



USE ON REVIEW REPORT

▶ **FILE #:** 12-D-20-UR **AGENDA ITEM #:** 20
POSTPONEMENT(S): 12/10/2020 - 1/14/2021 **AGENDA DATE:** 2/11/2021

▶ **APPLICANT:** INGLES MARKETS, INC.
OWNER(S): Ingles Markets Inc.

TAX ID NUMBER: 38 08902 (PART OF) , 08903 (PART OF) & 08901 [View map on KGIS](#)
(PART OF)

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 March 11, 2021 Planning Commission meeting, as requested by the applicant.**

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

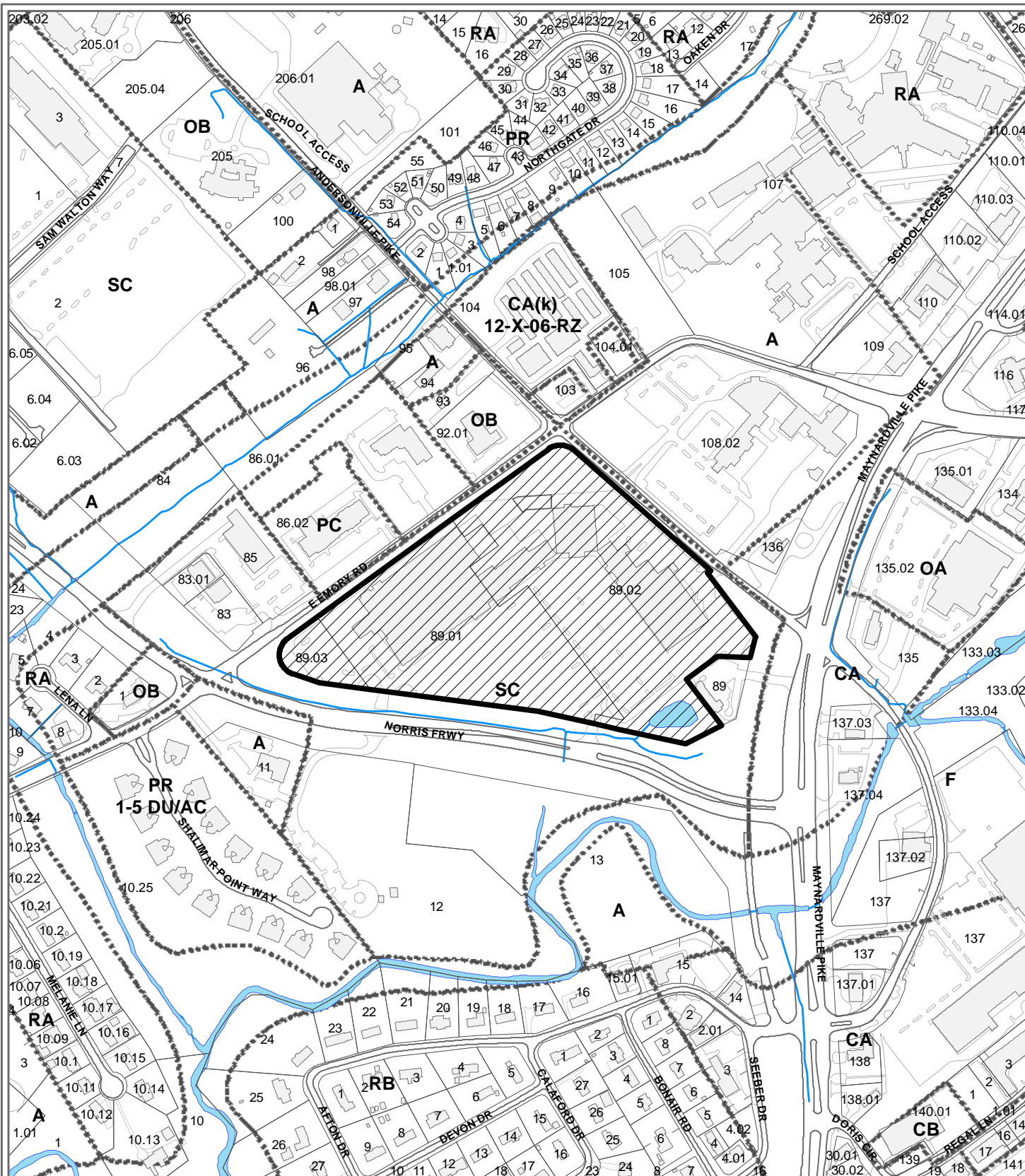
COMMENTS:

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.

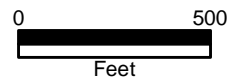


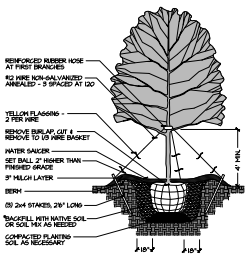
Expansion of Ingles grocery store & addition of fuel center in SC (Shopping Center)

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

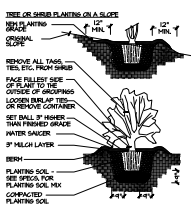
Revised:

Map No: 38
 Jurisdiction: County





1 TREE PLANTING
LI Not to Scale



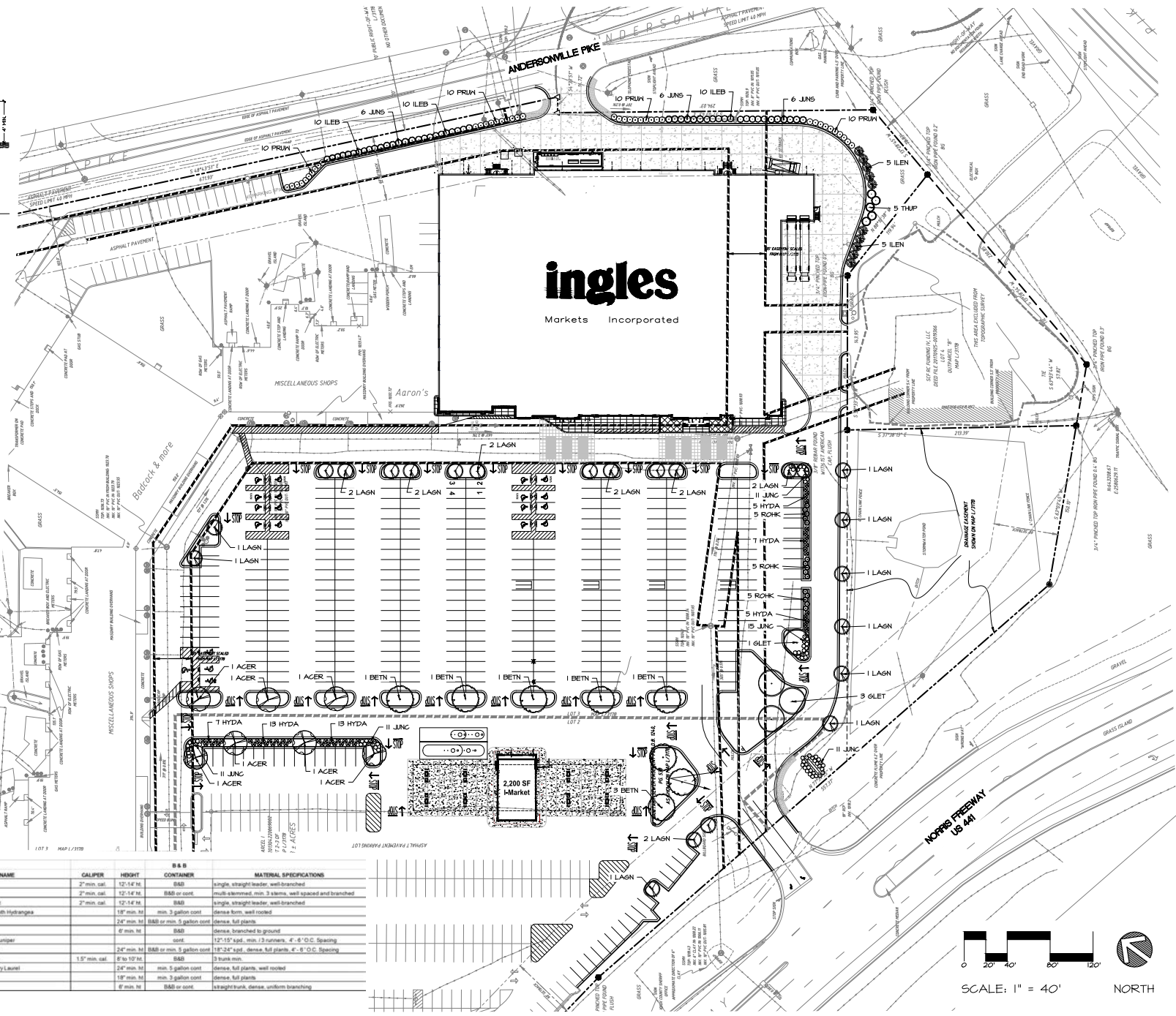
2 SHRUB PLANTING
LI Not to Scale

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

PLANTING LEGEND
OF PLANTS
PLANT KEY (SEE PLANT LIST)
ACER

PLANTING LIST

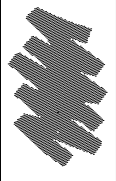
KEY	QTY	BOTANICAL NAME / COMMON NAME	CALIPER	HEIGHT	CONTAINER	MATERIAL SPECIFICATIONS
ACER	7	Acer rubrum 'Red Sunset' / Red Sunset Maple	2" min. cal.	12'-14' Ht.	B&B	single, straight leader, well-branched
BETN	8	Betula nigra / River Birch	2" min. cal.	12'-14' Ht.	B&B or cont.	multi-sterminal, min. 3 stems, well spaced and branched
GLET	4	Quercus laevis / Live Oak	2" min. cal.	12'-14' Ht.	B&B	single, straight leader, well-branched
HYDA	30	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	1 1/2" min. ht.	min. 3 gallon cont.	B&B	dense, full plants, well rooted
ILEB	30	Rosa rugosa 'Blaze of Glory' / Blaze of Glory Rose	2 1/2" min. ht.	min. 3 gallon cont.	B&B or cont.	dense, full plants
ILEN	10	Ilex 'Nellie R. Stevens' / Nellie R. Stevens Holly	4" min. ht.	min. 3 gallon cont.	B&B	dense, branched to ground
JUNC	73	Juniperus conferta 'Blue Pacific' / Blue Pacific Shore Juniper		cont.		12" x 15" pot, min. 13 runners, 4" - 8" O.C. Spacing
JUNJ	19	Juniperus chinensis 'Sea Green' / Sea Green Juniper	2 1/2" min. ht.	min. 3 gallon cont.	B&B or cont.	18" x 24" pot, dense, full plants, 4" - 8" O.C. Spacing
LASN	23	Lagerströmia indica 'Natchal' / Natchal Cape Holly	1 1/2" min. ht.	min. 3 gallon cont.	B&B	3 gallon min.
PRUN	40	Prunus laurocerasus 'West Coast' / West Coast Cherry Laurel	2 1/2" min. ht.	min. 3 gallon cont.	B&B	dense, full plants, well rooted
ROSK	15	Rosa hybrida 'Radrazz' / Knockout Rose	1 1/2" min. ht.	min. 3 gallon cont.	B&B	dense, full plants
THUP	5	Thuja plicata 'Green Giant' / Green Giant Arborvitae	4" min. ht.	min. 3 gallon cont.	B&B or cont.	straight trunk, dense, uniform branching



1293 Hendersonville Road
Suite 21
Asheville, NC 28803
828-277-7410
919-486-2774



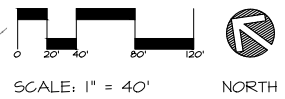
Ingles Store #305
Halls Crossroads
Knoxville, TN 37918



Landscape Plan

REVISIONS:

L1
12/23/20





FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

MATERIAL LEGEND	
	BRICK VENEER
	EPS - WALL TREATMENT COLOR: MANDARIN PINK TEXTURE: SAND FINE
	EPS - GORINGE TREATMENT COLOR: WHITE PASTE TEXTURE: SAND FINE
	EPS - WALL TREATMENT COLOR: SAND TEXTURE: SAND FINE
	EPS - WALL TREATMENT COLOR: MELLOW BROWN TEXTURE: SAND FINE
	PREPARED METAL: ALUMINUM COLOR: SILVER AND PAINTED METAL: ALUMINUM TO MATCH
	PAINTED CONCRETE BLOCK
	LOVE SLABS
	CULTURED STONE - BASE COLOR: CARAMEL COUNTRY LOOSESTONE: FANTASIE 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

LITTLE <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 Ingles i-Market #305 KNOXVILLE, TN	PROJECT NUMBER 12.14.2020
	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

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**

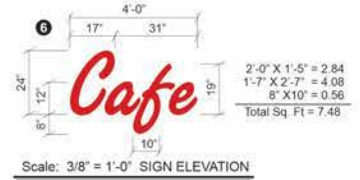
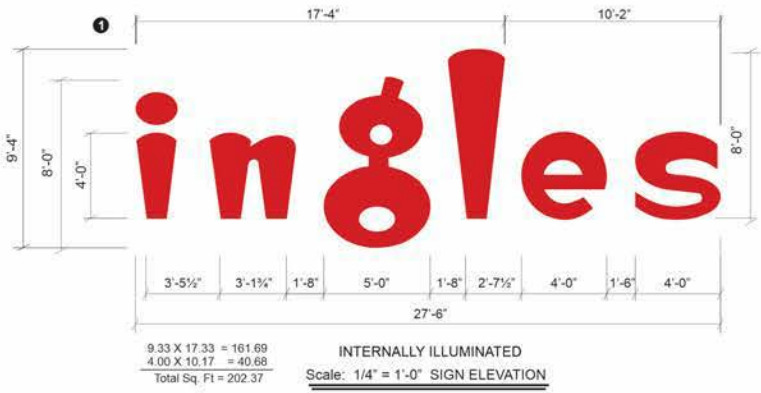
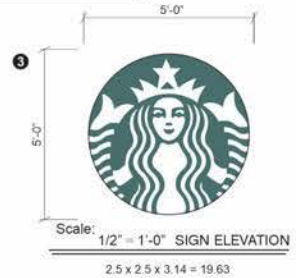
Total Sq. Ft. = 15.86

336'-0"

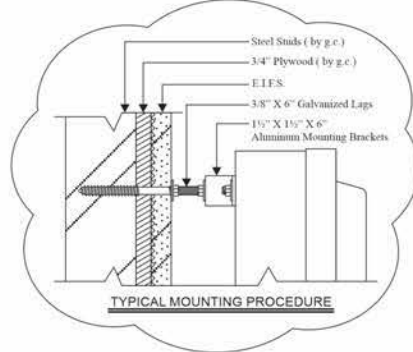
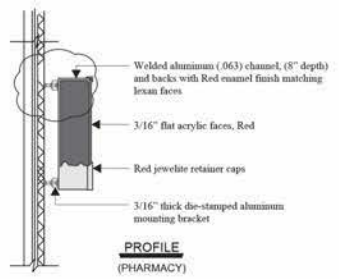
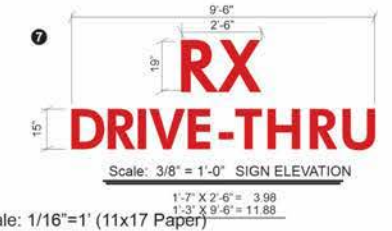
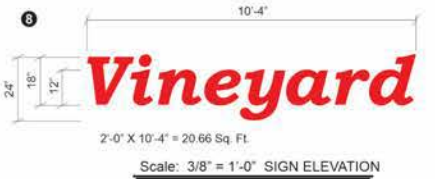


SIGN ELEVATION

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

Job Number: _____

Client: **INGLES #305**

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: _____

Revision 6: _____

Revision 7: _____

Customer Approved: _____

Date: _____

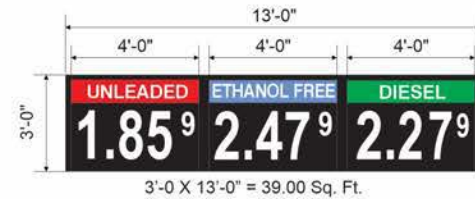
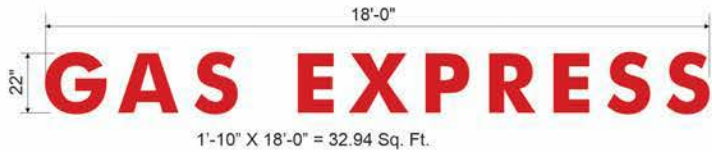
Landlord Approved: _____

Date: _____



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		
PMS/PAIN	ACRYLIC	ILLUMINATION
BLACK SEMI GLOSS		SLOAN WHITE LEDS
CHANNELS/RETURNS		
1" LOGO SIGN CABINET		
CHANNELS/RETURNS		
PMS/PAIN	ACRYLIC	ILLUMINATION
SHERWIN WILLIAMS #6105 DIVINE WHITE		SLOAN WHITE LEDS

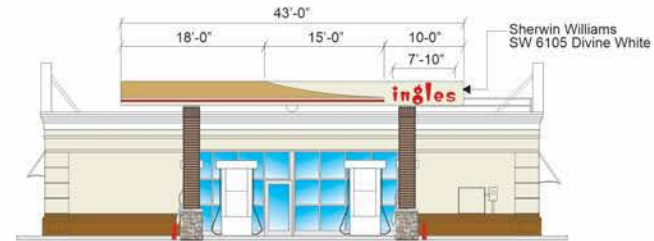


12-D-20-UR
12/28/2020



Scale: 1/16" = 1'-0" SIGN ELEVATION

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.
Total Sq. Ft. = 136.54 Sq. Ft.



Scale: 1/16" = 1'-0" SIGN ELEVATION



Scale: 1/16" = 1'-0" SIGN ELEVATION



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: _____

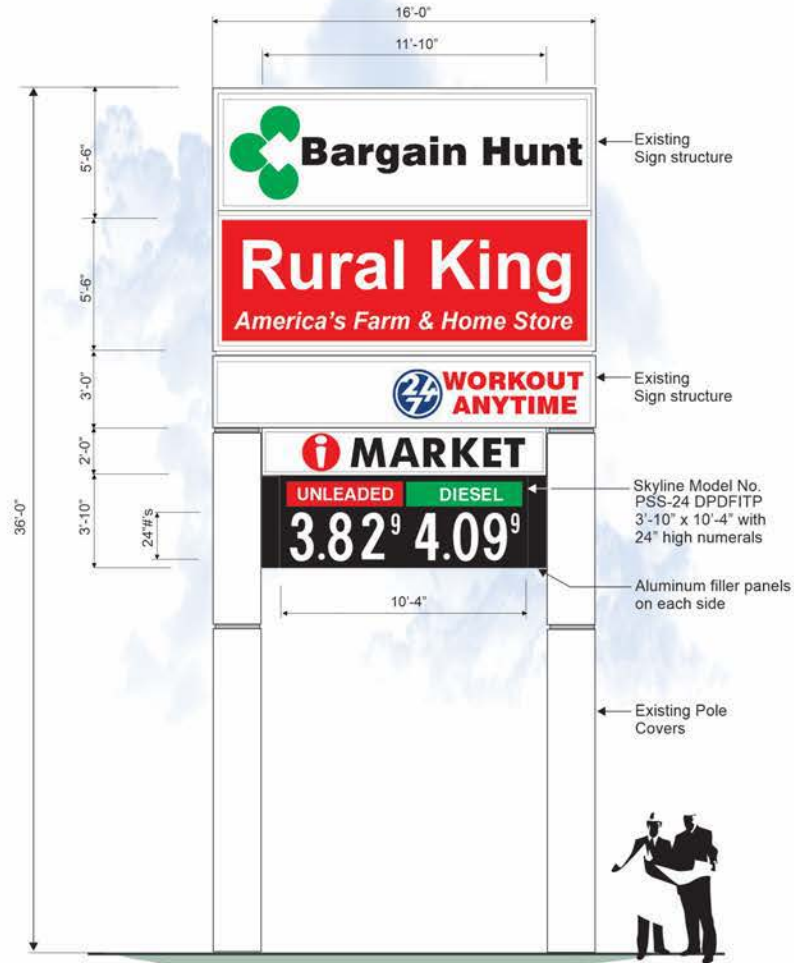
Landlord Approved: _____

Date: _____



Share. Learn. Grow. 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

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.



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

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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

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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
- 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

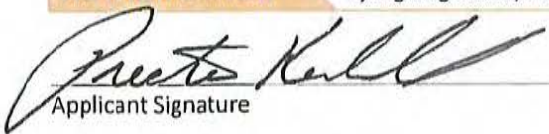
ADDITIONAL REQUIREMENTS

- 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

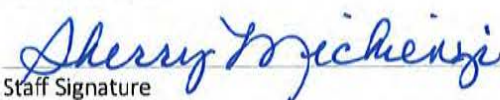
Date

828-669-2941

pkendall@ingles-markets.com

Phone Number

Email

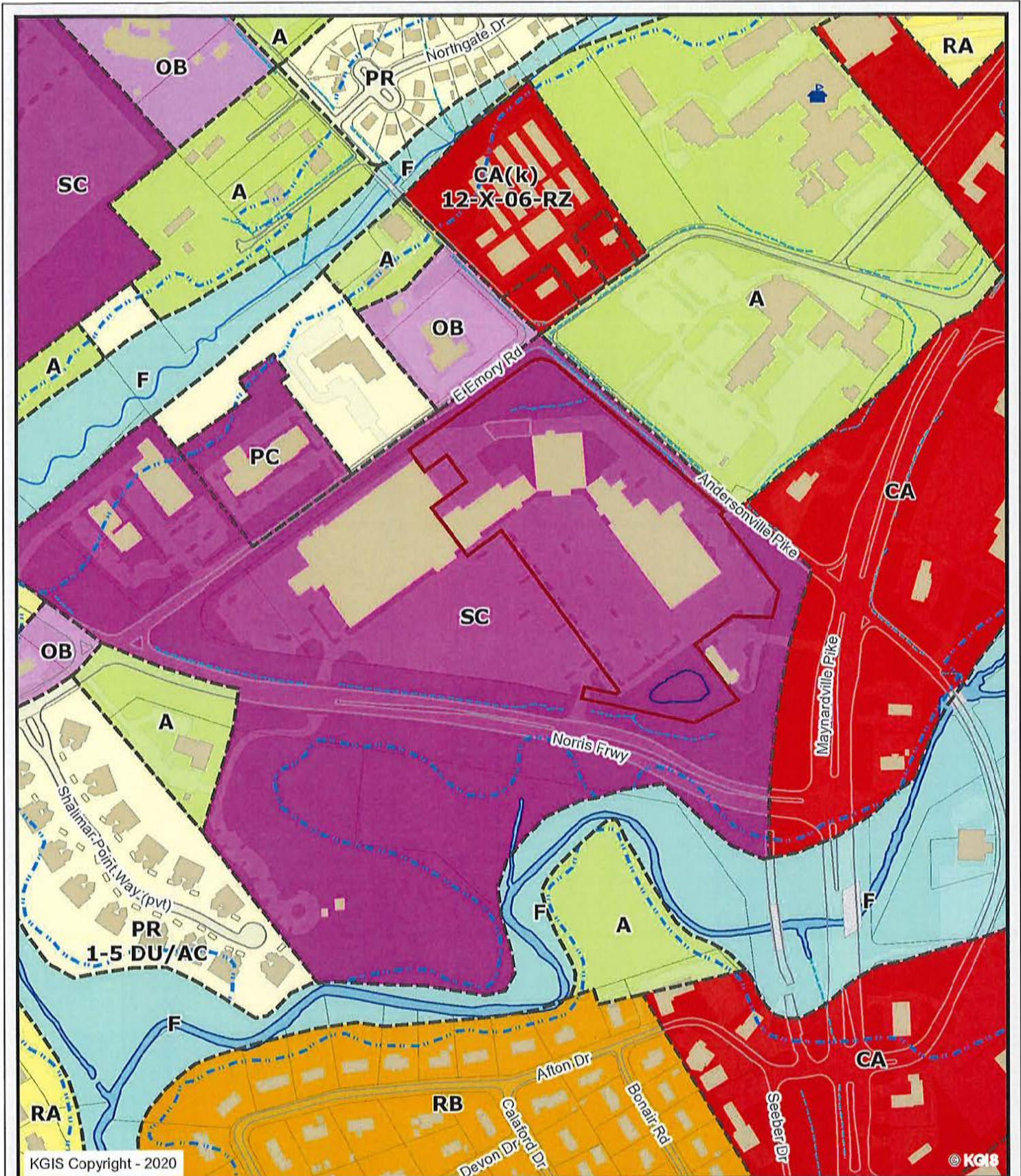


SHERRY MUCHIENZI

Please Print

10/26/2020

Date

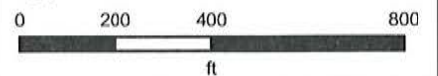


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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



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