



# USE ON REVIEW REPORT

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▶ **FILE #:** 12-D-20-UR (REVISED) **AGENDA ITEM #:** 34  
POSTPONEMENT(S): 12/10/2020 - 2/11/2021 **AGENDA DATE:** 4/8/2021  
▶ **APPLICANT:** INGLES MARKETS, INC.  
OWNER(S): Ingles Markets Inc.

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TAX ID NUMBER: 38 08902 (PART OF) , 08903 (PART OF) & 08901 [View map on KGIS](#)  
JURISDICTION: County Commission District 7  
STREET ADDRESS: 7220 Norris Frwy. (7340 & 7366 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

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▶ **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.

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**STAFF RECOMMENDATION:**

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

The applicant has requested to table the application to allow time to make further revisions to the the plans.

**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.



# 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: April 8th, 2021

Date Request Filed: March 30th, 2021 Request Accepted by: Mike Reynolds

### REQUEST

**Postpone**  
Please postpone the above application(s) until:

\_\_\_\_\_  
DATE OF FUTURE PUBLIC MEETING

**Table**  
Please table the above application(s).

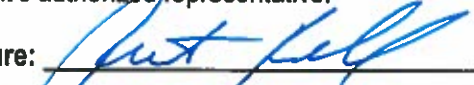
**Withdraw**  
Please withdraw the above application(s).

**State reason for request:**  
Changes to building under architectural design.

**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

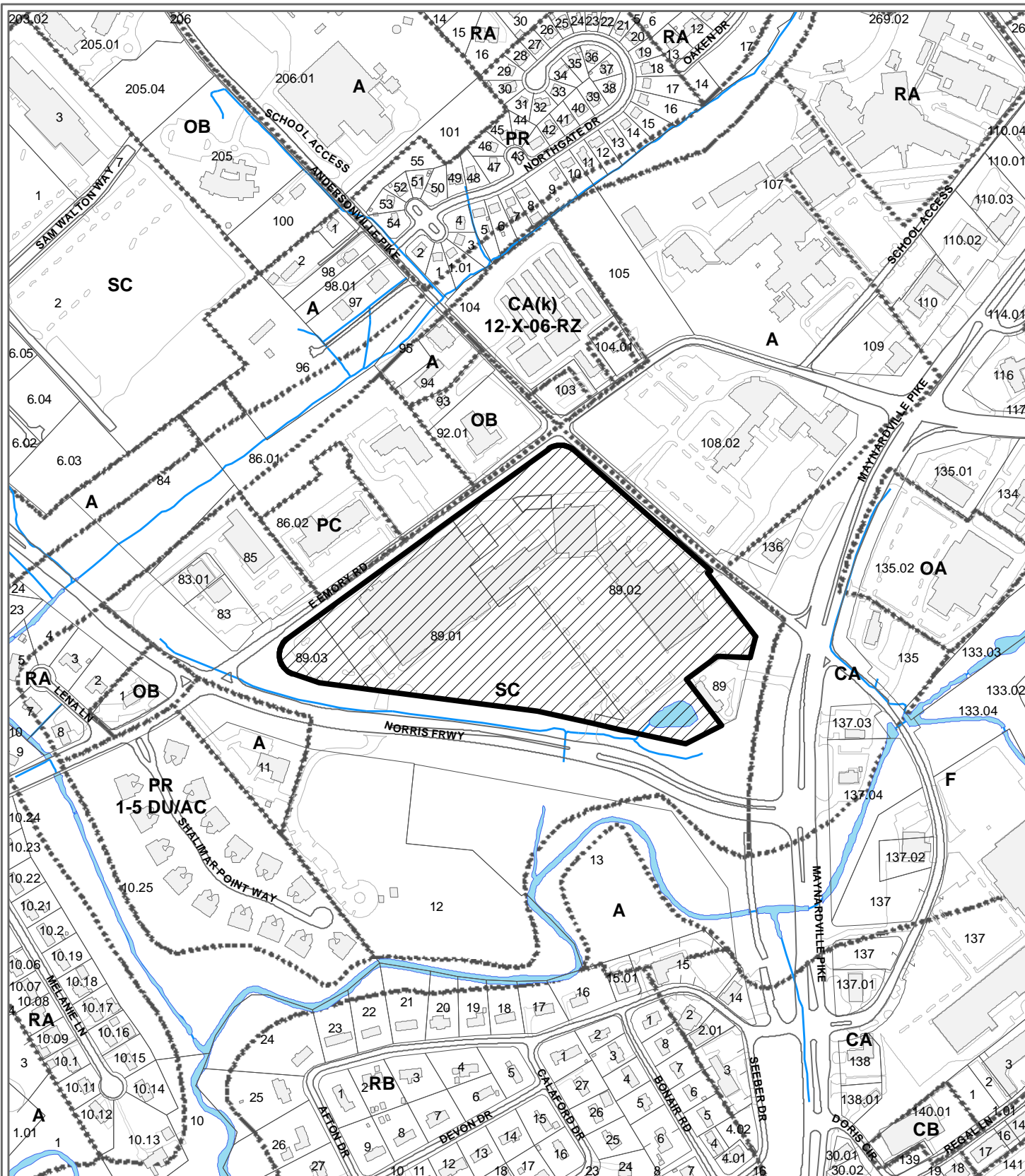
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

#### 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.

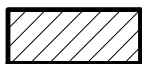
Any new item withdrawn may be eligible for a fee refund according to the following:

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.



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

Petitioner: Ingles Markets, Inc.

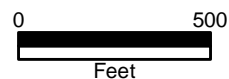


Expansion of Ingles grocery store & addition of fuel center in SC (Shopping Center)

Original Print Date: 2/4/2021  
 Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

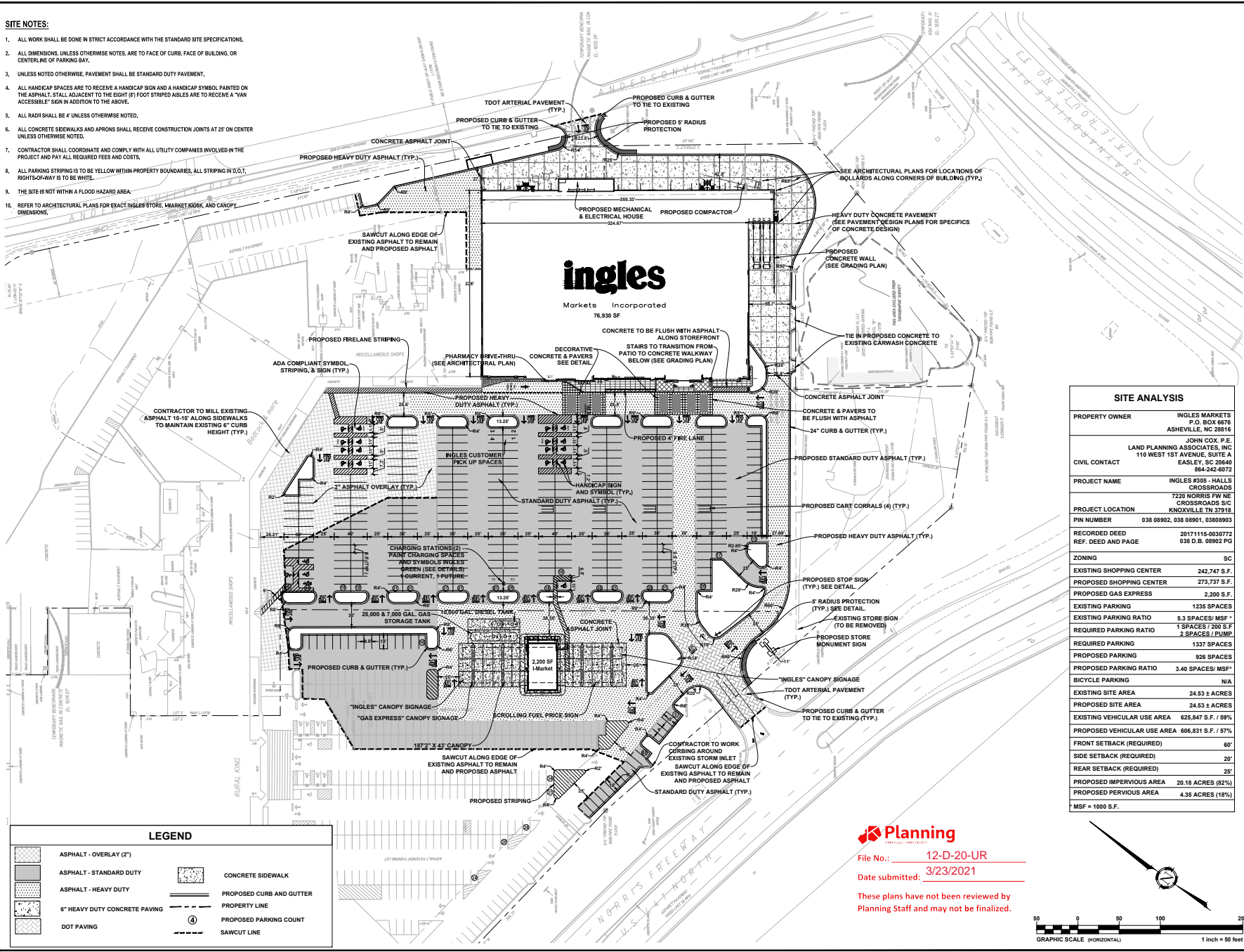
Revised:

Map No: 38  
 Jurisdiction: County



**SITE NOTES:**

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE STANDARD SITE SPECIFICATIONS.
2. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF PARKING BAY.
3. UNLESS NOTED OTHERWISE, PAVEMENT SHALL BE STANDARD DUTY PAVEMENT.
4. ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN AND A HANDICAP SYMBOL PAINTED ON THE ASPHALT. STALL ADJACENT TO THE RIGHT (R) FOOT STRIPED AISLES ARE TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE.
5. ALL RADII SHALL BE 4' UNLESS OTHERWISE NOTED.
6. ALL CONCRETE SIDEWALKS AND APRONS SHALL RECEIVE CONSTRUCTION JOINTS AT 25' ON CENTER UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN THE PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
8. ALL PARKING STRIPING IS TO BE YELLOW WITHIN PROPERTY BOUNDARIES, ALL STRIPING IN C.O.T. RIGHTS-OF-WAY IS TO BE WHITE.
9. THE SITE IS NOT WITHIN A FLOOD HAZARD AREA.
10. REFER TO ARCHITECTURAL PLANS FOR EXACT INLET STORE, MARKET HOOK, AND CANOPY DIMENSIONS.



**LEGEND**

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

**SITE ANALYSIS**

PROPERTY OWNER	INGLES MARKETS P.O. BOX 6676 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 37915
PIN NUMBER	038 08902, 038 08901, 03808903
RECORDED DEED REF. DEED AND PAGE	20171115-0030772 038 D.B. 08902 PG
ZONING	SC
EXISTING SHOPPING CENTER	242,747 S.F.
PROPOSED SHOPPING CENTER	273,737 S.F.
PROPOSED GAS EXPRESS	2,200 S.F.
EXISTING PARKING	1235 SPACES
EXISTING PARKING RATIO	5.3 SPACES/MSF
REQUIRED PARKING RATIO	1 SPACES / 200 S.F. 2 SPACES / PUMP
REQUIRED PARKING	1337 SPACES
PROPOSED PARKING	926 SPACES
PROPOSED PARKING RATIO	3.40 SPACES/MSF
BICYCLE PARKING	N/A
EXISTING SITE AREA	24.53 ± ACRES
PROPOSED SITE AREA	24.53 ± ACRES
EXISTING VEHICULAR USE AREA	625,847 S.F. / 59%
PROPOSED VEHICULAR USE AREA	606,831 S.F. / 57%
FRONT SETBACK (REQUIRED)	60'
SIDE SETBACK (REQUIRED)	20'
REAR SETBACK (REQUIRED)	25'
PROPOSED IMPERVIOUS AREA	20.18 ACRES (82%)
PROPOSED PERVIOUS AREA	4.35 ACRES (18%)
MSF = 1000 S.F.	

**REVISIONS:**

NO.	DATE	DESCRIPTION	BY

SEAL:

**PRELIMINARY  
NOT FOR CONSTRUCTION**

CORPORATE SEAL:

**LAND PLANNING ASSOCIATES**

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

**ingles**  
Markets Incorporated  
**STORE #305  
HALLS CROSSROADS  
KNOXVILLE TN 37918**

**PROPERTY INFORMATION:**

TAX MAP NUMBER:	038 08902
REFERENCE D.B. & PG:	20171115-0030772 038 D.B. 08902
ADDITIONAL TAX MAP #'S:	038 08901 / 038 08903 KNOX CO, PLANNING FILE: 12-D-20-UR

**ISSUE FOR CONSTRUCTION:**

PERMIT DATE:	
BID DATE:	
DRAWN BY:	KCW
DESIGN BY:	JDC
CHECKED BY:	JDC
DATE:	3/22/21
SCALE:	HORZ: 1" = 50' VERT: 1" = 10'
JOB NUMBER:	19,005

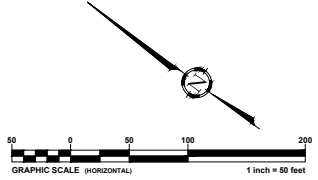
**SITE PLAN**

**C-109**  
STORE #305  
HALLS CROSSROADS  
KNOXVILLE TN

**Planning**  
MARKETS INCORPORATED

File No.: 12-D-20-UR  
Date submitted: 3/23/2021

These plans have not been reviewed by Planning Staff and may not be finalized.



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FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

MATERIAL LEGEND	
	BRICK VENEER
	EPS - WALL TREATMENT
	COLOR: WARM WHITE
	TEXTURE: SAND FINE
	EPS - GORINGE TREATMENT
	COLOR: WHITE
	TEXTURE: SAND FINE
	EPS - WALL TREATMENT
	COLOR: SAND
	TEXTURE: SAND FINE
	EPS - WALL TREATMENT
	COLOR: YELLOW RED BROWN
	TEXTURE: SAND FINE
	PREPARED METAL - ALUMINUM
	COLOR: SILVER GRAY AND PAINTED METAL - ALUMINUM TO MATCH
	PAINTED CONCRETE BLOCK
	LIME GLAZE
	CULTURED STONE - BASE
	COLOR: CARAVEL
	COLOR: COUNTRY
	COLOR: SANDSTONE
	COLOR: CHAMPAGNE

12-D-20-UR  
12/28/2020



PROPOSED INGLES ELEVATIONS  
HALLS CROSSROADS

KNOXVILLE, TENNESSEE  
STORE# 305

RLR  
ROBERTSON LOIA ROOF  
ARCHITECTS & ENGINEERS  
RLR PROJECT# 1014  
DATE: 12-28-20



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

12-D-20-UR  
12/28/2020

EXTERIOR FINISHES SCHEDULE	
SYM.	DESCRIPTION
STN-1	BORAL - DRY STACKED COUNTRY LEDGESTONE COLOR: "CARAMEL" w/ GRAY MORTAR BORAL CULTURED TRIM STONE - "CHAMPAGNE"
EIFS-1	EXTERIOR INSULATED FINISH SYSTEM-FINESTONE COLOR: #FS-108 "MANOR WHITE" FINISH: PEBBLETEX "LIMESTONE" FLOAT
EIFS-2	EXTERIOR INSULATED FINISH SYSTEM-FINESTONE COLOR: #J "MAX WHITE" FINISH: PEBBLETEX "LIMESTONE" FLOAT
IG*	GLAZING SYSTEM 1" INSULATED, LOW E, CLEAR GLASS, INGLES TO TINT
ES-1	STANDARD SMOOTH-FACE CMU AND MORTAR DURON SPECIAL MIX "GEORGIA PUTTY", FLAT
ES-2	ALUM. COPINGS, GUTTERS, DOWNSPOUTS, LOUVERS STEEL LADDER, DOORS AND FRAMES, GUARD RAILS. PAINT - INGLES GRAY
SSR-1	METAL ROOF PANELS, GRAVEL STOPS, COPING, GUTTERS, FLASHING, AWNINGS. COLOR: INGLES GRAY
AS-1	ALUM. SOFFIT. COLOR - WHITE

<b>LITTLE</b> <small>ARCHITECTURAL, INC.</small> 615 COLLEGE STREET SUITE 1600 CHARLOTTE, NC 28202 T: 704.561.3234 F: 704.561.8700 WWW.LITTLEARCHITECT.COM	PROJECT NAME <b>Ingles i-Market #305</b> <b>KNOXVILLE, TN</b>	PROPERTY OWNER Ingles Markets, Inc. - 828-669-2941 1560 US Hwy 70 E, Black Mountain, NC 28816	CONTACT PERSON Nicole Seerist - 704-561-3234 615 S College Street, Suite 1600, Charlotte, NC 28202	PROJECT NUMBER <b>12.14.2020</b>
	<small>This drawing and the design therein are the property of Little Architectural, Inc. and shall remain the confidential property of Little Architectural, Inc. No reproduction, copying or use in any form, without the written consent of Little Architectural, Inc. is permitted and any infringement will be subject to legal action.</small>	BUILDING SIZE: 2200 sf (1-story) TAX MAP NUMBER: 038 08902		

Job Number:

Client: **INGLES #305**

Address: **Knoxville, TN**

**305-7220 Norris Pkwy.**

Salesperson: **House**

Designer: **Charles Sayer**

Date Originated: **12/14/2020**

Manufacture By:

Install By:

Conceptual:

Finalized:

Drawing Scale: **As Noted**

Vector Artwork:

Revision 1:

Revision 2:

Revision 3:

Revision 4:

Revision 5:

Revision 6:

Revision 7:

Customer Approved:

Date:

Landlord Approved:

Date:



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**SIGN WALL SIGN**

Sq. Ft. **322.54**

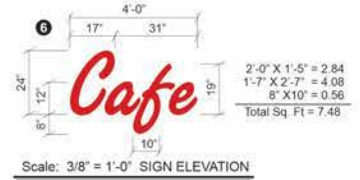
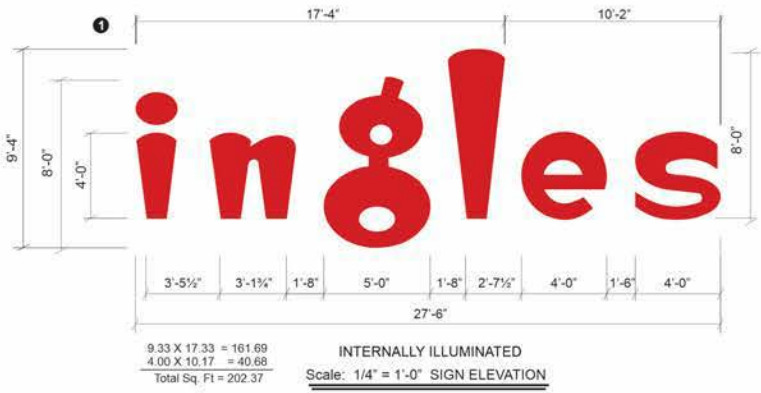
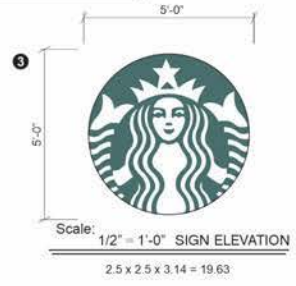
Total Sq. Ft. = 15.86

336'-0"

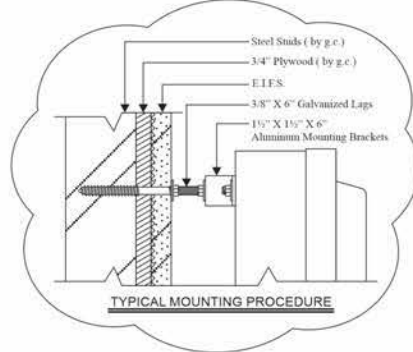
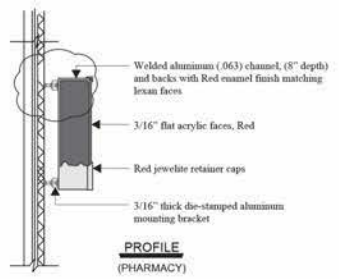
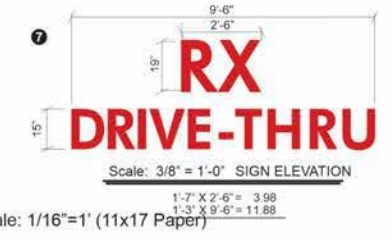
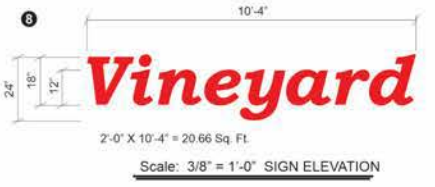


**SIGN ELEVATION**

SIGN SQUARE FOOTAGE	
INGLES	202.37
STARBUCKS	19.63
AMERICAN OWNED	31.50
FRESH FOODS	27.14
VINEYARD	20.66
RX DRIVE-THRU	13.76
CAFE	7.48
Total Sq. Ft. = 322.54	



12-D-20-UR  
12/28/2020





Job Number:

Client: **INGLES #305**

Address: **Knoxville, TN  
305-7220 Norris Pkwy.**

Salesperson:

Designer: **Charles Sayer**

Date Originated: **12/14/2020**

Manufacture By:

Install By:

Conceptual:

Finalized:

Drawing Scale: **As Noted**

Vector Artwork:

Revision 1:

Revision 2:

Revision 3:

Revision 4:

Revision 5:

Revision 6:

Revision 7:

Customer Approved:

Date:

Landlord Approved:

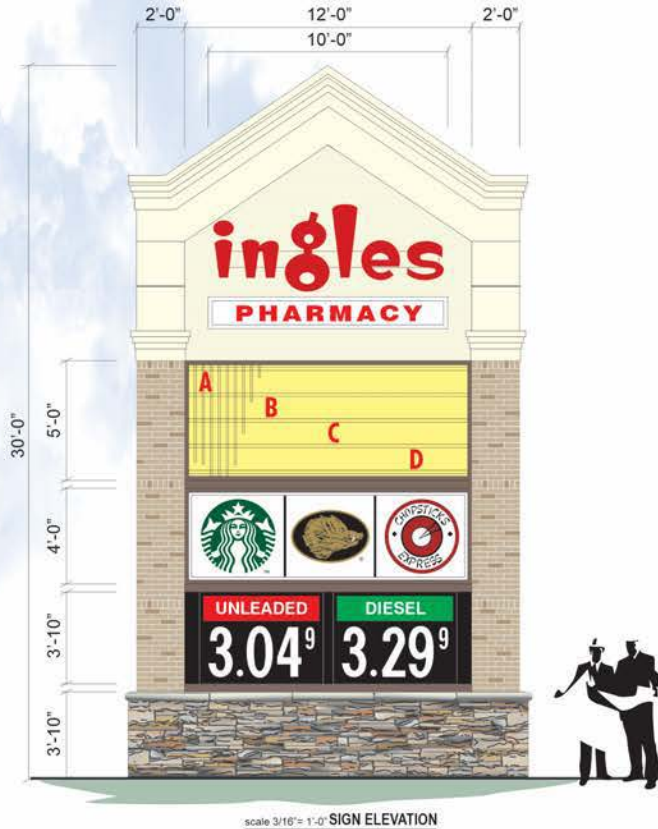
Date:

 **Underwriters  
Laboratories, Inc.**  
LISTED

 **ss-a**  
Share. Learn. Grow.

 **ISA**  
INTERNATIONAL SIGN ASSOCIATION

D/F Main Pylon Sign



12-D-20-UR  
12/28/2020

INGLES PHARMACY Enter/Exit COLORS	
PMS/PAIN	ACRYLIC
 PMS 485	 MATCH #7328 White

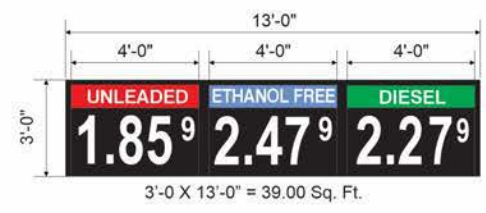
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Address: **7220 Norris Pkwy. Knoxville, TN 37918**  
Salesperson: **House**  
Designer: **Charles Sayer**  
Date Originated: **12/15/2020**  
Manufacture By: \_\_\_\_\_  
Install By: \_\_\_\_\_  
Conceptual:   
Finalized:   
Drawing Scale: **As Noted**  
Vector Artwork: \_\_\_\_\_  
Revision 1: \_\_\_\_\_  
Revision 2: \_\_\_\_\_  
Revision 3: \_\_\_\_\_  
Revision 4: \_\_\_\_\_  
Revision 5: \_\_\_\_\_  
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Customer Approved: \_\_\_\_\_

Date: \_\_\_\_\_  
Landlord Approved: \_\_\_\_\_  
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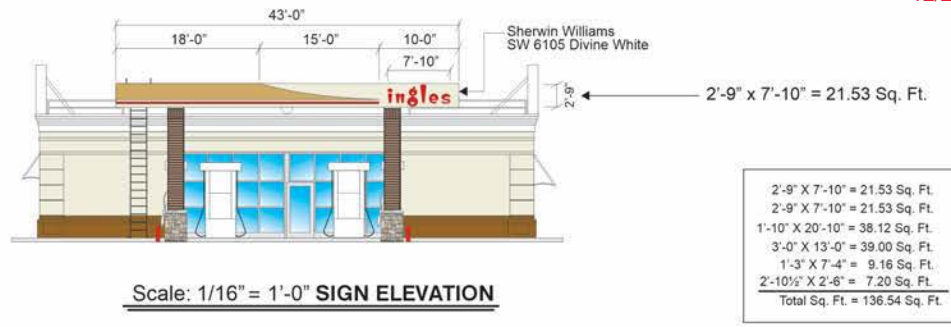


**SIGN GAS CANOPY**

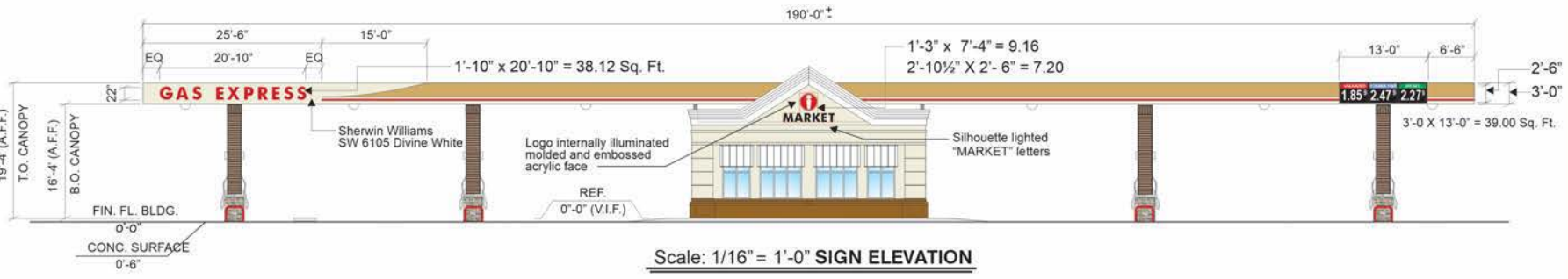
INGLES GAS EXPRESS & INGLES LETTERS		
PMS/PAIN	ACRYLIC	ILLUMINATION
PMS 485	#2793 Red	SLOAN RED LEDS
CHANNELS/RETURNS		
SHERWIN WILLIAMS #6105 DIVINE WHITE		
INGLES MARKET LETTERS		
BLACK SEMI GLOSS		SLOAN WHITE LEDS
1" LOGO SIGN CABINET		
CHANNELS/RETURNS		
SHERWIN WILLIAMS #6105 DIVINE WHITE		
ILLUMINATION		
SLOAN WHITE LEDS		



12-D-20-UR  
12/28/2020



2'-9" X 7'-10" = 21.53 Sq. Ft.
2'-9" X 7'-10" = 21.53 Sq. Ft.
1'-10" X 20'-10" = 38.12 Sq. Ft.
3'-0" X 13'-0" = 39.00 Sq. Ft.
1'-3" X 7'-4" = 9.16 Sq. Ft.
2'-10 1/2" X 2'-6" = 7.20 Sq. Ft.
<b>Total Sq. Ft. = 136.54 Sq. Ft.</b>



Job Number:

Client: **INGLES #305**

Address: **Knoxville, TN  
305-7220 Norris Pkwy.**

Salesperson:

Designer: **Charles Sayer**

Date Originated: **12/14/2020**

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\_\_\_\_\_

Date:

Landlord Approved:

\_\_\_\_\_

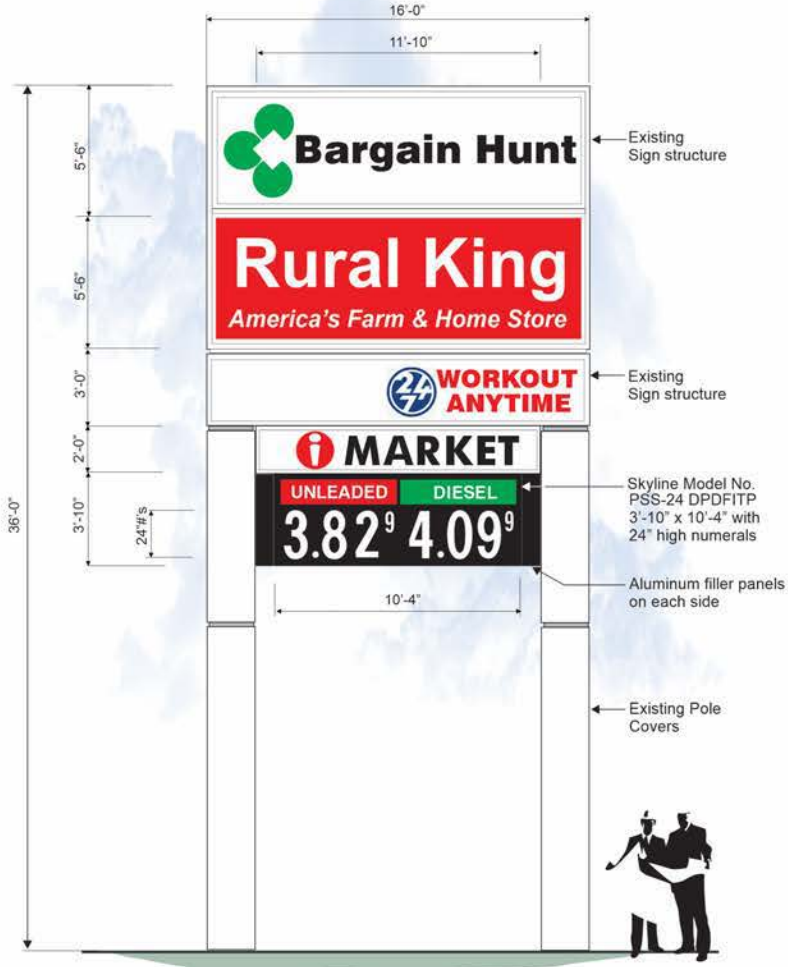
Date:

 **Underwriters Laboratories, Inc.**  
LISTED

 **ssa**  
Share. Learn. Grow.

 **ISA**  
INTERNATIONAL SIGN ASSOCIATION

D/F Tenant /I Market Pylon Sign



scale 3/16" = 1'-0" SIGN ELEVATION

12-D-20-UR  
12/28/2020

INGLES PHARMACY Enter/Exit COLORS	
PMS/PAIN	ACRYLIC
 PMS 485	 MATCH #7328 White



# 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: February 11, 2021

Date Request Filed: 2/4/2021 Request Accepted by: Mike Reynolds

## REQUEST

**Postpone**

Please postpone the above application(s) until:

March 11, 2021

DATE OF FUTURE PUBLIC MEETING

**Table**

Please table the above application(s).

**Withdraw**

Please withdraw the above application(s).

### State reason for request:

Additional access from E. Emory Road proposed - planning requires additional time to review.

Eligible for Fee Refund?  Yes  No

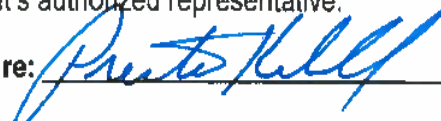
Amount: \_\_\_\_\_

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

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### TABLINGS

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### WITHDRAWALS

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# 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 18, 2020~~ January 14, 2021

Date Request Filed: 12/17/20 Request Accepted by: 

### REQUEST

**Postpone**

Please postpone the above application(s) until:

February 11, 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.

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: \_\_\_\_\_

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# 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

Additional parcels impacted:  
038 08901, 038 08903  
(KCW, 2/2/21)

### STAFF USE ONLY

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

7th Jurisdiction (specify district above)  City  County Zoning District SC

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

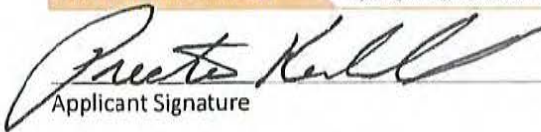
#### ADDITIONAL REQUIREMENTS

- 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.



Preston Kendall

Please Print

10-19-2020

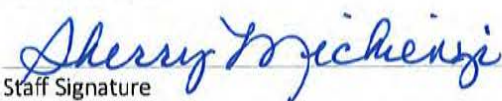
Date

828-669-2941

pkendall@ingles-markets.com

Phone Number

Email



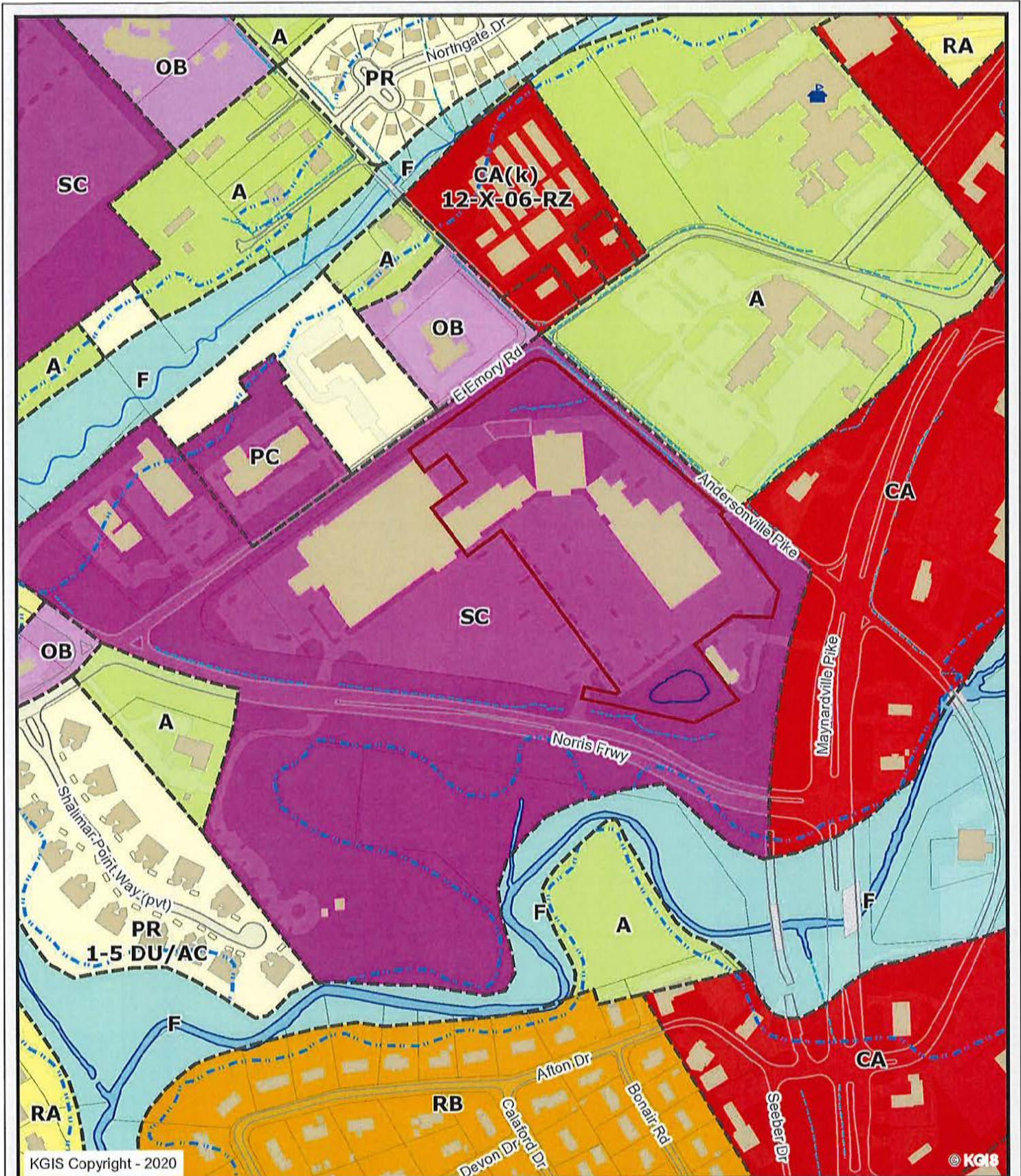
SHERRY MUCHIENZI

Please Print

10/26/2020

Date



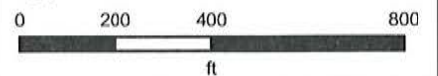


### Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/26/2020 at 2:55:35 PM



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