

# 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-D-17-UR **Related File Number:**  
**Application Filed:** 2/27/2017 **Date of Revision:**  
**Applicant:** ALDI INC., STORE #12 - MT. JULIET DIVISION

## PROPERTY INFORMATION

**General Location:** East side of Moss Grove Blvd, south side of Kingston Pike.  
**Other Parcel Info.:**  
**Tax ID Number:** 132 02714 **Jurisdiction:** City  
**Size of Tract:** 2.5 acres  
**Accessibility:** Access is via Moss Grove Blvd., a private Joint Permanent Easement with access out to Kingston Pike, a major arterial street with a four and five lane cross section within a required right-of-way of 100'.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Grocery store  
**Surrounding Land Use:**  
**Proposed Use:** Expansion of existing store **Density:**  
**Sector Plan:** Southwest County **Sector Plan Designation:** Community Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The Sherrill Hill Subdivision has residential development on three sides and commercial development to the north across Kingston Pike. Zoning in the area includes SC and SC-3 Shopping Center, RAE, PR and RB Residential.

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

**Street:** 110 Moss Grove Blvd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC-1 (Retail and Office Park) (k)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Rezoning to PC-1 (k) (Retail and Office Park) was approved by Knoxville City Council on 9/25/07.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**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 revision to the loading dock area and a 1,007 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. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.  
3. Meeting all applicable requirements of the Knoxville Department of Engineering.  
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC-1 District and a use on review.

Comments: The applicant is proposing to add a 1,007 square foot addition to the south side of the existing Aldi food store that is located on the south side of Kingston Pike and the east side of Moss Grove Blvd. Access to the site is from a shared driveway off of Moss Grove Blvd. This proposed addition to the loading dock area of the store will also modify the loading dock access area. The total store area with the addition will be 17,664 square feet. The proposed site changes will not impact the required parking for the site. The changes will require revisions to the stormwater system and a relocation of the water quality devices.

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

1. Public water and sewer utilities are available to serve the site.
2. The traffic impact study that had been prepared for the entire Sherrill Hill development recommended improvements that addressed the traffic impacts of this development.
3. This proposed commercial development will have minimal impact on the residences that adjoin the Sherrill Hill development since it is adjacent to Kingston Pike and only adjoins commercial property.

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

1. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed addition with the recommended conditions 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 since the development is located off an arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Southwest County Sector Plan identifies this as a mixed use development area allowing commercial use. The One Year Plan also designates the site for commercial use. The development complies with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 4/13/2017

- Details of Action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  2. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.
  3. Meeting all applicable requirements of the Knoxville Department of Engineering.
  4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC-1 District and a use on review.

**Summary of Action:** APPROVE the development plan for a revision to the loading dock area and a 1,007 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:** Knoxville City Council

**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:**