

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**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

## 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:**



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

**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**

**Legislative Body:**

Knox County Board of Zoning Appeals

**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:**