USE ON REVIEW REPORT

FILE #: 12-D-20-UR  AGENDA ITEM #: 22  
AGENDA DATE: 12/10/2020

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

TAX ID NUMBER: 38 08902 (PART OF) & 08901 (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

APPROX. 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 January 14, 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 story 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

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

Original Print Date: 11/6/2020
Revised: 11/6/2020
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Ingles Markets, Inc.

Map No: 38
Jurisdiction: County

±0
Feet

500

N
# Request to Postpone • Table • Withdraw

**Name of Applicant:** Ingles Expansion & Fuel Center

**Original File Number(s):** 12-D-20-UR

**Date Scheduled for Planning Review:** December 10, 2020

**Date Request Filed:** 11/25/20

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## 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.

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## 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 3:30 p.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

**Planning**
KNOXVILLE | KNOX COUNTY

### DEVELOPMENT
- [ ] Development Plan
- [ ] Planned Development
- [ ] Use on Review / Special Use
- [ ] Hillside Protection COA

### SUBDIVISION
- [ ] Concept Plan
- [ ] Final Plat

### ZONING
- [ ] Plan Amendment
- [ ] SP
- [ ] OYP
- [ ] Rezoning

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### Applicant Name
**Ingles Markets, Inc.**

### Date Filed
10-20-2020

### Meeting Date (if applicable)
11-12-2020

### File Number(s)
12-D-20-UR

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### 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**

**Company**
Land Planning Associates, Inc.

**Name**

**Address**
110 W. 1st Ave

**City**
Easley

**State**
SC

**ZIP**
29640

**Phone**
864-242-6072

**Email**
john@lpinc.net

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### CURRENT PROPERTY INFO

**Ingles Markets, Inc.**

**PO Box 6676 Asheville, NC 28816**

**Owner Name (if different)**

**Owner Address**
7220 Norris Freeway, Knoxville, TN 37918

**Owner Phone**
038 08902 (part of)

**Property Address**

**Parcel ID**

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### STAFF USE ONLY

**NE/5 Norris Freeway, SW/5 Andersonville Rd, 13.63 (part of)**

**Jurisdiction (Specify district above)**

**7th**

**Zoning District**

**North County**

**PLANNED GROWTH**

**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

Home Occupation (specify)

Renovation to existing Ingles; addition of Ingles Gas Express

Other (specify)

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

Combine Parcels

Divide Parcel

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)

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**AUTHORIZATION**

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

**Applicant Signature**

Preston Kendall

828-669-2941

pkendall@ingles-markets.com

Date: 10-19-2020

**Staff Signature**

Sherry M. Michienzi

10/26/2020

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