



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 7-K-26-DP

AGENDA ITEM #: 51

AGENDA DATE: 7/9/2026

▶ **APPLICANT:** AUSTIN EDELEN

OWNER(S): STRATEGIC ACQUISITIONS GROUP LLC

TAX ID NUMBER: 38 C G 002

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 SAM WALTON WAY

▶ **LOCATION:** Southeast side of Sam Walton Way, northeast of Norris Frwy

▶ **APPX. SIZE OF TRACT:** 13.37 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Sam Walton Way, a private, unstriped local street with 36-38 ft of pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

▶ **ZONING:** SC (Shopping Center)

PLACE TYPE: TCMU (Town Center Mixed-use)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Big-box retail store with outdoor sales and storage

HISTORY OF ZONING: In 1996 the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac (8-H-96-RZ). In 2000 the property was rezoned from PR up to 5 du/ac to SC (Shopping Center) (10-N-00-RZ).

SURROUNDING LAND USE AND ZONING:

North: Commercial - SC (Shopping Center)

South: Multifamily residential, public/quasi public land (greenway) - A (Agricultural), PR (Planned Residential) up to 10 du/ac, F (Floodway)

East: Multifamily residential, single family residential, public/quasi public land (KUB substation) - OB (Office, Medical, and Related Services), A (Agricultural)

West: Agriculture/forestry/vacant land, transportation/communications/utilities - SC (Shopping Center)

NEIGHBORHOOD CONTEXT: This property is part of a large nonresidential node at the intersection of Norris Freeway and Maynardville Pike, with commercial, office, and multifamily uses, as well as some utilities. Halls Greenway runs through the abutting properties to the south. Halls Elementary, Middle, and High Schools are nearby to the east of Andersonville Pike.

STAFF RECOMMENDATION:

► **Approve the development plan for a big-box retail store with outdoor sales and storage, subject to 9 conditions.**

1. Implementing the recommendations of the Home Depot at North Fork Station Transportation Impact Study (Kimley-Horn, June 2026) as required by Knox County Engineering and Public Works and the Tennessee Department of Transportation during the permitting phase.
2. Installing all landscaping, as shown on the landscape plan, within six months of issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.
3. All site lighting fixtures adjacent to residential properties, pole-mounted and attached to the building, shall be full cut-off fixtures or have housing shields to direct the light toward the ground and to restrict the light source from being visible from the adjacent residential properties. A photometric plan shall be submitted to Planning staff for review and approval during the permitting phase.
4. The detached monument sign shall have a maximum height of 6 feet. A signage package with necessary dimensions shall be submitted to Planning staff for review and approval during the permitting phase to ensure consistency with the approved master sign plan.
5. Required parking spaces within the development shall not be used for the display or storage of materials or products.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Meeting all requirements of the Knox County Department of Engineering and Public Works.
8. Connecting to sanitary sewer and meeting any other relevant requirements of the utility provider.
9. If during plat approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a Memorandum of Understanding with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.

COMMENTS:

This request is for a 136,314-sq ft big-box retail store (Home Depot) at the North Folk Station shopping center in the Halls community. In 2006, the Planning Commission approved a concept plan and a development plan for the shopping center, which included a Home Depot store at the same location (7-SJ-06-C, 7-K-06-UR). A sign master plan for the shopping center was also approved that year (12-N-06-UR). Between 2006 and 2009, most of the shopping center's roads, sidewalks, parking lots, and building pads were constructed, including those on the subject parcel. In subsequent years, various retail and commercial uses were built on this campus, but the subject parcel remained vacant, with its parking lot built out. The proposed building footprint and traffic circulation are largely identical to those in the previous approval, and the applicant proposes minor revisions to the parking layout. Outdoor sales and storage are proposed in front of the building.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

SC (Shopping Center):

- A. The proposed big-box retail store meets the SC zone's intent to encourage and ensure the development of unified retail shopping centers, which will promote the public health, safety, morals, and general welfare for the citizens of the county. The administrative procedures for the SC zone require the Planning Commission to approve a development plan before permits can be issued (Article 5.34.10).
- B. The proposed outdoor storage is incidental to the primary retail use. The SC zone states that, in addition to the uses permitted (by right or as a use on review), the planning commission may recommend the inclusion of other uses of a related nature, provided that the intent of this resolution is maintained. The proposed landscape buffers help to mitigate the visual impact of outdoor storage on surrounding properties.
- C. All proposed modifications to the previously approved plan comply with the dimensional requirements of the SC zone. The site plan increases the number of parking spaces from 407 existing stalls to 442 proposed stalls, but it does not meet the minimum requirement of 5 parking spaces for every 1,000 sq ft of gross leasable floor area in a shopping center, which is 682 stalls. The director of Knox County Engineering and Public Works Department has the authority to reduce this requirement during permitting, in accordance with Article 3.50.11. Planning staff supports the reduction in parking to prevent an underutilized parking lot and prevent an increase in impervious coverage.
- D. Article 5.34.05.D requires adequate screening for any adjacent residential properties to minimize noise, light, and possible unsightliness of a shopping center. A landscape buffer of evergreen trees shall be installed along

the northeastern boundary of the parcel that abuts a recovery house and a single-family dwelling, consistent with the existing peripheral landscaping in the broader shopping center. The applicant intends to retain the existing lighting poles but will replace the bulbs with LED bulbs. Staff recommends a condition for site lighting that accounts for the adjacent residential properties.

E. The previously approved master sign plan included a 4.5-ft tall monument sign to be installed next to the southern entrance of this development. The applicant proposes to replace the previously approved sign with a 14-foot tall internally illuminated monument sign. However, staff recommends reducing the height to 6 ft to be consistent with other monument signs in the shopping center (Exhibit B).

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is classified as the TCMU (Town Center Mixed-Use) place type in the Knox County Comprehensive Plan, which lists commercial as a primary use. The place type encourages large and compact walkable developments with employment, commercial, residential, civic, and supporting uses integrated horizontally and vertically with connectivity to surrounding neighborhoods. The proposed addition to the shopping center with easy vehicular access and internal sidewalk connections largely meets the intent of the place type. The recommended building form encourages vertical development closer to the street, which is not feasible for a big-box retail store.

3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - A big-box retail store with outdoor storage would be compatible with other uses in the North Fork Station Shopping Center, which includes a gas station, a tire shop, and a car wash along Norris Freeway, as well as another big-box retail store (Walmart) and a strip mall inside the center.

B. Locate community-serving commercial areas where they can be easily shared by several neighborhoods (Policy 9.11) – The shopping center is accessible to many different neighborhoods through major thoroughfares such as Norris Freeway, E Emory Road, and Maynardville Pike.

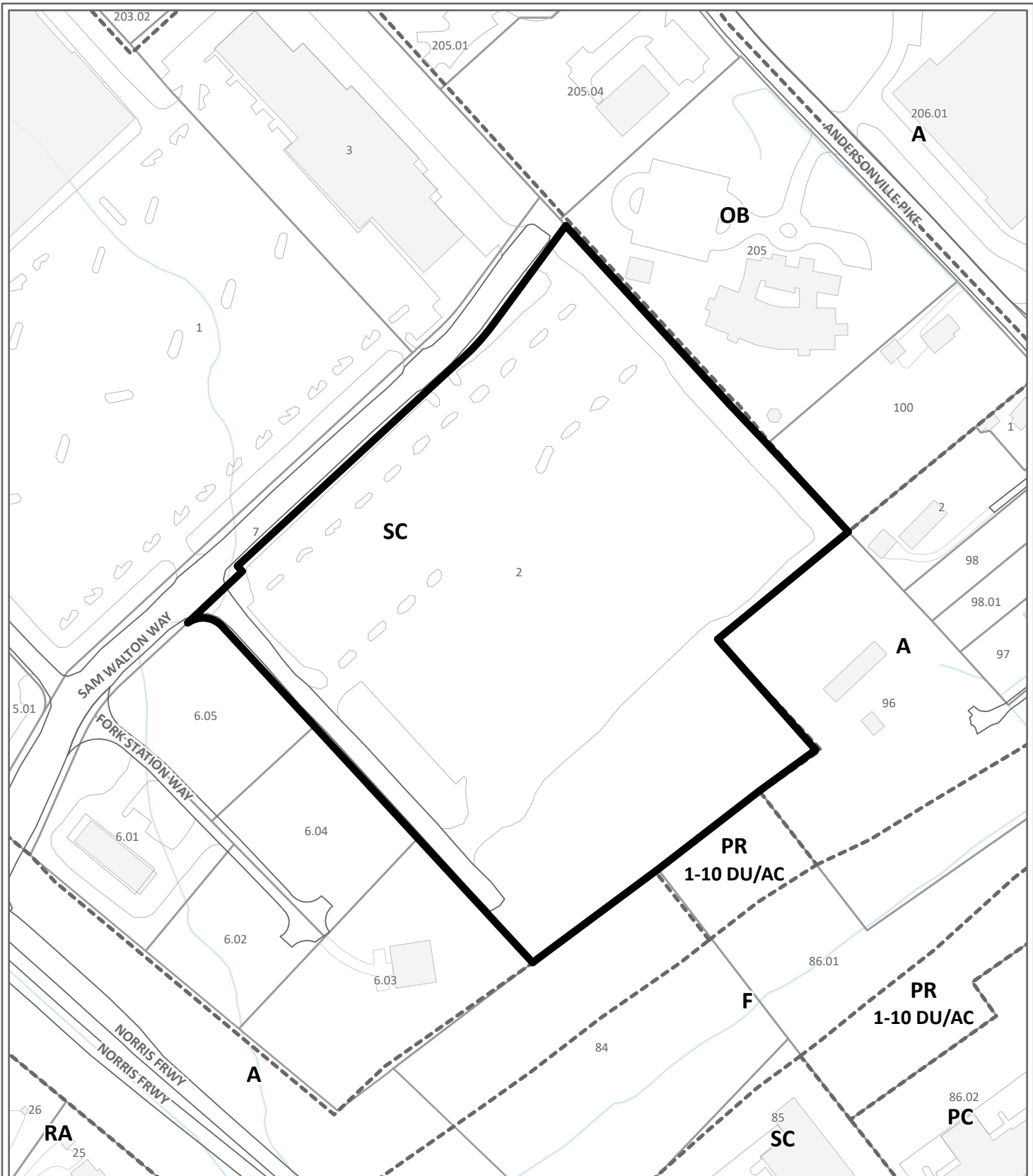
4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



DEVELOPMENT PLAN

7-K-26-DP

Petitioner: Austin Edelen



Big Box Retail store with outdoor sales and storage in SC (Shopping Center)

Original Print Date: 5/29/2026

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

Map No: 38

Jurisdiction: County

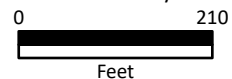


Exhibit A. Contextual Images



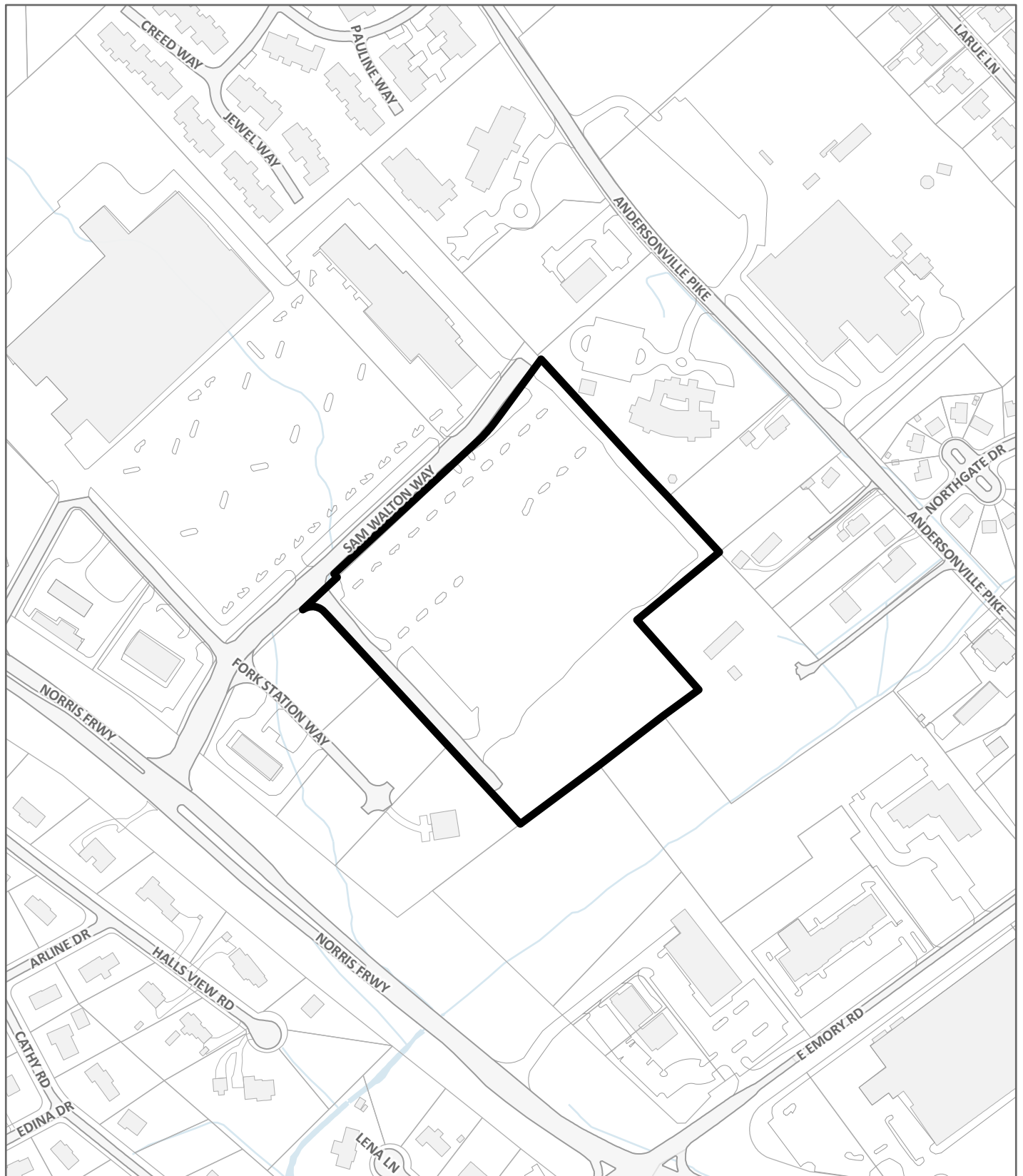
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

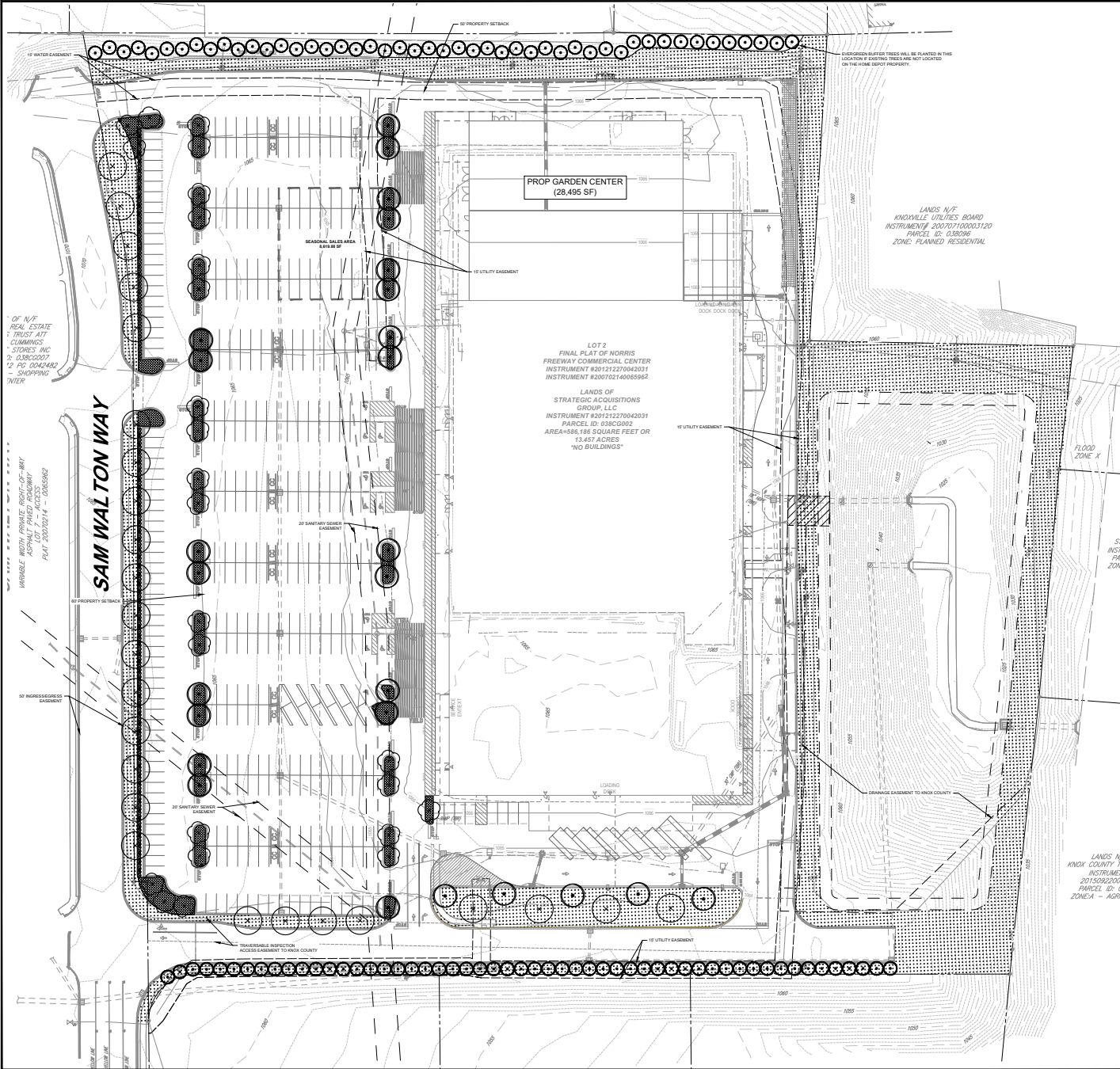
7-K-26-DP



Case boundary



Drawing name: K:\ALP_PL\030_7103_ New Home Depot Store\Site\SitePlan\Overall_Landscaping_Plan_03030303.dwg OVERALL - NO MATCHLINES Jun 16, 2026 4:53pm by Laurent Usher



THE HOME DEPOT STORE LANDSCAPE CALCULATIONS

KNOX COUNTY LDC

BUFFER/SCREENING REQUIREMENTS	REQUIRED	PROVIDED
NORTHEAST BUFFER - TYPE B SCREEN 12' WIDTH SINGLE ROW OF EVERGREEN TREES WITH BRANCHES TOUCHING THE GROUND - 1 TREE PER 50 LF	641 LF / 10 LF = 62 EVERGREEN TREES	48 LARGE EVERGREEN TREES AND 6' WOOD FENCE
NORTHWEST BUFFER - TYPE C SCREEN 8 FT. WIDTH WITH GRASS OR GROUND COVER 1 LARGE BROADLEAF TREE PER 50 LF 2 FT. HEIGHT SHRUB HEDGE	731 LF / 50 LF = 15 LARGE BROADLEAF TREES 2 FT. HEIGHT SHRUB HEDGE	17 EXISTING LARGE BROADLEAF TREES 2 FT. HEIGHT SHRUB HEDGE

CONCEPT PLANT SCHEDULE

	EXISTING BUFFER SHADE TREE ACER RUBRUM / RED SUNSET / RED SUNSET MAPLE QUERCUS PHELLOSA / WILLOW OAK	25
	EXISTING ISLAND TREE RISTACHIA CHINENSIS / CHINESE RISTACHO ULMUS PARVIFOLIJA / CHINESE ELM	25
	EVERGREEN BUFFER TREE CUPRESSUS X LEYLANDII / LEYLAND CYPRESS JUNIPERUS HORIZONTALIS / EASTERN RED CEDAR TSUGA OCCIDENTALIS 'GREEN GIANT' / GREEN GIANT ARBORVITAE	102
	PARKING ISLAND TREE NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE BLACK GUM QUERCUS PHELLOSA 'HIGHTOWER' / HIGHTOWER WILLOW OAK	26
	BUFFER SHRUB ILEX GLABRA / INDIAN HOLLY LIGULUM FLORIBUNDUM / ANISE LOROPETALUM CHINENSE RUBRUM 'RUBY' / DWARF RUBY FRINGE FLOWER MYRTICA CERIFERA 'DONS DWARF' / DONS DWARF WAX MYRTLE PRUNUS LAURICERCOSA 'OTTO LUYKEN' / OTTO LUYKEN LAUREL	195
	PARKING LOT SHRUBS AND GROUND COVER CALAMAGRISTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS CAREX (CHEROKEENSIS) / CHEROKEE SEDGE DASYLIUM X 'ROBERTS' #1 / BLUE CASCADES DASYLIUM HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME HYDRANGEA ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY LINDREA MUSCANA 'BIG BLUE' / BIG BLUE LILY TURF PHILOX CAROLINA / CAROLINA PHLOX	7,926 SF
	SOD/SEED CYNODON DACTYLON 'TIFFWAY 419' / TIFFWAY 419 BERMUDA GRASS	152,290 SF

Kimley-Horn
INC.
1775 W. WOODLAND AVENUE, SUITE 100
ALPHARETTA, GEORGIA 30009
WWW.KIMLEY-HORN.COM

HOME DEPOT USA, INC.
2405 PACIFIC FERRY ROAD
ATLANTA, GA 30309
PHONE: 770.392.5463

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

THE HOME DEPOT
5 US HWY 441 & SAM WALTON WAY
KNOX COUNTY, TENNESSEE

PROJECT: **OVERALL LANDSCAPE PLAN**
SHEET NUMBER: **L2-00**

DATE: 06/18/2026
PROJECT NO.: 015847199

TITLE: **OVERALL LANDSCAPE PLAN**

DESIGNED BY: LLU / DD
DRAWN BY: LLU / DD
REVIEWED BY: HM

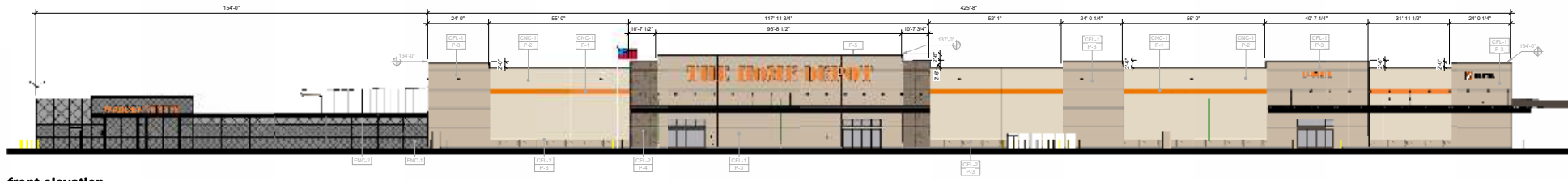
811
Know what's below
Call 811 or (800) 282-7411
Before You Dig

GRAPHIC SCALE IN FEET
0 20 40

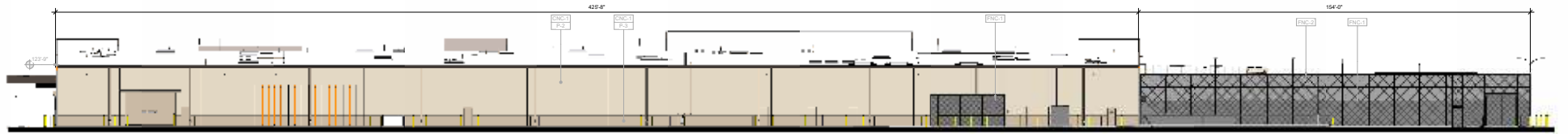
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Know what's below
Call 811 or (800) 282-7411
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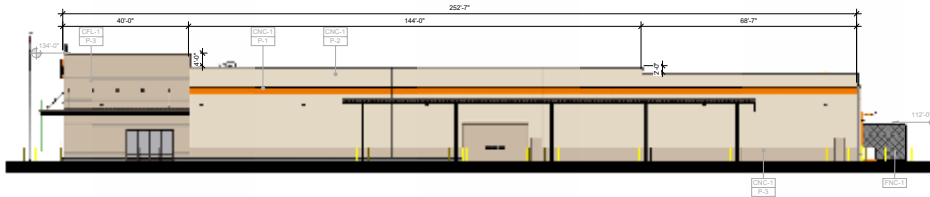
Home Depot Facade - HALLS CROSSROADS, TN



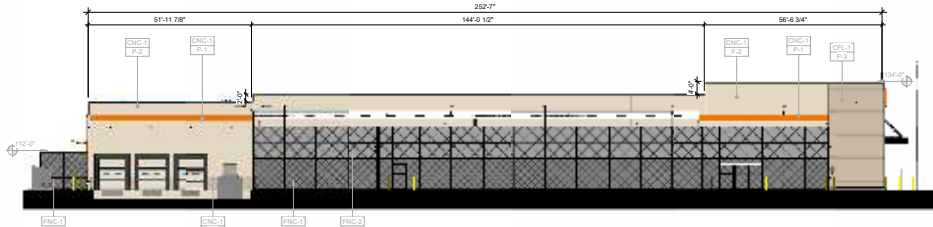
front elevation



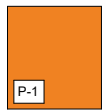
rear elevation



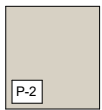
trc elevation



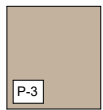
garden center elevation



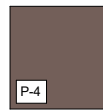
P-1
HOMER
BUCKET
ORANGE, PPG



P-2
THD BEIGE,
PPG



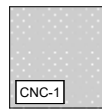
P-3
THD SUEDE,
PPG



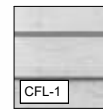
P-4
WICKER
BASKET, PPG



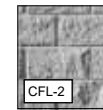
P-5
THD BRONZE,
PPG



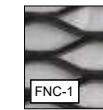
CNC-1
SMOOTH PANEL



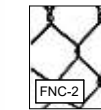
CFL-1
FORMLINER
TEXTURE:
LAP SIDING



CFL-2
FORMLINER
TEXTURE:
SPLIT FACE



FNC-1
BLACK
EXPANDED
METAL MESH

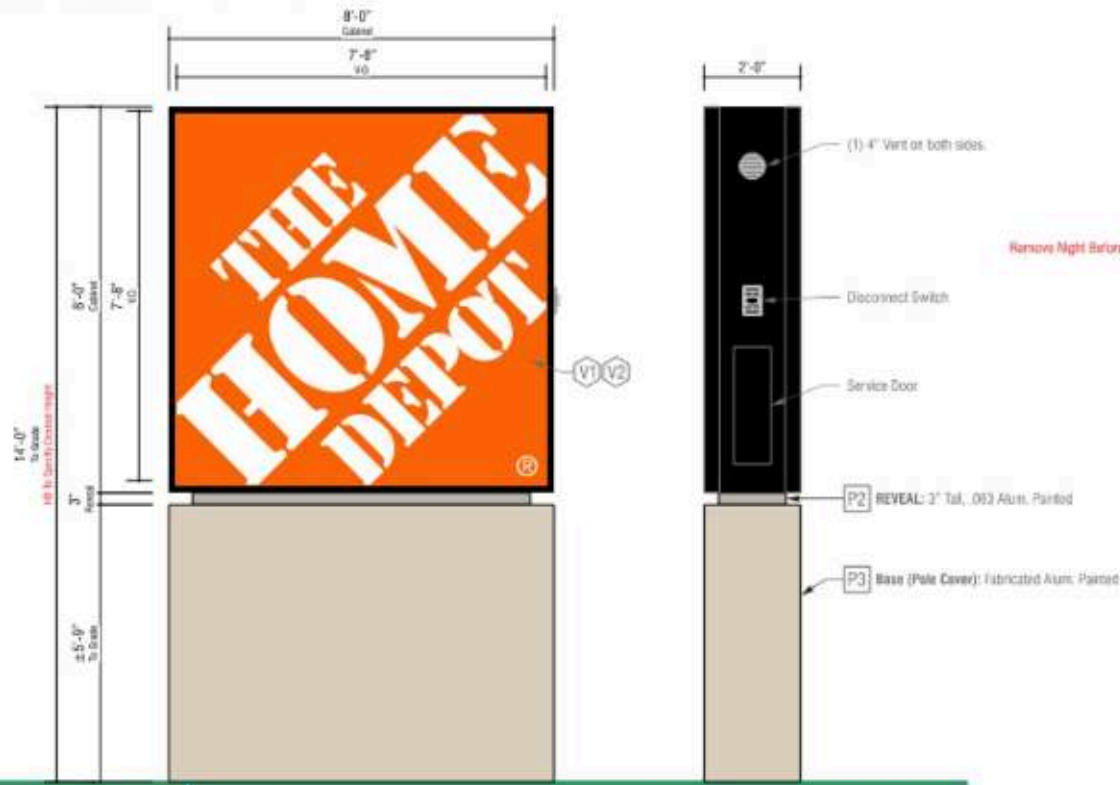


FNC-2
BLACK VINYL
COATED CHAIN
LINK

Color Palette

Textures





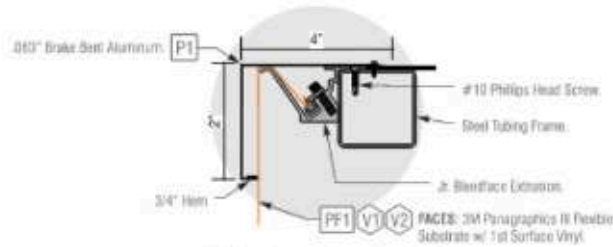
Remove Night Before Grand Opening



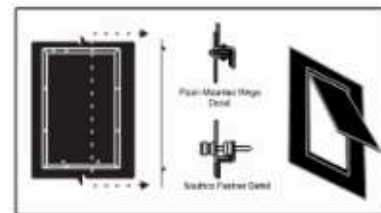
PRIMARY ELECTRICAL POWER (by others) 11

1 Monument Sign
Scale: 3/8" = 1'-0"
11 Required 64.0 sq ft

2 Side View
Scale: 3/8" = 1'-4"



3 Aluminum Retainer Detail
Not to Scale



4 Service Door Detail
Not to Scale

specifications

D/F Illuminated Pylon Sign.

EST WEIGHT: 780 lbs
EST ELECT LOAD: 130
ELECT REQUIREMENTS: TBD

ULTIMATE WIND SPEED: 154 MPH
NOMINAL WIND SPEED: 138 MPH
RISK CATEGORY: II (3 Sec Peak Gust MPH)
WIND IMPORTANCE FACTOR: 1= 1
WIND EXPOSURE: C

COLORS & FINISH

- PF1 FACE: White Translucent
- V1 VINYL: 1st Surface 3M 3630-44 Orange
- V2 VINYL: 1st Surface 3M 3660M Marble Overlaminat
- P1 CABINET/RETAINER: Polyurethane Gloss Black
Product: PPG Perma-crete Hi Built Acrylic Flat, 4-22001
Custom Formula: BX 33, CX 1Y + 45, HX 33
- P4 PAINT: To Match PPG Color - THD Suede
Product: PPG Perma-crete Hi Built Acrylic Flat, 4-22001
Custom Formula: BX 7 1/2, CX 20 1/2, 1X 6 1/2

SIGN CONSTRUCTION

1. FRAME: 2" x 2" x 16 Gauge Square Tube Steel Frame w/ 2" x 2" x 3/16" Steel Angle.
2. FILLER: 0.03" Excess Aluminum Painted P1.
3. RETAINER: 0.03" Aluminum Painted P1
4. FACES: 3M Paragraphics III Flexible Substrate w/ 1st Surface Vinyl

ELECTRICAL (SIGN TO BE UL LISTED)

5. LEDS: LED Illuminations must follow specifications provided by GE. PO C. Paul Southard, THD GE Representative @ (www.ge.com) (www.ge.com)
6. POWER SUPPLIES: GE

Home Depot Steel Structure & Concrete Foundations Note:

- Steel work accordance with local wind load & other requirements
- Must be approved by Atlantic 7/30C Constructors
- All exposed steel must be painted polyurethane gloss black.
- If pole towers are required, access must be provided without the removal of sign faces.

Home Depot Electrical Specification Note:

- 277 Vult
- 20 Amp primary power to be provided by others to within 6'-0" of sign location
- G.C. and/or electrician to coordinate with sign contractor the exact location before sign placement
- Final connection to primary power by sign contractor

temp graphic specifications

COLORS & FINISHES

- PF1 FILM: Matte White
- V1 VINYL: 3630-22 Black

TEMP GRAPHIC CONSTRUCTION

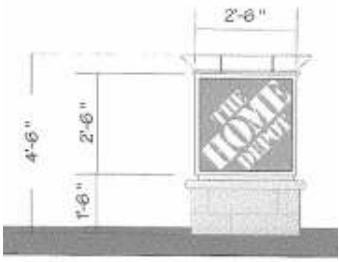







1. REMOVABLE FILM: GF Concept 6 Mil, 223 Semi-Rigid Calendared Removable Vinyl W/ V1 Applied On Top 1st Surface

INSTALLATION INSTRUCTIONS

1. Apply To Upper Left Corner Of The Home Depot Graphic.
2. Apply To Face Before Shipping

<input checked="" type="checkbox"/> STANDARD THD-MON-20	<input type="checkbox"/> CUSTOM	<input checked="" type="checkbox"/> INFO REQUIRED Sign Pending Info
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Exhibit B. Existing and Proposed Monument Signs

	<p>Home Depot – Previously approved sign Case: 12-N-06-UR Dimension: 2.5 ft wide x 4.5 ft tall Total Area: 11.25 sq ft Sign Face: 6.25 sq ft</p>		<p>Walmart (7550 Norris Freeway) Case: 12-N-06-UR Dimension: Approximately 7 ft wide x 3.5 ft tall (approved 7 ft wide x 4 ft tall) Total Area: 24.5 sq ft Sign Face: 14 sq ft</p>
	<p>Home Depot – Proposed sign Case: 7-K-26-DP Dimension: 8 ft wide x 14 ft tall Total Area: 112 sq ft Sign Face: 64 sq ft</p>		<p>Murphy Express Fuel Center (7555 Fork Station Way) Case: 9-C-10-UR Dimension: 10 ft wide x 8 ft tall Total Area: 80 sq ft Sign Face: 61.67 sq ft</p>
	<p>Shopping Center Directory Sign Case: 12-N-06-UR Dimension: Approximately 18 ft wide x 15 ft tall (approved 24 ft wide x 20 ft tall) Total Area: Approximately 270 sq ft</p>		<p>Discount Tire (7530 Norris Freeway) Case: 9-C-20-UR Dimension: 8.5 ft wide x 6 ft tall Total Area: 51 sq ft Sign Face: 32 sq ft</p>
	<p>Shopping Center Directory Sign Case: 12-N-06-UR Dimension: Approximately 18 ft wide x 15 ft tall (approved 24 ft wide x 20 ft tall) Total Area: Approximately 270 sq ft</p>		<p>Tidal Wave Auto Spa (7538 Norris Freeway) Case: 3-C-23-DP Dimension: 8 ft wide x 6 ft tall Total Area: 48 sq ft Sign Face: 36 sq ft</p>



Traffic Impact Study

The Home Depot at North Fork Station

June 2026

FOR SUBMITTAL TO:

Knox County, Tennessee

PREPARED FOR:

The Home Depot

PREPARED BY:

Kimley»Horn

537 Market Street, Suite 202

Chattanooga, TN 37402

423-266-3501

Project Number **015847326**



Thomas J Glueckert

Digitally signed by Thomas J Glueckert
DN: C=US + CN=Thomas J Glueckert +
E=thomas.glueckert@kimley-horn.com
Date: 2026.06.18 12:01:29-04'00'

9.0 RECOMMENDATIONS

9.1 DEVELOPMENT IMPROVEMENT RECOMMENDATIONS

The **Home Depot at North Fork Station** development should contribute a proportional share of the cost of design and construction of the following improvements.

- Intersection 3 – Norris Freeway (US-441) at E. Emory Road
 - Convert the existing southbound right turn lane to a shared through-right turn lane with approximately 425 feet of storage and 340 feet of lane change and deceleration distance to meet queue storage needs in the Horizon PM Peak.
 - Convert the northbound right turn lane to a shared through-right turn lane with approximately 325 feet of storage and 340 feet of lane change and deceleration distance to meet queue storage needs in the Horizon PM Peak. Note that required storage, lane change, and deceleration distance exceed the spacing between Intersection 3 and the retail driveway to the south.
 - Reconfigure northwest and southeast corners of the intersection to continue to allow for right turn channelization.
 - Modify traffic signal to allow for new lane configuration including, but not limited to, new span wire poles and pedestrian infrastructure on the northwest and southeast corners.
- Intersection 4 – E. Emory Road at Andersonville Pike
 - Adjust signal timing to reduce delay for overcapacity movements, including the westbound through-right movement.

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

Have you engaged the surrounding property owners to discuss your request?

- Yes No
- No, but I plan to prior to the Planning Commission meeting

Date to be Posted

Date to be Removed

Austin Edelen

Digitally signed by Austin Edelen
DN: C=US,
E=austin.edelen@kimley-horn.com,
CN=Austin Edelen
Date: 2026.05.22 13:32:55-04'00'

Austin Edelen

5/22/2026

Applicant Signature

Applicant Name

Date