



PLANNED DEVELOPMENT PRELIMINARY PLAN

▶ **FILE #:** 9-B-20-PD

AGENDA ITEM #: 32

AGENDA DATE: 9/10/2020

▶ **APPLICANT:** KROGER LIMITED PARTNERSHIP I

OWNER(S): Kroger Limited Partnership I

TAX ID NUMBER: 58 K C 007 PART OF

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 5201 N. Broadway

▶ **LOCATION:** Northeast side of Knox Rd., south side of N. Broadway

▶ **APPX. SIZE OF TRACT:** 9.15 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY:

UTILITIES: Water Source:

Sewer Source:

WATERSHED:

▶ **ZONING:** C-G-2 (General Commercial) / PD (Planned Development)

▶ **EXISTING LAND USE:** Parking Lot

▶ **PROPOSED USE:** Fuel center for Kroger grocery store

HISTORY OF ZONING: The property was rezoned PC-1(k) in 2008 (7-M-08-RZ) and is currently zoned C-G-2.

SURROUNDING LAND USE AND ZONING: North: Kroger, office, general commercial / C-G-2 (General Commercial)

South: Restaurants, general commercial / C-G-2 (General Commercial)

East: Neighborhood commercial, medical office, restaurant, residential / C-G-2 (General Commercial), C-N (Neighborhood Commercial), O (Office) & RN-1 (Single-Family Residential Neighborhood)

West: Park, vacant land / C-G-2 (General Commercial), OS (Parks and Open Space) & F (Floodplain)

NEIGHBORHOOD CONTEXT: This developed site is located on N. Broadway within the Fountain City commercial area and west of the Gibbs Drive (National Register) Historic District. The current zoning is the area consists of C-G-2, O, C-N, RN-1, RN-4, and OS.

STAFF RECOMMENDATION:

▶ **WITHDRAW** the application as requested by the applicant.

The applicant has requested withdrawal of this Planned Development application so a Special Use application can be submitted for the October Planning Commission meeting.

COMMENTS:

The applicant is proposing a fuel center in the parking lot of the Kroger in Fountain City. The property is currently zoned C-G-2 and the former zoning on the property was PC-1(k). In 2008, the Planning Commission approved the development plan for the Kroger on this site. The transitional rules of the new zoning ordinance (Section 1.4.G) states that all previously approved planned districts remain in effect and are subject to all plans, regulations, and/or conditions of their approval, and that these developments are subject to the Planned Development (PD) amendment and/or development approval procedures. The PD amendment process requires a preliminary plan to be approved by both the Planning Commission and City Council, and then a final plan to be approved by the Planning Commission.

In April 2020, the Planning Commission recommended amendments to the transitional rules to remove the former commercial planned districts from those where the previously approved plans remain in effect. During the July 9, 2020 Council workshop, City Council recommended additional changes to the proposed amendments so that the former planned commercial districts are not removed from this section and that amendments to all previously approved development plans be subject to the Special Use approval procedures as they were under the old code. The Special Use (SU) process is what the former Use on Review (UOR) approval procedures were called.

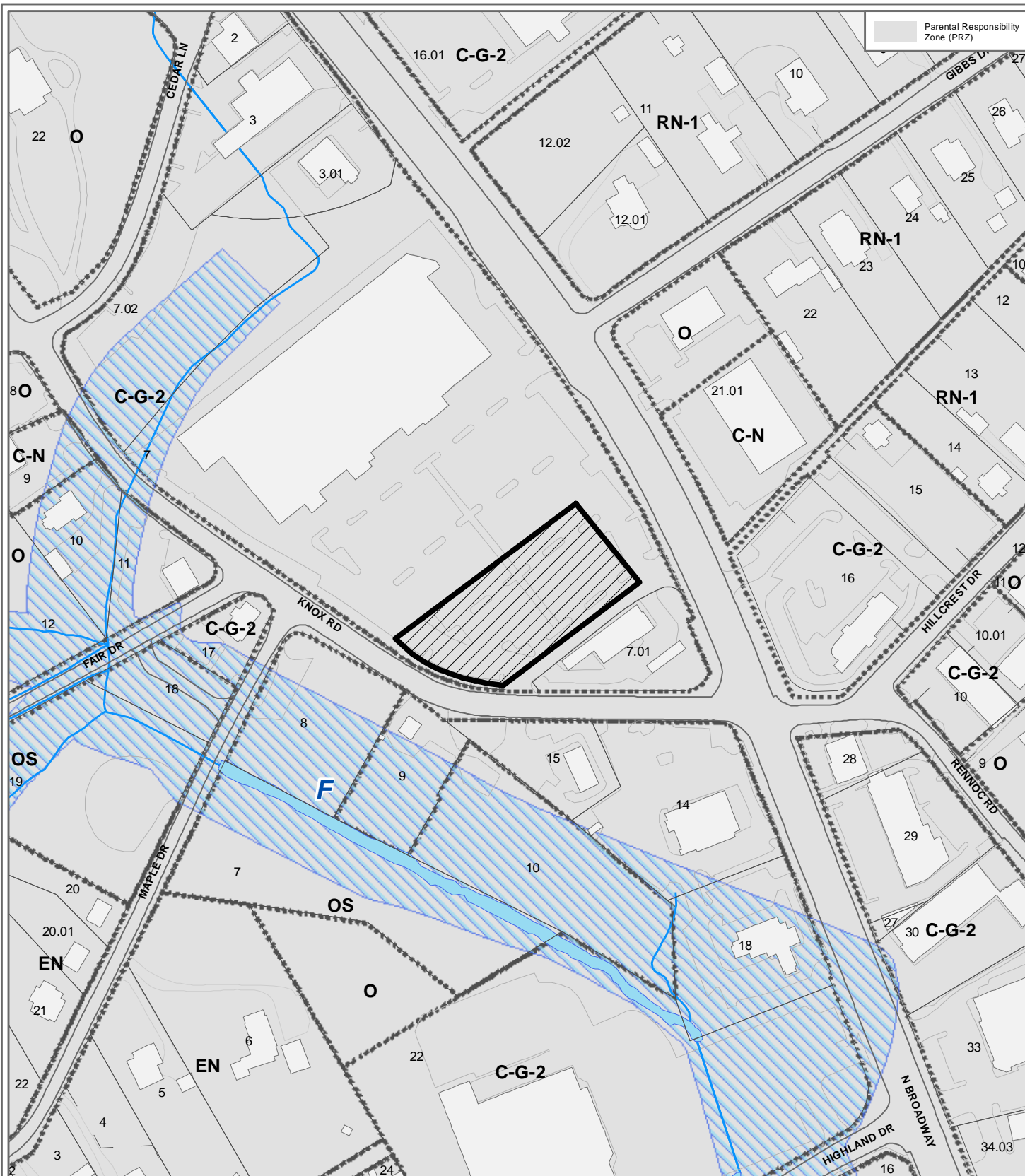
The Planning Commission will consider the revised amendments to the transition rules at the September 2020 meeting and if recommended for approval, the City Council will consider the amendments in October 2020. If City Council approves the amendments on emergency at their October 6th meeting, the applicants new application for SU application for the October 8th Planning Commission could be considered for approval. If City Council does not approve the amendments on emergency then the SU application will need to be postponed until at least the November Planning Commission meeting to allow time for a final decision to be made by City Council.

ESTIMATED TRAFFIC IMPACT: 2054 (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.

If approved, this item will be forwarded to Knoxville City Council for action on 10/6/2020 and 10/20/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



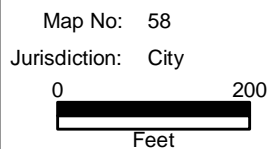
**9-B-20-PD
DEVELOPMENT PLAN**

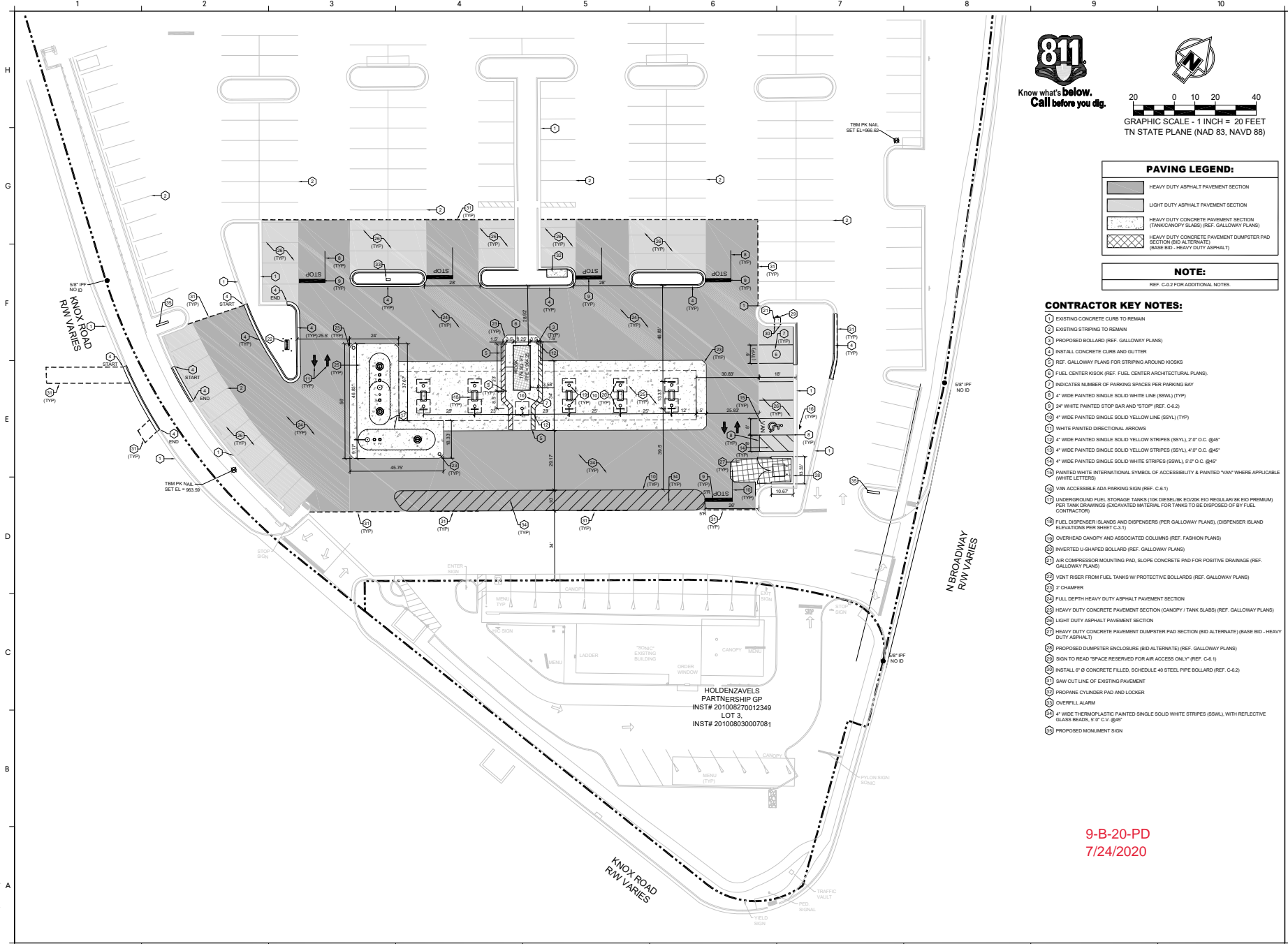
Petitioner: Kroger Limited Partnership I



Fuel center for Kroger grocery store in C-G-2 (General Commercial) / PD (Planned Development)

Original Print Date: 8/14/2020 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





PAVING LEGEND:	
	HEAVY DUTY ASPHALT PAVEMENT SECTION
	LIGHT DUTY ASPHALT PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SECTION (TANK/CANOPY SLABS) (REF. GALLOWAY PLANS)
	HEAVY DUTY CONCRETE PAVEMENT DUMPSITER PAD SECTION (BID ALTERNATE) (BASE BID - HEAVY DUTY ASPHALT)

NOTE:	
REF. C-0.3 FOR ADDITIONAL NOTES.	

- CONTRACTOR KEY NOTES:**
- EXISTING CONCRETE CURBS TO REMAIN
 - EXISTING STRIPING TO REMAIN
 - PROPOSED BOLLARD (REF. GALLOWAY PLANS)
 - INSTALL CONCRETE CURB AND GUTTER
 - REF. GALLOWAY PLANS FOR STRIPING AROUND KIOSKS
 - FUEL CENTER KIOSK (REF. FUEL CENTER ARCHITECTURAL PLANS)
 - INDICATES NUMBER OF PARKING SPACES PER PARKING BAY
 - 4" WIDE PAINTED SINGLE SOLID WHITE LINE (BSWL) (TYP)
 - 2" WHITE PAINTED STOP BAR AND "STOP" (REF. C-4.2)
 - 4" WIDE PAINTED SINGLE SOLID YELLOW LINE (BSYL) (TYP)
 - WHITE PAINTED DIRECTIONAL ARROWS
 - 4" WIDE PAINTED SINGLE SOLID YELLOW STRIPES (BSYL) 2' O.C. @45°
 - 4" WIDE PAINTED SINGLE SOLID WHITE STRIPES (BSWL) 4' O.C. @45°
 - 4" WIDE PAINTED SINGLE SOLID WHITE STRIPES (BSWL) 5' O.C. @45°
 - PAINTED WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY & PAINTED "VAN" WHERE APPLICABLE (WHITE LETTERS)
 - NEW ACCESSIBLE ADA PARKING SIGN (REF. C-4.1)
 - UNDERGROUND FUEL STORAGE TANKS 10K DIESEL/UK 60/20K 610 REGULAR 8K 610 PREMIUM PER TANK DRAWINGS (EXCAVATED MATERIAL FOR TANKS TO BE DISPOSED OF BY FUEL CONTRACTOR)
 - FUEL DISPENSER ISLANDS AND DISPENSERS (PER GALLOWAY PLANS), (DISPENSER ISLAND ELEVATIONS PER SHEET C-4.1)
 - OVERHEAD CANOPY AND ASSOCIATED COLUMNS (REF. FASHION PLANS)
 - INVERTED U-SHAPED BOLLARD (REF. GALLOWAY PLANS)
 - AIR COMPRESSOR MOUNTING PAD, SLOPE CONCRETE PAD FOR POSITIVE DRAINAGE (REF. GALLOWAY PLANS)
 - VENT RISER FROM FUEL TANKS W/ PROTECTIVE BOLLARDS (REF. GALLOWAY PLANS)
 - 3" CHAMFER
 - FULL DEPTH HEAVY DUTY ASPHALT PAVEMENT SECTION
 - HEAVY DUTY CONCRETE PAVEMENT SECTION (CANOPY / TANK SLABS) (REF. GALLOWAY PLANS)
 - LIGHT DUTY ASPHALT PAVEMENT SECTION
 - HEAVY DUTY CONCRETE PAVEMENT DUMPSITER PAD SECTION (BID ALTERNATE) (BASE BID - HEAVY DUTY ASPHALT)
 - PROPOSED DUMPSITER ENCLOSURE (BID ALTERNATE) (REF. GALLOWAY PLANS)
 - SIGN TO READ "SPACE RESERVED FOR AIR ACCESS ONLY" (REF. C-4.1)
 - INSTALL 16" Ø CONCRETE FILLED, SCHEDULE 40 STEEL PIPE BOLLARD (REF. C-4.2)
 - SAW CUT LINE OF EXISTING PAVEMENT
 - PROPANE CYLINDER PAD AND LOCKER
 - OVERFILL ALARM
 - 4" WIDE THERMOPLASTIC PAINTED SINGLE SOLID WHITE STRIPES (BSWL) WITH REFLECTIVE GLASS BEADS, 5' O.C. @45°
 - PROPOSED MONUMENT SIGN

HÖLDENZAVELS PARTNERSHIP GP
 INST# 201008270012349
 LOT 3
 INST# 201008030007081

9-B-20-PD
 7/24/2020

3310 West End Avenue, Suite 420
 Nashville, TN 37203
 T 615.333.7200
 GMCNETWORK.COM

ISSUE DATE
 10/25/2020

NO.	DESCRIPTION

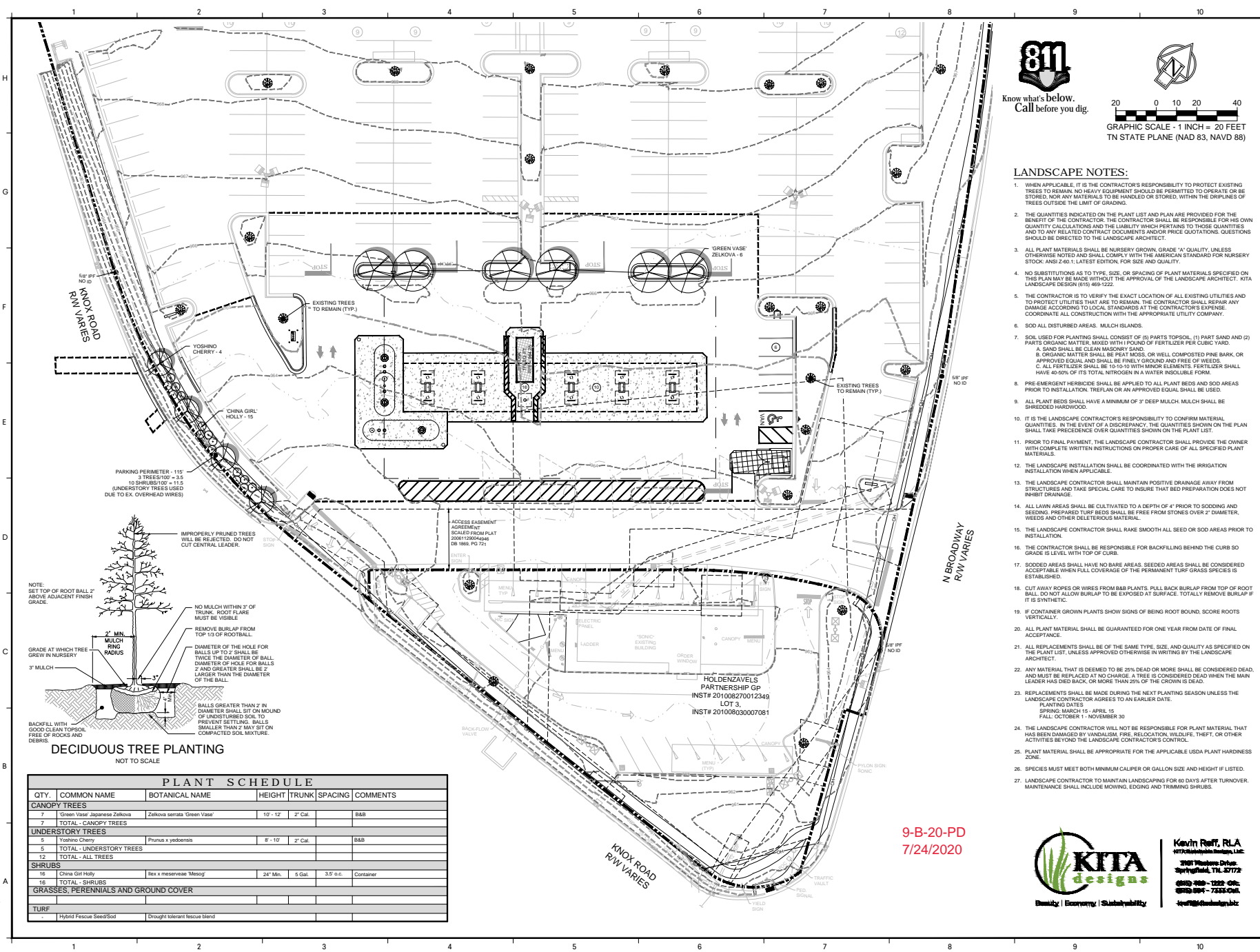
DRAWN BY: SDOODS
 CHECKED BY: BEZOK

KROGER STORE U-698
FUEL CENTER
 5200 N. BROADWAY
 KNOXVILLE, TN 37918

SITE PLAN

GMC PROJECT #CNA190111

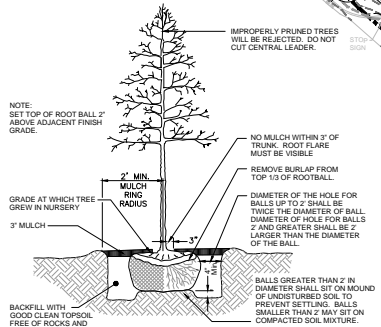
C-2.1



811
Know what's below.
Call before you dig.

GRAPHIC SCALE - 1 INCH = 20 FEET
TN STATE PLANE (NAD 83, NAVD 88)

- LANDSCAPE NOTES:**
1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DROPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
 2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THESE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
 3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, GRADE "A" QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK: ANSI Z60.1, LATEST EDITION, FOR SIZE AND QUALITY.
 4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. KITA, LANDSCAPE DESIGN (615) 469-1222.
 5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
 6. SO ALL DISTURBED AREAS: MULCH (BENEFIT OF (3) PARTS TOPSOIL, (1) PART SAND AND (2) PARTS ORGANIC MATTER, MIXED WITH (1) POUND OF FERTILIZER PER CUBIC YARD. A. SAND SHALL BE CLEAN MASONRY SAND. B. ORGANIC MATTER SHALL BE PEAT MOSS, WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS. C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
 7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOO AREAS PRIOR TO INSTALLATION. TRIFLURAN OR AN APPROVED EQUAL SHALL BE USED.
 8. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
 9. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
 10. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
 11. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
 12. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
 13. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SOODING AND SEEDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER DELETERIOUS MATERIAL.
 14. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SOO OR SOO AREAS PRIOR TO INSTALLATION.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
 16. SOODED AREAS SHALL HAVE NO BARE AREAS. SEEDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURF GRASS SPECIES IS ESTABLISHED.
 17. CUT AWAY ROPES OR WIRES FROM BAB PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
 18. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
 19. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
 20. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
 21. ANY MATERIAL THAT IS DEEMED TO BE 20% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 20% OF THE CROWN IS DEAD.
 22. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
PLANTING DATES
SPRING: MARCH 15 - APRIL 15
FALL: OCTOBER 1 - NOVEMBER 30
 23. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
 24. PLANT MATERIAL SHALL BE APPROPRIATE FOR THE APPLICABLE USDA PLANT HARDNESS ZONE.
 25. SPECIES MUST MEET BOTH MINIMUM CALIPER OR GALLON SIZE AND HEIGHT IF LISTED.
 26. LANDSCAPE CONTRACTOR TO MAINTAIN LANDSCAPING FOR 60 DAYS AFTER TURN-OVER. MAINTENANCE SHALL INCLUDE MOWING, EDGING AND TRIMMING SHRUBS.



DECIDUOUS TREE PLANTING
NOT TO SCALE

PLANT SCHEDULE						
QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	SPACING	COMMENTS
CANOPY TREES						
7	Green Vase Japanese Zelkova	Zelkova serrata 'Green Vase'	10' - 12'	2" Cal.		B&B
7	TOTAL - CANOPY TREES					
UNDERSTORY TREES						
5	Yoshino Cherry	Prunus x yedoensis	8' - 10'	2" Cal.		B&B
5	TOTAL - UNDERSTORY TREES					
12	TOTAL - ALL TREES					
SHRUBS						
16	China Girl Holly	Ilex x meserveae 'Missog'	24" Min.	5 Gal.	3.0' o.c.	Container
16	TOTAL - SHRUBS					
GRASSES, PERENNIALS AND GROUND COVER						
TURF						
	Hybrid Fescue Seed/Soa	Drought tolerant fescue blend				

9-B-20-PD
7/24/2020

KITA designs
Beauty | Ecstasy | Sustainability

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GMC

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Kroger

KROGER STORE U-698
FUEL CENTER
5000 KNOXVILLE PIKE
KNOXVILLE TN 37918

ISSUE DATE: 06/15/2020
BY SET: 06/15/2020

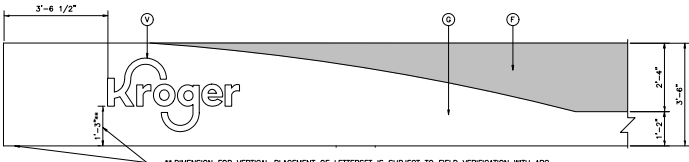
DRAWN BY: S. DOODS
CHECKED BY: B. BARK

GMC PROJECT #CNAS190111

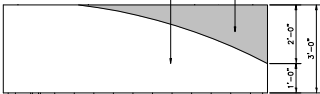
6/15/20

LANDSCAPE PLAN

L-1.1

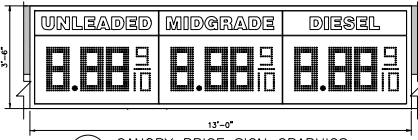


1 CANOPY GRAPHICS
SCALE: 1/2"=1'-0"

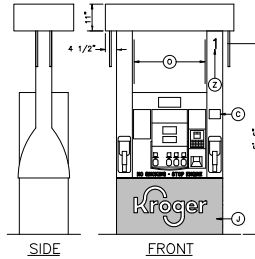


2 KIOSK GRAPHICS
SCALE: 1/2"=1'-0"

CONTRACTOR SHALL SUBMIT: MASONRY, MORTAR, MASONRY VENEER TIES, HORIZONTAL MASONRY VENEER REINFORCING AND PAINT SAMPLES TO OWNER'S CONSTRUCTION REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING MATERIALS. SOLID 'L' CORNERS OR PISTOL CUT CORNERS SHALL BE USED AT ALL OUTSIDE CORNERS OF MASONRY VENEER.



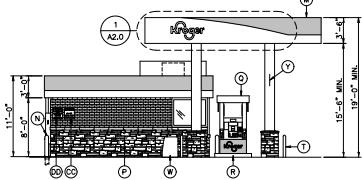
8 CANOPY PRICE SIGN GRAPHICS
SCALE: 1/2"=1'-0"



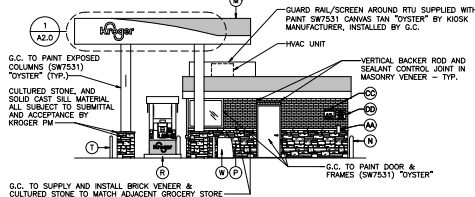
7 DISPENSER ELEVATION
SCALE: 1/2"=1'-0"

EQUIPMENT SCHEDULE

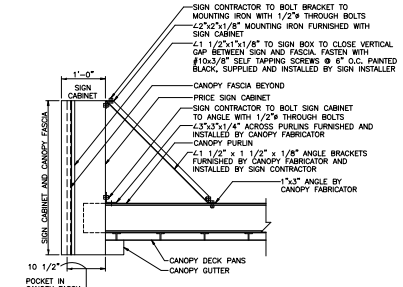
ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	INTERNALLY ILLUMINATED IDENTIFICATION SIGN		CUMMINGS SIGNS		OWNER	SIGN INSTALLER
B	LED "PRICE SIGN AND CONTROL ANTENNA, SEE DETAIL 10, THIS SHEET		LANDMARK SIGN ALLIANCE		OWNER	SIGN INSTALLER
C	STATIC WARNING DECAL		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
D	NOT USED					
E	MASONRY BASE BY G.C.				OWNER	GENERAL CONTRACTOR
F	CANOPY FASCIA	SANDSTONE			CANOPY FABRICATOR	CANOPY FABRICATOR
G	CANOPY FASCIA	OYSTER			CANOPY FABRICATOR	CANOPY FABRICATOR
H	NOT USED					
I	PRECAST BEAD/ VINYL ADDRESS DECALS PER LOCAL AUTHORITY SPECIFICATIONS. F REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
J	DISPENSER DOOR GRAPHICS	RED WITH WHITE LETTERS	WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
K	KIOSK FASCIA	SANDSTONE			KIOSK FABRICATOR	KIOSK FABRICATOR
L	KIOSK FASCIA	OYSTER			KIOSK FABRICATOR	KIOSK FABRICATOR
M	CANOPY				CANOPY FABRICATOR	CANOPY FABRICATOR
N	6" DIAMETER BOLLARD - G.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
O	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
P	KIOSK - PREFABRICATED				KIOSK FABRICATOR	GENERAL CONTRACTOR
Q	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
R	ISLAND FORMS			RIVERSIDE	OWNER	GENERAL CONTRACTOR
S	CANOPY COULMURS - G.C. TO PAINT EXPOSED PORTIONS SEE DRAWINGS FOR ADDITIONAL WORK BY G.C.	SW7651 CANVAS TAN "OYSTER"			CANOPY FABRICATOR	CANOPY FABRICATOR
T	STAINLESS STEEL TRAFFIC U PIPE GUARD		RIVERSIDE		OWNER	GENERAL CONTRACTOR
U	LED "TRIPLE SIGN AND CONTROL" ANTENNA, SEE DETAIL 8, THIS SHEET		LANDMARK SIGN ALLIANCE		OWNER	SIGN INSTALLER
V	ILLUMINATED CHANNEL LETTERS		CUMMINGS SIGNS		OWNER	SIGN INSTALLER
W	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
X	NOT USED					
Y	PUMP NUMBER FLAG				CANOPY FABRICATOR	GENERAL CONTRACTOR
Z	4" BLACK VINYL DECAL (DISPENSER NUMBER)				OWNER	GENERAL CONTRACTOR
AA	CALL BOX				OWNER	GENERAL CONTRACTOR
BB	EMERGENCY FUEL SHUTDOWN SIGN			REFER TO A3.1: DETAIL 1	GENERAL CONTRACTOR	GENERAL CONTRACTOR
CC	UNATTENDED WARNING SIGN			REFER TO A3.1: DETAIL 2	GENERAL CONTRACTOR	GENERAL CONTRACTOR
DD	EMERGENCY INSTRUCTION SIGN			REFER TO A3.1: DETAIL 3	GENERAL CONTRACTOR	GENERAL CONTRACTOR



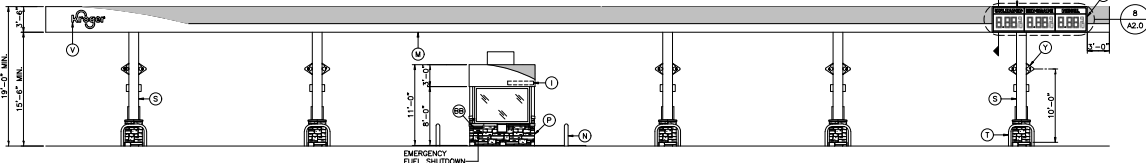
3 LEFT ELEVATION
SCALE: 1/8"=1'-0"



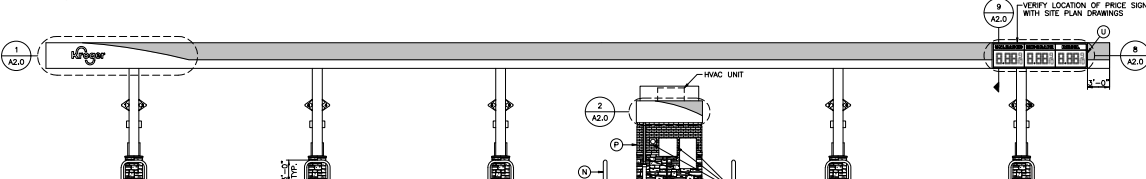
4 RIGHT ELEVATION
SCALE: 1/8"=1'-0"



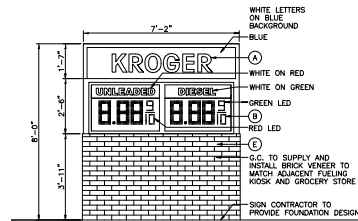
9 SECTION AT CANOPY SIGN
NOT TO SCALE



5 FRONT ELEVATION
SCALE: 1/8"=1'-0"



6 REAR ELEVATION
SCALE: 1/8"=1'-0"



10 ID SIGN GRAPHICS
SCALE: 3/8"=1'-0"

9-B-20-PD
7/24/2020

PRELIMINARY
NOT FOR
CONSTRUCTION

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Submitted to: Kroger Co.
Project No. 002-19-0000
Date: 03/17/2020
The Kroger Co.
Kroger

NO.	DESCRIPTION	DATE

Project #: U-698
Date: MARCH, 2020
Scale: FULL
Disk File: KroU0698_A2.0-ELEV
Model: 5x1(GD)1RR Brick

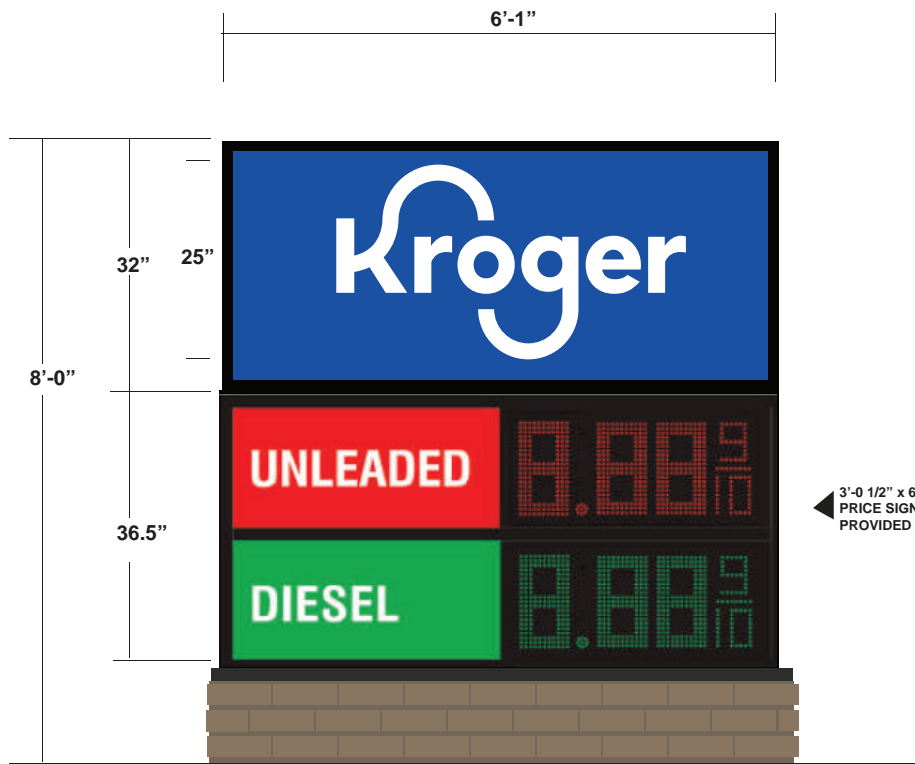
Address: 5201 N. Broadway St.
Knoxville, TN 37918

EXTERIOR ELEVATIONS
& SIGNAGE

Sheet: **A2.0**

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NOTE TO CONTRACTOR:
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL A.D.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR HINDRANCES. THE FAILURE OF THIS CONSTRUCTION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNER/ARCHITECTS OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.

A



SCALE: 3/4" = 1'-0"

NOTE: MAX 32 SQ. FT. @ 8' OAH
15' SETBACK

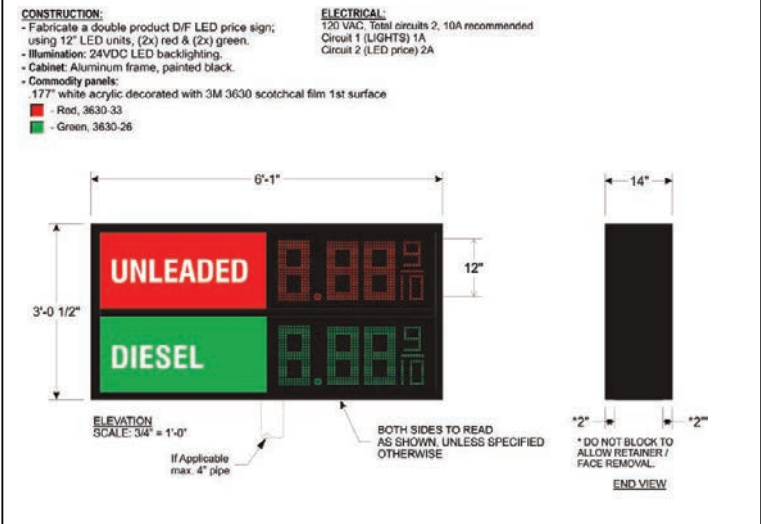
- DOUBLE FACE INTERNALLY ILLUMINATED SIGN CABINET.
- ALUMINUM CABINET & RETAINERS PAINTED BLACK.
- FLAT POLYCARBONATE FACES DECORATED WITH FLAT, FIRST SURFACE VINYL COPY.
- LED ILLUMINATION.
- 2'-6" X 6'-8" PRICE SIGN PROVIDED BY OTHERS.
- FOUNDATION & BRICK BY OTHERS.
- CUMMINGS TO PROVIDE POLE & CEMENT BOARD.



3730-8537 KROGER BLUE

- BRICK BASE COLOR T.B.D.

PRICE SIGN DETAILS



9-B-20-PD
7/24/2020

KROGER #698
5201 NORTH BROADWAY
KNOXVILLE, TN

35 SQ. FT.



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGSSIGNS.

CUSTOMER APPROVAL:

DATE: _____

Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:
102230.01A

DATE: 5-22-2020
S. Hawke



Request to Postpone • Table • Withdraw

RECEIVED

Name of Applicant: Kroger Limited Partnership I

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA AUG 24 2020

Original File Number(s): 9-B-20-PD

Knoxville-Knox County
Planning

Date Scheduled for Planning Review: September 10, 2020

Date Request Filed: July 24, 2020

Request Accepted by: Mike Reynolds *WR*

REQUEST

Postpone

Please postpone the above application(s) until:

DATE OF FUTURE PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

* Resubmitting the request as a Special use.

(10-B-20-SU)

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: *RH*

PLEASE PRINT

Name: Randy Harper

Address: 3310 West End Ave., Suite 420

City: Nashville State: TN Zip: 37203

Telephone: 615-417-7175

Fax: _____

E-mail: randy.harper@gmcnetwork.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.



DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Kroger Limited Partnership I

Applicant Name

Affiliation

July 24, 2020

Date Filed

September 10, 2020

Meeting Date (if applicable)

File Numbers(s)

9-B-20-50 PD

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

Bradley Bork

Name

Goodwyn Mills Cawood

Company

3310 West End Ave., Suite 420

Address

Nashville

City

TN

State

37203

Zip

615-333-7200 x554

Phone

brad.bork@gmcnetwork.com

Email

CURRENT PROPERTY INFO

Kroger Limited Partnership I

Owner Name (if different)

1014 Vine St., Cincinnati, OH 45202

Owner Address

Owner Phone

5201 N. Broadway, Knoxville, TN

Property Address

058KC007 *(part of)*

Parcel ID

east of Northwest corner of Knox Rd. & N. Broadway *South side of*

General Location

9.15 ac.

Tract Size

Knoxville *5th*

Jurisdiction (specify district above)

- City
- County

C-G-2 *(formally PC-1 (k))*

Zoning District

North City
Planning Sector

MU-SD NC-6

Sector Plan Land Use Classification

Inside City
Growth Policy Plan Designation

no Parking lot
Existing Land Use

N
Septic (Y/N)

KUB
Sewer Provider

KUB
Water Provider

REQUEST

DEVELOPMENT

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify):

Other (specify): *Fuel Center for Kroger grocery store.*

SUBDIVISION

Proposed Subdivision Name

Unit / Phase Number

Parcel Change

Combine Parcels Divide Parcel

Total Number of Lots Created:

Other (specify):

Attachments / Additional Requirements

ZONING

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

FEE 1:

0401

TOTAL:

ATTACHMENTS

Property Owners / Option Holders Variance Request

FEE 2:

\$1,500

ADDITIONAL REQUIREMENTS

Design Plan Certification (*Final Plat only*)

Use on Review / Special Use (*Concept Plan only*)

Traffic Impact Study

FEE 3:

AUTHORIZATION

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

Bradley Bork

Applicant Signature

Bradley Bork

Please Print

7/24/2020

Date

615-333-7200 x554

Phone Number

brad.bork@gmcnetwork.com

Email

Michael Reynolds

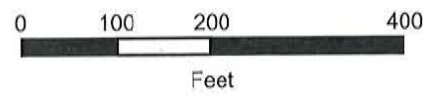
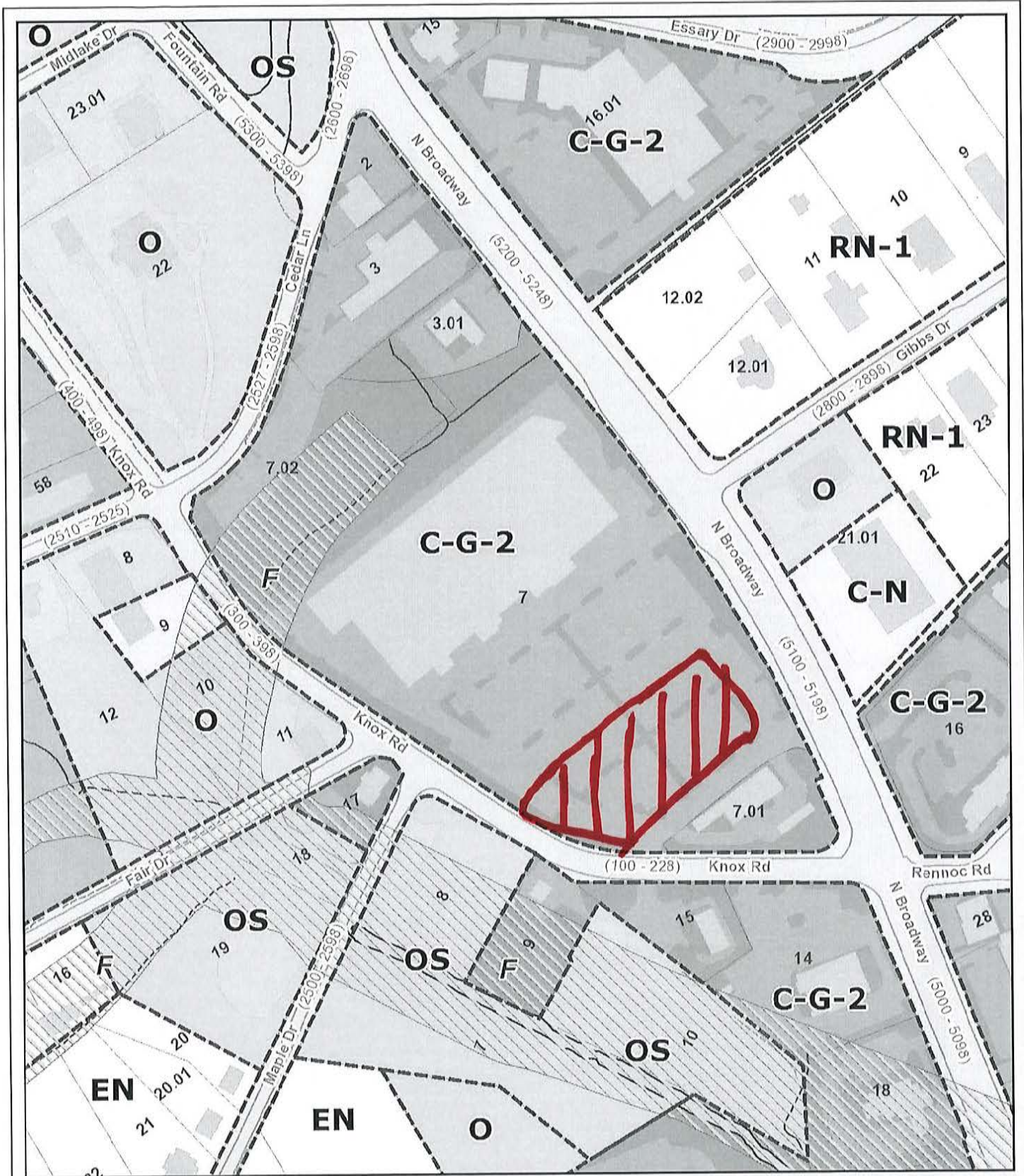
Staff Signature

Michael Reynolds

Please Print

7/24/2020

Date



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Know what's below.
Call before you dig.



20 0 10 20 40
GRAPHIC SCALE - 1 INCH = 20 FEET
TN STATE PLANE (NAD 83, NAVD 88)

PAVING LEGEND:

- HEAVY DUTY ASPHALT PAVEMENT SECTION
- LIGHT DUTY ASPHALT PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT SECTION (TANK/CANOPY SLABS) (REF. GALLOWAY PLANS)
- HEAVY DUTY CONCRETE PAVEMENT DUMPSTER PAD SECTION (BID ALTERNATE) (BASE BID - HEAVY DUTY ASPHALT)

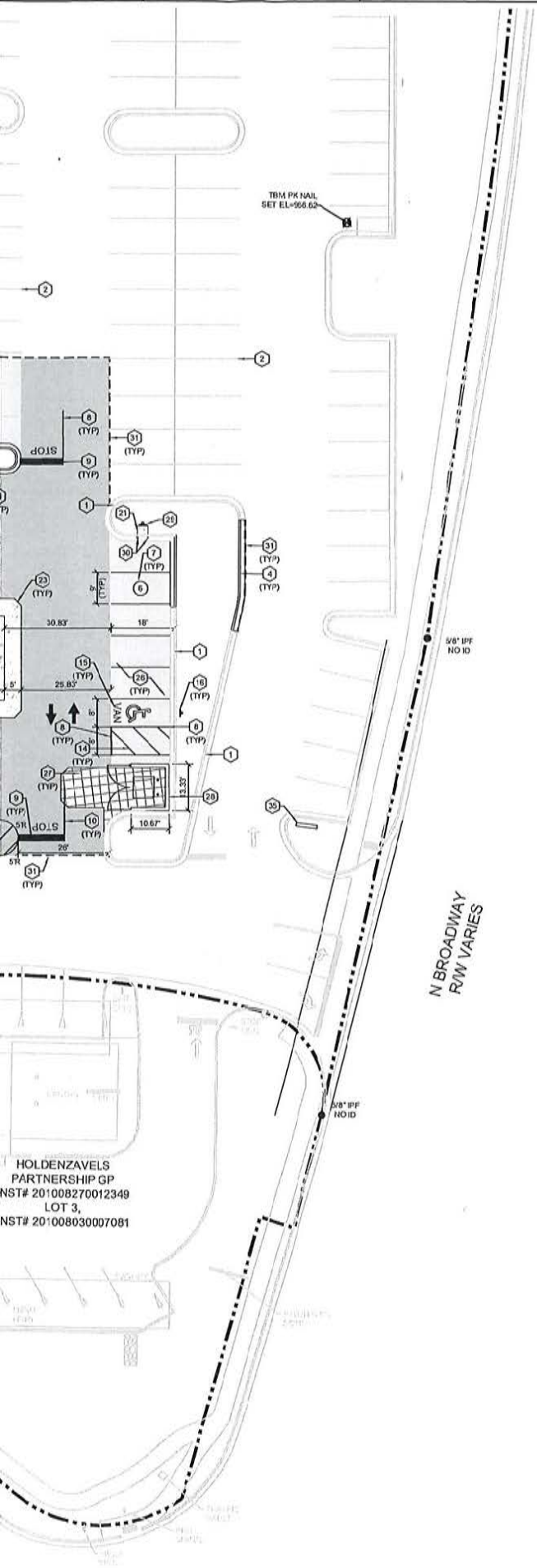
NOTE:

REF. C-0.2 FOR ADDITIONAL NOTES.

CONTRACTOR KEY NOTES:

- 1 EXISTING CONCRETE CURB TO REMAIN
- 2 EXISTING STRIPING TO REMAIN
- 3 PROPOSED BOLLARD (REF. GALLOWAY PLANS)
- 4 INSTALL CONCRETE CURB AND GUTTER
- 5 REF. GALLOWAY PLANS FOR STRIPING AROUND KIOSKS
- 6 FUEL CENTER KIOSK (REF. FUEL CENTER ARCHITECTURAL PLANS)
- 7 INDICATES NUMBER OF PARKING SPACES PER PARKING BAY
- 8 4" WIDE PAINTED SINGLE SOLID WHITE LINE (SSWL) (TYP)
- 9 24" WHITE PAINTED STOP BAR AND "STOP" (REF. C-6.2)
- 10 4" WIDE PAINTED SINGLE SOLID YELLOW LINE (SSYL) (TYP)
- 11 WHITE PAINTED DIRECTIONAL ARROWS
- 12 4" WIDE PAINTED SINGLE SOLID YELLOW STRIPES (SSYL), 2.0' O.C. @ 45°
- 13 4" WIDE PAINTED SINGLE SOLID YELLOW STRIPES (SSYL), 4.0' O.C. @ 45°
- 14 4" WIDE PAINTED SINGLE SOLID WHITE STRIPES (SSWL), 2.0' O.C. @ 45°
- 15 PAINTED WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY & PAINTED "VAN" WHERE APPLICABLE (WHITE LETTERS)
- 16 VAN ACCESSIBLE ADA PARKING SIGN (REF. C.6.1)
- 17 UNDERGROUND FUEL STORAGE TANKS (10K DIESEL/4K E.O.20K EIO REGULAR/6K EIO PREMIUM) PER TANK DRAWINGS (EXCAVATED MATERIAL FOR TANKS TO BE DISPOSED OF BY FUEL CONTRACTOR)
- 18 FUEL DISPENSER ISLANDS AND DISPENSERS (PER GALLOWAY PLANS), (DISPENSER ISLAND ELEVATIONS PER SHEET C-3.1)
- 19 OVERHEAD CANOPY AND ASSOCIATED COLUMNS (REF. FASHION PLANS)
- 20 INVERTED U-SHAPED BOLLARD (REF. GALLOWAY PLANS)
- 21 AIR COMPRESSOR MOUNTING PAD, SLOPE CONCRETE PAD FOR POSITIVE DRAINAGE (REF. GALLOWAY PLANS)
- 22 VENT RISER FROM FUEL TANKS W/ PROTECTIVE BOLLARDS (REF. GALLOWAY PLANS)
- 23 7 CHAMFER
- 24 FULL DEPTH HEAVY DUTY ASPHALT PAVEMENT SECTION
- 25 HEAVY DUTY CONCRETE PAVEMENT SECTION (CANOPY / TANK SLABS) (REF. GALLOWAY PLANS)
- 26 LIGHT DUTY ASPHALT PAVEMENT SECTION
- 27 HEAVY DUTY CONCRETE PAVEMENT DUMPSTER PAD SECTION (BID ALTERNATE) (BASE BID - HEAVY DUTY ASPHALT)
- 28 PROPOSED DUMPSTER ENCLOSURE (BID ALTERNATE) (REF. GALLOWAY PLANS)
- 29 SIGN TO READ "SPACE RESERVED FOR AIR ACCESS ONLY" (REF. C-6.1)
- 30 INSTALL 6" Ø CONCRETE FILLED, SCHEDULE 40 STEEL PIPE BOLLARD (REF. C-6.2)
- 31 SAW CUT LINE OF EXISTING PAVEMENT
- 32 PROPANE CYLINDER PAD AND LOCKER
- 33 OVERFILL ALARM
- 34 4" WIDE THERMOPLASTIC PAINTED SINGLE SOLID WHITE STRIPES (SSWL), WITH REFLECTIVE GLASS BEADS, 5.0' O.C. @ 45°
- 35 PROPOSED MONUMENT SIGN

N BROADWAY R/W VARIES



HOLDENZAVELS
PARTNERSHIP GP
INST# 201008270012349
LOT 3,
INST# 201008030007081

GMC

3310 West End Avenue, Suite 420
Nashville, TN 37203
T 615.333.7200
GMCNETWORK.COM

ISSUE	DATE
BID SET	06/15/2020



KROGER STORE U-698
FUEL CENTER
5201 N. BROADWAY
KNOXVILLE, TN 37918

SITE PLAN

GMC PROJECT #CNAS190111



C-2.1

*9-B-20-SU
7/24/2020*