CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 4-C-17-UR Related File Number:

Application Filed: 2/27/2017 Date of Revision:

Applicant: ALDI INC., STORE #11 - MT JULIET DIVISION



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northwest side of E. Emory Rd., northeast side of Norris Freeway.

Other Parcel Info.:

Tax ID Number: 38 085 Jurisdiction: County

Size of Tract: 2.84 acres

Accessibility: Access is via E. Emory Rd., a major arterial street with a three lane section at the access driveway,

and Norris Freeway, a minor arterial street with a four lane section at the access driveway.

GENERAL LAND USE INFORMATION

Existing Land Use: Grocery store

Surrounding Land Use:

Proposed Use: Expansion of existing store Density:

Sector Plan: North County Sector Plan Designation: General Commercial

Growth Policy Plan: Planned Growth Area

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 development.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 4109 E Emory Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC (Shopping Center)

Former Zoning:

Requested Zoning:

Previous Requests: Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a 1,983 square foot addition to an existing food market within the

SC zoning district, subject to 4 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works to guarantee such installation.

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Norks.

4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the SC zoning district.

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Comments: The applicant is proposing to add a 1,983 square foot addition to the E. Emory Rd. side of the existing Aldi food store for a total of 18,333 square feet. The existing store has access to both E. Emory Rd.

and Norris Freeway.

The proposed addition requires removal of some of the existing parking on the site. The Knox County Board of Zoning Appeals approved a variance on February 22, 2017 for a reduction in the required number of parking spaces from 114 to 97. The revised development plan reflects that reduction.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. Public water and sewer utilities are available in the area to serve this site.

2. The recent turn lane improvements at the intersection of E. Emory Rd. and Norris Freeway will handle the additional traffic which will be generated by this development.

3. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposal meets all requirements of the SC zoning district as well as the general criteria for approval of a use-on-review.
- 2. The proposed food market addition is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The North County Sector Plan proposes commercial use and stream protection for this site. The proposed addition is consistent with that designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved Meeting Date: 4/13/2017

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Details of Action:1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County

Health Department.

2. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works to guarantee such installation.

Department of Engineering and Public Works to guarantee such installation.

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the SC

zoning district.

Summary of Action: APPROVE the development plan for a 1,983 square foot addition to an existing food market within the

SC zoning district, subject to 4 conditions.

Date of Approval: 4/13/2017 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

ELGISLATIVE ACTION AND DISPOSITION		
Legislative Body:	Knox County Board of Zoning Appe	eals
Date of Legislative Action:		Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:		Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance:

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