



USE ON REVIEW REPORT

▶ **FILE #:** 5-A-21-UR

AGENDA ITEM #: 35

AGENDA DATE: 5/13/2021

▶ **APPLICANT:** JEREMY FIELDS

OWNER(S): Ocho Company, GP

TAX ID NUMBER: 104 19202

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 9565 Middlebrook Pk.

▶ **LOCATION:** North side of Middlebrook Pk., east side of Hoyle Beals Dr,

▶ **APPX. SIZE OF TRACT:** 15.89 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Middlebrook Pike, a major arterial street with 4 lanes and a center median within 115' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Grocery store with a fuel center

▶ **PROPOSED USE:** Addition to the existing building

HISTORY OF ZONING: The property was rezoned from PR to PC in 1992 (11-BB-92-RZ).

SURROUNDING LAND USE AND ZONING: North: Vacant land, single family -- PR (Planned Residential)

South: Commercial -- CA (General Business)

East: Vacant land, single family -- PR (Planned Residential)

West: Vacant land -- PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: This area is developed primarily commercial uses along Middlebrook Pike zoned PC and CA, and low density residential uses under PR and A zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for an addition to the existing grocery store of approximately 10,080 sqft (52,404 sqft total) and up to 59,500 sqft of commercial space in the shopping center, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department Public Works and Engineering.

With the conditions noted above, this request meets all requirements for approval in the PC zoning district, as well as the criteria for approval of a use on review.

COMMENTS:

The proposal is a 10,080 sqft addition to the existing 42,324 sqft Food City grocery store, for a total floor area 52,404 sqft. When this development was originally approved in 2003 (6-G-03-UR), it was proposed as a small shopping center with the grocery store as the anchor tenant, a 6,300 sqft commercial space where the current addition is proposed, and 7,000 sqft building with multiple smaller tenants. The only building constructed on the site is the Food City grocery store and the associated gas pumps. With this approval, the total sqft of the shopping center is being increased by approximately 4,000 sqft, from 55,500 sqft to 59,500 sqft. This will allow for the 7,000 sqft building and additional tenants to be constructed sometime in the future.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The property is designated CC (Community Commercial) on the Northwest County Sector Plan which recommends uses such as shopping centers with large anchor tenants such as a grocery store.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PC (Planned Commercial) zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The addition will be the same scale and design as the existing Food City.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The driveway to the rear of the store is being expanded in the northeast corner of the property to accommodate delivery trucks to the existing loading docks.

B. The expanded driveway will not remove any existing trees. All of the exiting trees that screen the adjacent subdivision are located in the undeveloped portion of that subdivision.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development has direct access to Middlebrook Pike which is a major arterial street.

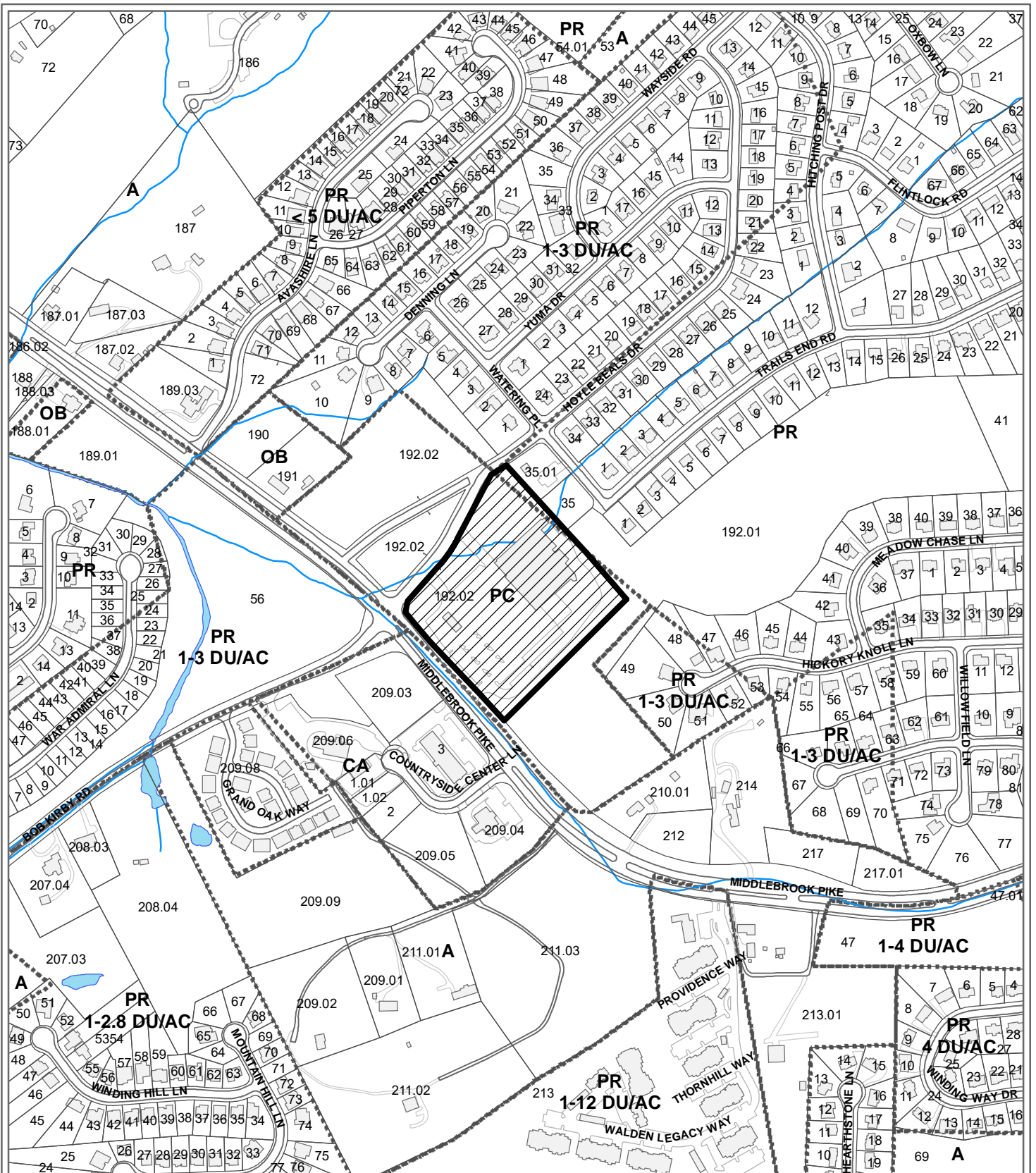
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed recovery housing use.

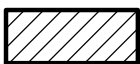
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**5-A-21-UR
USE ON REVIEW**



Addition to existing building in PC (Planned Commercial)

Petitioner: Jeremy Fields

Map No: 104

Jurisdiction: County



Original Print Date: 4/13/2021

Revised:

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

CONTACTS:

DEVELOPER:
MARATHON REALTY, INC.
1 FOOD CITY CIRCLE
ABINGDON, VA 24212
P: (276) 623-5100
CONTACT: STEPHEN SPANGLER

GENERAL CONTRACTOR:
J. A. STREET & ASSOCIATES
245 BIRCH STREET
BLOUNTVILLE, TN 37617
P: (423) 323-8017
CONTACT: MARK WININGER

COUNTY PLANNING OFFICE:
KNOXVILLE/KNOX COUNTY PLANNING
400 MAIN STREET, SUITE 403
KNOXVILLE, TN 37902
P: (865) 215-2500
CONTACT: JIM ABBOTT

WATER:
KNOXVILLE UTILITIES BOARD
4505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921
P: (865) 524-2911

SEWER:
KNOXVILLE UTILITIES BOARD
4505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921
P: (865) 524-2911

ELECTRIC:
KNOXVILLE UTILITIES BOARD
4505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921
P: (865) 524-2911

STREETS:
KNOX COUNTY
205 W. BAXTER AVENUE
KNOXVILLE, TN 37917
P: (865) 215-5800

GAS:
KNOXVILLE UTILITIES BOARD
4505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921
P: (865) 524-2911

ENGINEERING SERVICES:
APPALACHIA DESIGN SERVICES, INC.
245 BIRCH STREET
BLOUNTVILLE, TN 37617
P: (423) 323-6706
CONTACT: JEREMY FIELDS, PE



SITE INFORMATION:

CURRENT OWNER:
OCHO COMPANY GENERAL PARTNERSHIP
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919

EXISTING SITE DATA:
9565 MIDDLEBROOK PIKE
15.89 AC.± TOTAL
PARCEL 104-192.02

CURRENT ZONING:
PC-PLANNED COMMERCIAL

BUILDING SETBACK LIMITS:
FRONT = 50 FEET
REAR = 50 FEET
SIDE = 50 FEET

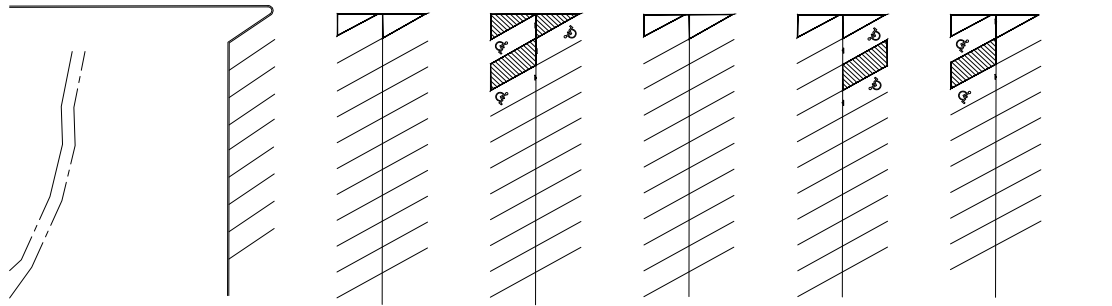
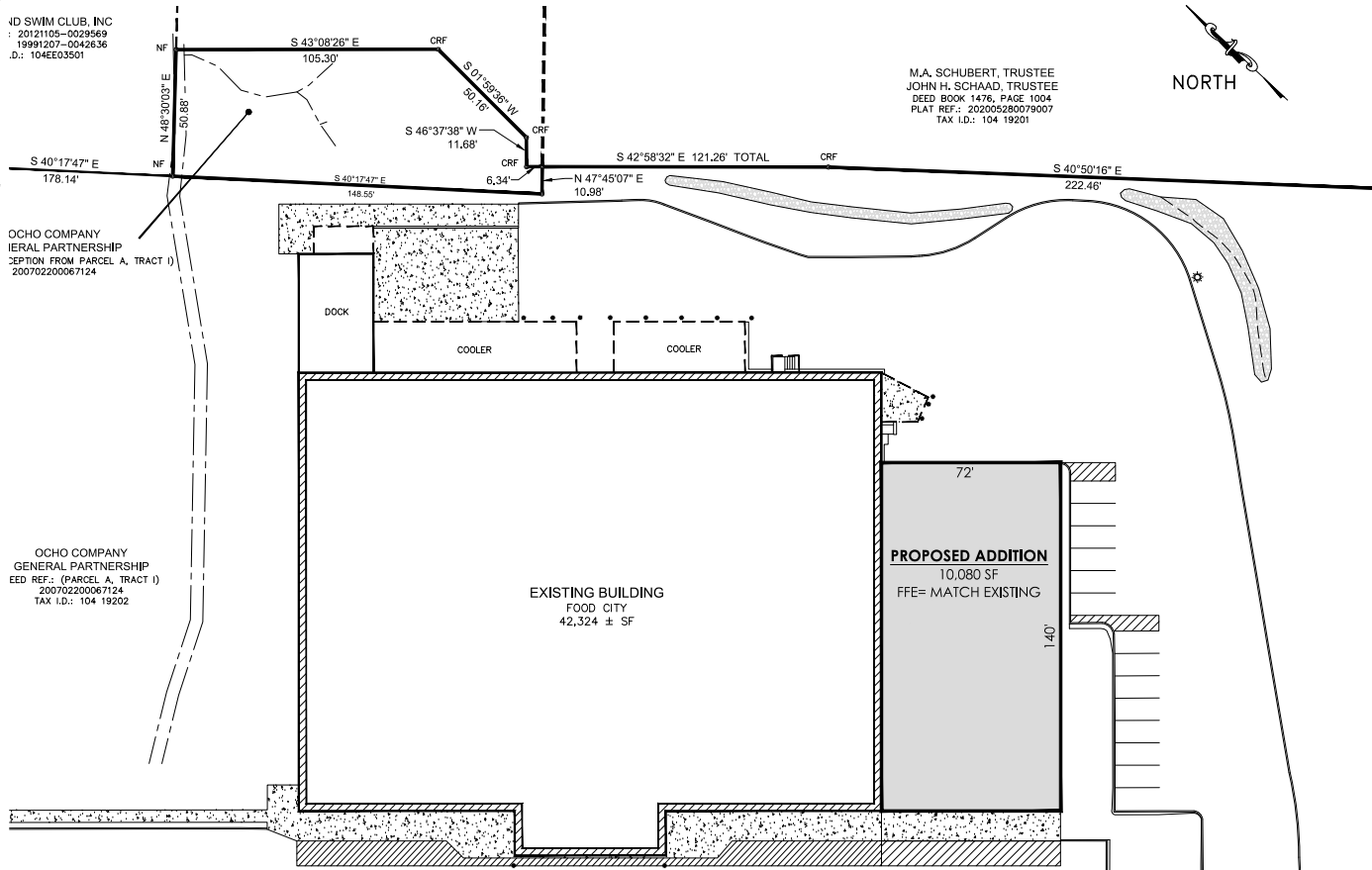
SITE NOTE:
THE OWNER/DEVELOPER SHALL BE REQUIRED TO OBTAIN ALL ADDITIONAL PROPERTIES AND REQUIRED EASEMENTS TO COMPLETE THE SITE AS SHOWN ON THESE PLANS. THE PROPOSED SITE IMPROVEMENTS AS SHOWN IN THESE PLANS SHALL NOT BE PERFORMED UNTIL THE REQUIRED EASEMENTS AND PROPERTIES ARE ACQUIRED AND APPROVED.

JD SWIM CLUB, INC
20121105-0029569
19991207-0042636
D.: 104E603501

OCHO COMPANY
GENERAL PARTNERSHIP
SECTION FROM PARCEL A, TRACT I)
200702200067124

OCHO COMPANY
GENERAL PARTNERSHIP
EED REF.: (PARCEL A, TRACT I)
200702200067124
TAX I.D.: 104 19202

MA. SCHUBERT, TRUSTEE
JOHN H. SCHAAD, TRUSTEE
DEED BOOK 1476, PAGE 1004
PLAT REF.: 202005280079007
TAX I.D.: 104 19201



DRAWING INDEX

- DRAWING DATE: 3-1-2021
- C1.0 E. CONDITIONS/DEMOLITION PLAN
 - C2.0 SITE PLAN
 - C2.1 SITE DETAILS

PARKING NOTE:
EXISTING BUILDING SF = 42,324 SF
EXISTING PARKING = 276 SPACES (6.5:1 RATIO)
EXISTING BUILDING + ADD. SF = 52,404 SF
PROPOSED PARKING = 270 SPACES (5.2:1 RATIO)

LEGEND

SW - SANITARY SEWER MANHOLE	GA - GUT ANCHOR	TR - TREE	DU - OVERHEAD UTILITY LINE
SM - STORM DRAIN MANHOLE	SH - SIGN	LI - LIGHT	UG - UNDER GROUND UTILITY
CB - CATCH BASIN	FI - FIRE HYDRANT	SR - SHRUB	GA - GAS LINE
WV - WATER VALVE	EA - AREA DRAIN	EB - ELECTRIC BOX	WL - WATER LINE
VF - VENT FLOOR	CO - CLEAN OUT	AS - ASPHALT	XL - FENCE LINE
NR - NON ROD NEW	CF - CURB FLOOR	SA - SAND	SL - SANITARY SEWER LINE
RO - NON ROD OLD	GS - GAS VALVE	CC - CONCRETE	ST - STORM SEWER LINE
MO - CONCRETE MONUMENT	WM - WATER METER	TL - TELEPHONE BOX	LC - LIMITS OF CONSTRUCTION
BD - BENCHMARK	PP - PROPOSED		

SITE/OIL

CAUTION - NOTICE TO CONTRACTOR

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. This information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

IMPORTANT!

GEO TECHNICAL NOTE:
SEE SITE GEOTECHNICAL REPORT FOR ALL SUBGRADE INFORMATION. GEOTECHNICAL REPORT SHALL HAVE PRECEDENCE OVER INFORMATION BOTH GRAPHICAL AND WRITTEN INCLUDED WITHIN THESE SITE PLANS



NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION

5-A-21-UR
3/17/2021

SCALE: 1" = 20'

0' 20' 40' 60'



Appalachia Design Services, Inc.
245 Birch Street
Blountville, TN 37617
Phone: (423) 323-1206



FOOD CITY ADDITION
KNOXVILLE, TENNESSEE
FOR
K. VA. T. FOOD STORES, INC.
ABINGDON, VIRGINIA

FOOD CITY
K-VA-T FOOD STORES, INC.
P.O. BOX 1158, ABINGDON, VIRGINIA 24212
PHONE: (276) 623-5100
FAX: (276) 623-5447

These documents prepared by the Architect are instruments of the Architect's service. In the absence of a written contract, the Architect shall be deemed the author of all drawings, specifications and other documents prepared by the Architect and shall be responsible for any and all errors and omissions and shall not be held liable for any and all errors and omissions. Any violation of the above shall be the responsibility of the contractor.

Drafted By:	DCM	
Checked By:	JSF	
Date Drawn:	3/1/2021	
Project #:		
REV #	DATE	DESCRIPTION

SITE TITLE PAGE

C0.0

Sheet Number



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

Jeremy Fields

Engineer

Applicant Name

Affiliation

03/11/2021

5/13/2021

File Number(s)

Date Filed

Meeting Date (If applicable)

5-A-21-UR

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

Jeremy Fields

Appalachia Design Services, Inc.

Name

Company

245 Birch Street

Blountville

TN

37617

Address

City

State

ZIP

423-323-6706

jeremyfields@adscad.com

Phone

Email

CURRENT PROPERTY INFO

Ocho Company GP

150 Major Reynolds Place, Knoxville, TN

Owner Name (if different)

Owner Address

Owner Phone

9565 Middlebrook Pike, Knoxville, TN

104-192.02

Property Address

Parcel ID

KUB

KUB

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Middlebrook Pike, East side of Hoyle Beals Drive

15.89 ac.

General Location

Tract Size

City County

6th
District

PC
Zoning District

CO
Existing Land Use

Northwest County

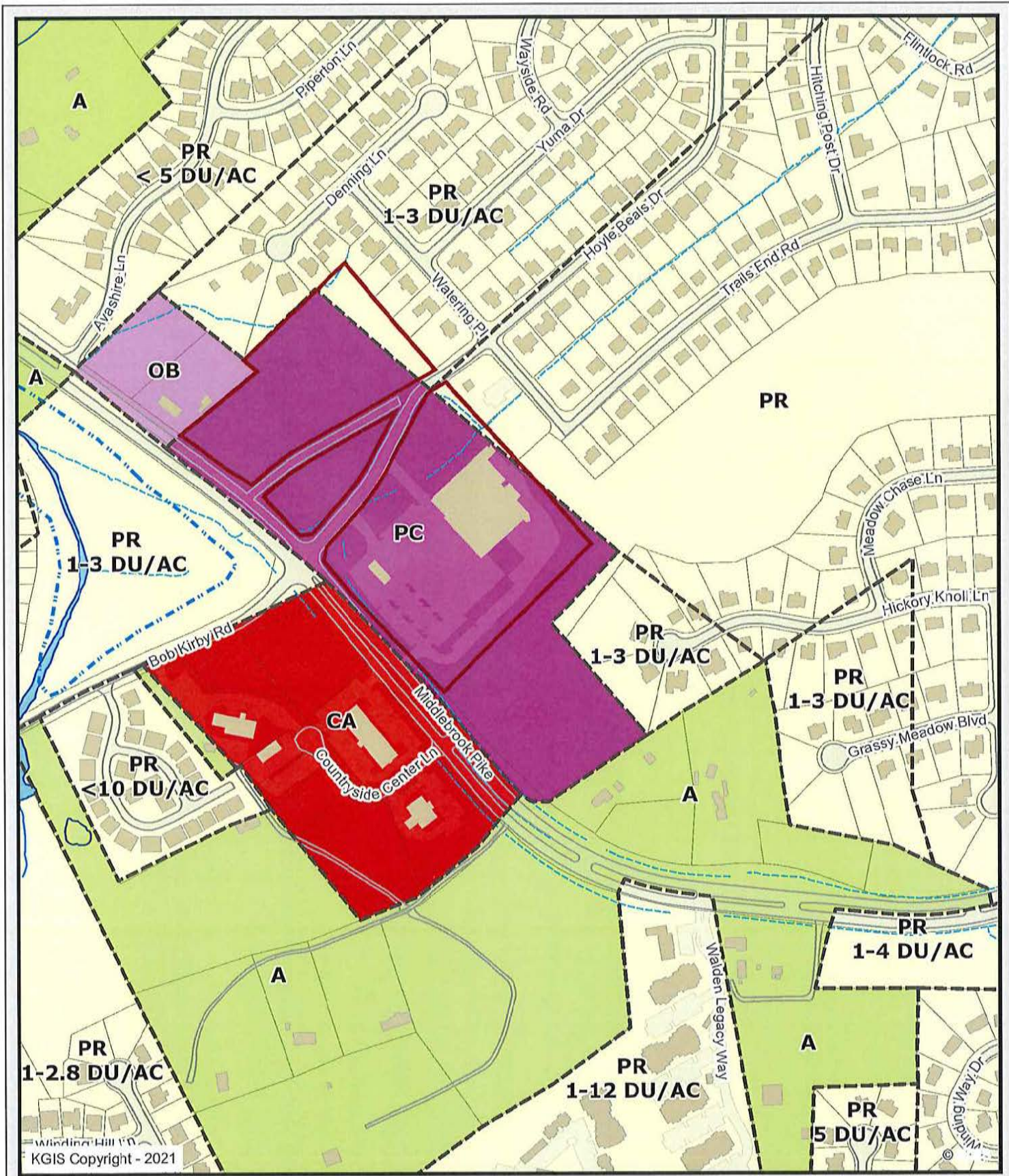
CC

Planned

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation



Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System

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