GUTTER
	PROPOSED GUIDERAIL
	PROPOSED CHAINLINK FENCE
	PAINTED TRAFFIC DIRECTION ARROW
	PROPOSED PARKING SPACES
	PROPOSED SIDEWALK
	STANDARD DUTY ASPHALTIC PAVEMENT
	HEAVY DUTY ASPHALTIC PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	ARCHITECTURAL CONCRETE REFER TO ARCH PLANS FOR UNITS AND DETAILS



NOT FOR CONSTRUCTION

NO.	REVISION	DATE

CONSULTANT:

301 DOWNSVILLE ST
DUBLIN, GA 30098
PHONE: 404-597-0701
FAX: 404-597-0703
WWW.BDGBE.COM



DEVELOPER:

DISCOUNT TIRE COMPANY
20225 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85255
PH: 480-606-6000



DISCLAIMER:

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DISCOUNT TIRE STORE
NORRIS FREEWAY
KNOXVILLE, TN 37928
PARCEL ID: 038CG005

STORE NUMBER:
THK 12466
BDG # 20-110
PROJECT MANAGER:
HOLLY KELLMAN

PROJECT CIVIL ENGINEER:
KELLY WAGONER
PH: (404) 567-5701
Ext 103

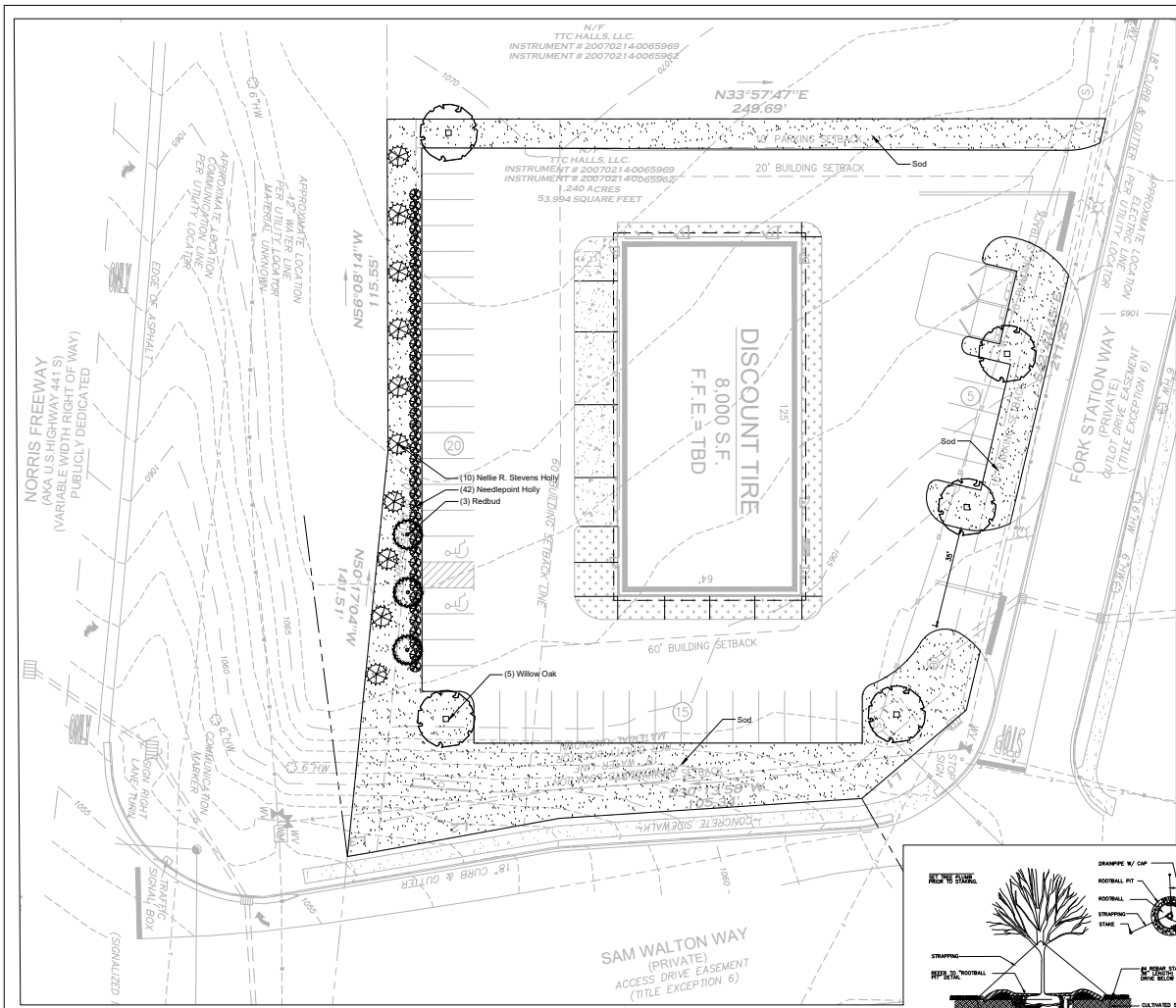
DRAWN BY:
GDL

SHEET TITLE:
USE ON REVIEW
SITE PLAN

DATE: MARCH 18, 2020
ISSUED FOR: CONCEPTUAL REVIEW

SHEET NUMBER:
P-2

USER: G:\p4\ - Mar 20, 2020 - 10:52am
P:\Projects\2020\20-110 Knoxville, TN (DTC - 12466)\Drawings\Plan\20-110 p-2 with survey\5-dwg - LV015.dwg Concept Plan



Parking Lot Perimeter Landscape Yard Calculations:
 (3) Trees and (10) Shrubs For Every 100 Linear Feet Along Public ROW
 (3) Trees and (42) Shrubs Required / Provided

Norris Freeway Parking Lot Perimeter Type "C" Buffer: 18'
 Provide a small row of evergreen trees at 20' on center, installed height to be 6' with a 15' spread at maturity.

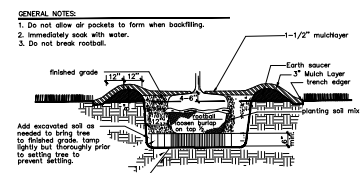
(10) Nellie R. Stevens Holly Provided

Site Landscape Calculations:
 Building Facade = 63'-8"
 Required Planting 60% of LF of Facade = 125lf
 (1) Tree per 50' and (1) Shrub per 3'
 (3) Trees and (42) Shrubs Required / Provided

Trees	QU	Scientific Name	Common Name	Minimum Size	Spacing
5	Quercus phellos	Willow Oak	2"-Cal	As Shown	
3	Cercis canadensis	Redbud	2"-Cal	As Shown	
10	Ilex x Nellie R Stevens	Nellie R. Stevens Holly	6' ht	As Shown	

Shrubs	QU	Scientific Name	Common Name	Minimum Size	Spacing
42	Ilex cornuta 'Needlepoint'	Needlepoint Holly	3 Gal.	3' o.c.	

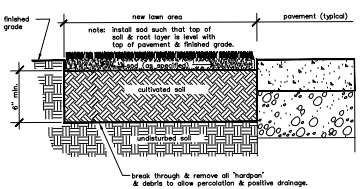
5-E-20-UR
 3/24/2018



GENERAL NOTES:
 1. Do not allow air pockets to form when backfilling.
 2. Immediately soak with water.
 3. Do not break rootball.
 4. slope & guy securely.
 5. complete backfilling, construct trench edge & add specified mulch.

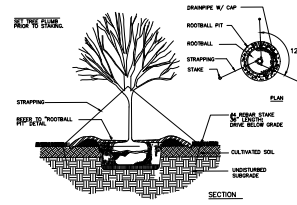
PLANTING PROCEDURE
 1. excavate rootball pit.
 2. add excavated soil & topsoil.
 3. backfill w/ soil mix & "soak 1".
 4. slope & guy securely.
 5. complete backfilling, construct trench edge & add specified mulch.

TYP. TREE ROOTBALL PIT
 N.T.S.

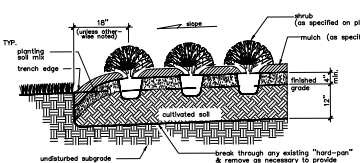


SODDING PROCEDURE
 1. the general contractor will provide grades to (+/-) .20" of a foot of proposed grades.
 2. cultivate entire area to a minimum 6" depth. handrake smooth.
 3. add soil mix (as per soil test analysis) & rototill.
 4. water area to be sodded prior to laying sod.
 5. lay & roll sod water thoroughly.

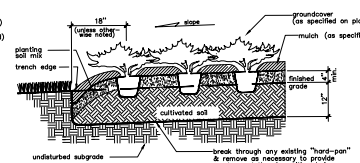
SOD INSTALLATION
 N.T.S.



TREE STAKING & GUYING
 N.T.S.



SHRUB PLANTING
 N.T.S.



GROUNDCOVER PLANTING
 N.T.S.

NO.	REVISION	DATE	CONSULTANT:

BDG
 Brouillette Design Group, LLC
 5471 DOWNSWILE CT
 DUBLIN, GA 30098
 PH: (404) 567-5700
 WWW.BDG86.COM



DEVELOPER:
 DISCOUNT TIRE COMPANY
 20225 N. SCOTTSDALE RD.
 SCOTTSDALE, AZ 85255
 PH: 480-606-6000



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DISCOUNT TIRE STORE
 7550 NORRIS FREEWAY
 KNOXVILLE, TN 37928

STORE NUMBER:
 TMS 12166
 BDG # 20-110
 PROJECT MANAGER:
 HOLLY KEILMAN
 PROJECT CIVIL ENGINEER:
 KELLY WAGONER
 P.E. (404) 567-0701
 Est 103
 DRAWN BY:
 GOL

SHEET TITLE:
 LANDSCAPE PLAN
 DATE: JANUARY 27, 2020
 ISSUED FOR: CONCEPTUAL REVIEW

SHEET NUMBER:
LS-1



DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Discount Tire Company, Inc

Developer

Applicant Name

Affiliation

3/24/2020
Date Filed

5/14/2020

Meeting Date (if applicable)

5-E-20-UR
File Numbers(s)

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

Mr. Kelly Wagoner

Buckel Design Group

Name

Company

3471 Donaville Street

Duluth

GA

30189

Address

City

State

Zip

404-567-5701 xt 103

kelly.wagoner@bdgse.com

Phone

Email

CURRENT PROPERTY INFO

TTC Halls, LLC

P.O. Box 23170 Nashville, TN 37202-3170 865-254-2468

Owner Name (if different)

Owner Address

Owner Phone

0 Norris Freeway

038CG005

Property Address

Parcel ID

Northeast side of Norris Freeway, Northwest side of Sam Walton Way

1.24 AC (Proposed)

General Location

Tract Size

7th District

"SC" - Shopping Center

Jurisdiction (specify district above) City County

Zoning District

North County

Community Commercial

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant

N

Hallsdale Powell

Hallsdale Powell

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT
SUBDIVISION
ZONING
STAFF USE ONLY

- Development Plan Use on Review / Special Use
- Residential Non-Residential
- Home Occupation (specify):
- Other (specify): **Proposed Discount Tire Company retail wheel and tire store including service for installation**

- Proposed Subdivision Name _____ Unit / Phase Number _____
- Parcel Change
- Combine Parcels Divide Parcel Total Number of Lots Created: _____
- Other (specify): _____
- Attachments / Additional Requirements _____

- Zoning Change: _____
 Proposed Zoning _____
- Plan Amendment Change: _____
 Proposed Plan Designation(s) _____
- Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____
- Other (specify): _____

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat only*)
- Use on Review / Special Use (*Concept Plan only*)
- Traffic Impact Study

FEE 1:

0401 1,500

FEE 2:

\$1,500

FEE 3:

TOTAL:

AUTHORIZATION

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


Applicant Signature

Kelly Wagoner

3/20/2020

Please Print


Date

404-567-5701 xt 103

kelly.wagoner@bdgse.com

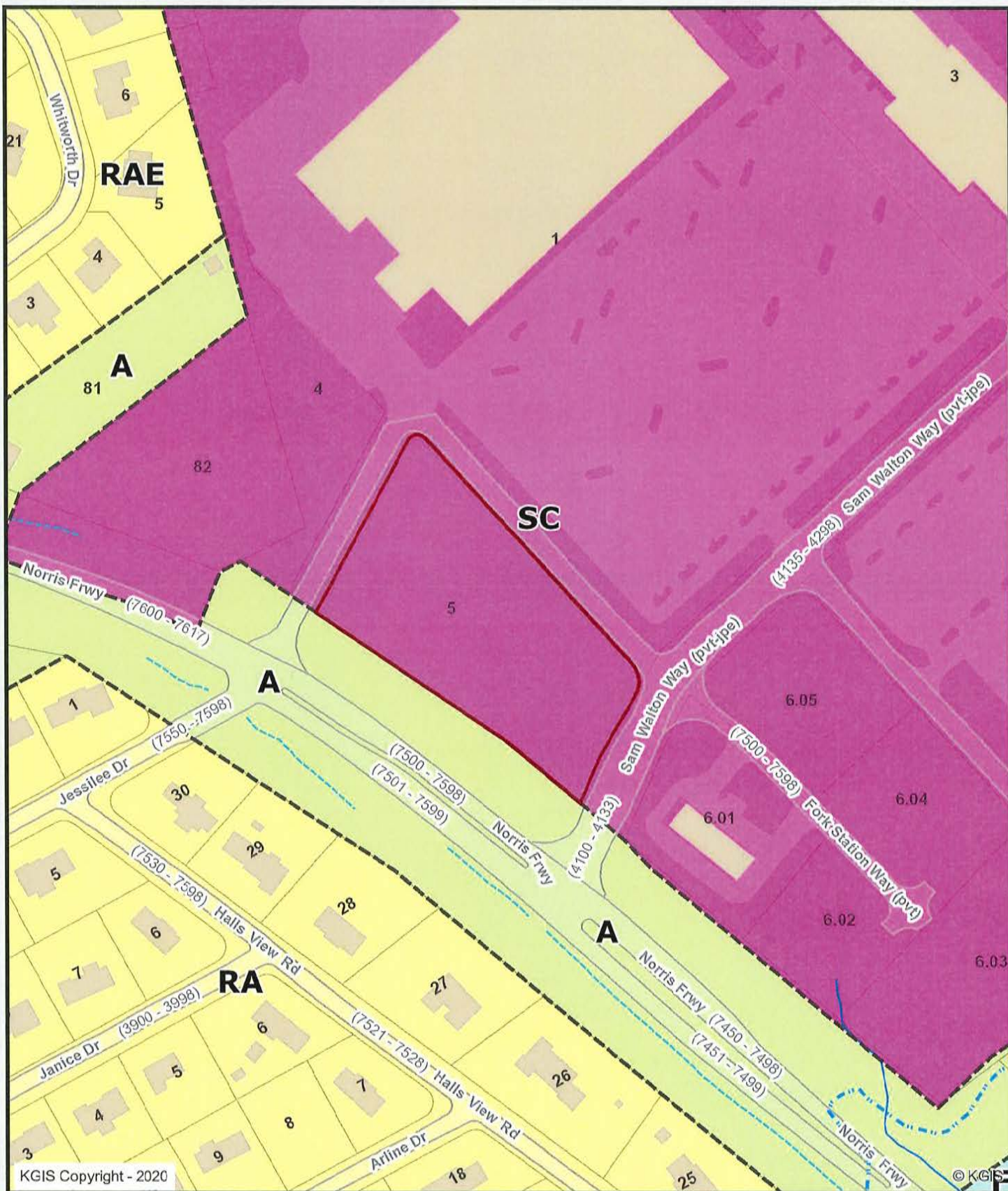
Phone Number

Email


Staff Signature

Michael Reynolds
Please Print

3/24/2020
Date



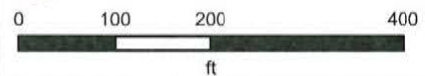
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