

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 4-C-17-UR

AGENDA ITEM #: 69

AGENDA DATE: 4/13/2017

▶ **APPLICANT:** ALDI INC., STORE #11 - MT JULIET DIVISION

OWNER(S): Aldi Inc. - Mt Juliet Division

TAX ID NUMBER: 38 085

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4109 E Emory Rd

▶ **LOCATION:** Northwest side of E. Emory Rd., northeast side of Norris Freeway.

▶ **APPX. SIZE OF TRACT:** 2.84 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

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.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** SC (Shopping Center)

▶ **EXISTING LAND USE:** Grocery store

▶ **PROPOSED USE:** Expansion of existing store

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Beaver creek and vacant lots - F (Floodway), A (Agricultural) & SC (Shopping Center)

South: Shopping center - SC (Shopping Center)

East: Mixed businesses - PC (Planned Commercial)

West: Residences and business - RA (Low Density Residential) & OB (Office, Medical, and Related Services)

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.

STAFF RECOMMENDATION:

▶ **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.

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.

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

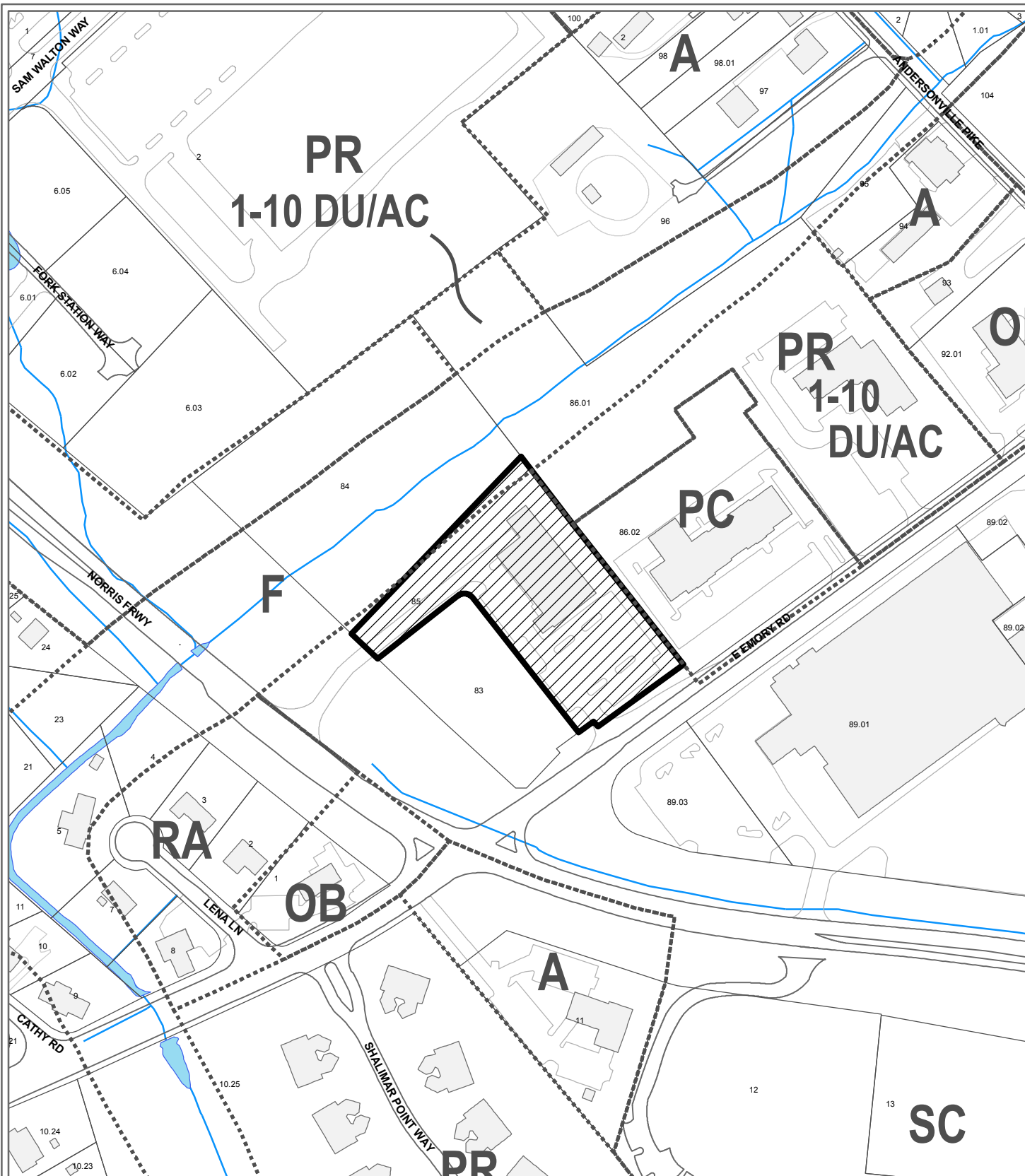
1. The North County Sector Plan proposes commercial use and stream protection for this site. The proposed addition is consistent with that designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 221 (average daily vehicle trips)

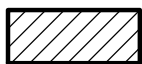
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

MPC'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 an MPC decision in the County.



**4-C-17-UR
USE ON REVIEW**



Expansion of existing store in SC (Shopping Center)

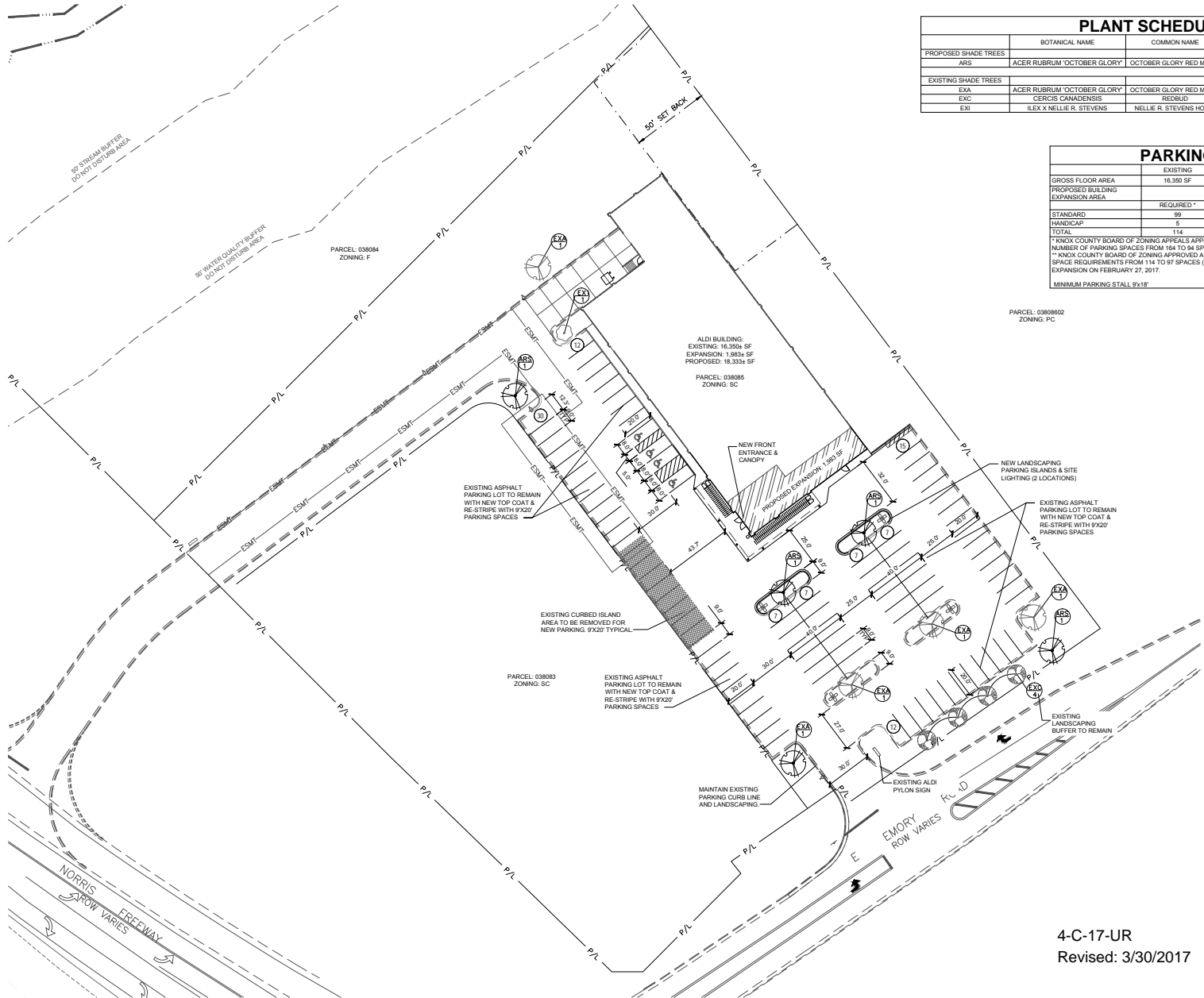
Original Print Date: 3/14/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Aldi Inc., Store #11 - Mt Juliet Division

Map No: 38
Jurisdiction: County



File Name: N:\2017\051528 - KNOXVILLE - EMORY RD, TN 11 (ESW)\DWG\CADD\DP-1.DWG Author: BOYLE, MARCUS Proj. Date: 3/27/2017



| PLANT SCHEDULE | | | | | | |
|-----------------------------|-----------------------------|-------------------------|------|--------|--------------------|-----|
| | BOTANICAL NAME | COMMON NAME | CONT | SIZE | REMARKS | QTY |
| PROPOSED SHADE TREES | | | | | | |
| ABS | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | B&B | 2" CAL | FULL ROUNDED CROWN | 4 |
| EXISTING SHADE TREES | | | | | | |
| E5A | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | B&B | | | 5 |
| EXC | CERCIS CANADENSIS | REDBUD | B&B | | | 4 |
| EXI | ILEX X NELLIE R. STEVENS | NELLIE R. STEVENS HOLLY | B&B | | | 1 |

| PARKING DATA | | | |
|----------------------------------|------------|-----------|-------------|
| | EXISTING | PROPOSED | |
| GROSS FLOOR AREA | 16,350 SF | 18,333 SF | |
| PROPOSED BUILDING EXPANSION AREA | | 1,988 SF | |
| | REQUIRED * | | PROVIDED ** |
| STANDARD | 92 | | 92 |
| HANDICAP | 5 | | 4 |
| TOTAL | | | 97 |

* KNOX COUNTY BOARD OF ZONING APPEALS APPROVED A VARIANCE FOR A WAIVER OF REQUIRED NUMBER OF PARKING SPACES FROM 164 TO 84 SPACES ON APRIL 22, 2009.
 ** KNOX COUNTY BOARD OF ZONING APPROVED A REQUEST FOR A WAIVER OF MINIMUM PARKING SPACE REQUIREMENTS FROM 114 TO 97 SPACES (MINIMUM) FOR THE PROPOSED BUILDING EXPANSION ON FEBRUARY 27, 2017.
 MINIMUM PARKING STALL 9'X18'

| | |
|------------------------|----------|
| Issued: | Date: |
| A Variance Application | 02/08/17 |
| B MPC Submittal | 02/27/17 |
| C MPC Resubmittal | 03/29/17 |
| D | |
| Revisions: | Date: |
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ms consultants, inc.
 engineers, architects, planners
 2221 Schrock Road
 Columbus, Ohio 43229-1547
 phone 614.898.7100
 fax 614.898.7570

DRAWN BY: KEA
 REVIEWED BY: SAB

Seal

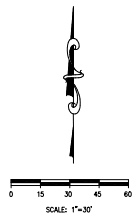


ALDI Inc. - Store No. 11
 P.C. FILE: 4-C-17-UR
 4109 E. Emory Rd
 Knoxville, TN 37938
 Knox County
 Project Name & Location:

Development Plan

| | |
|-------------------------|----------------------|
| Drawing Name: | |
| Prototype Rls. 08/05/16 | Project No. 40315-29 |
| Type: RHSD-V2.07 | |
| | DP-1 |
| Scale: As Noted | Drawing No. |

4-C-17-UR
 Revised: 3/30/2017

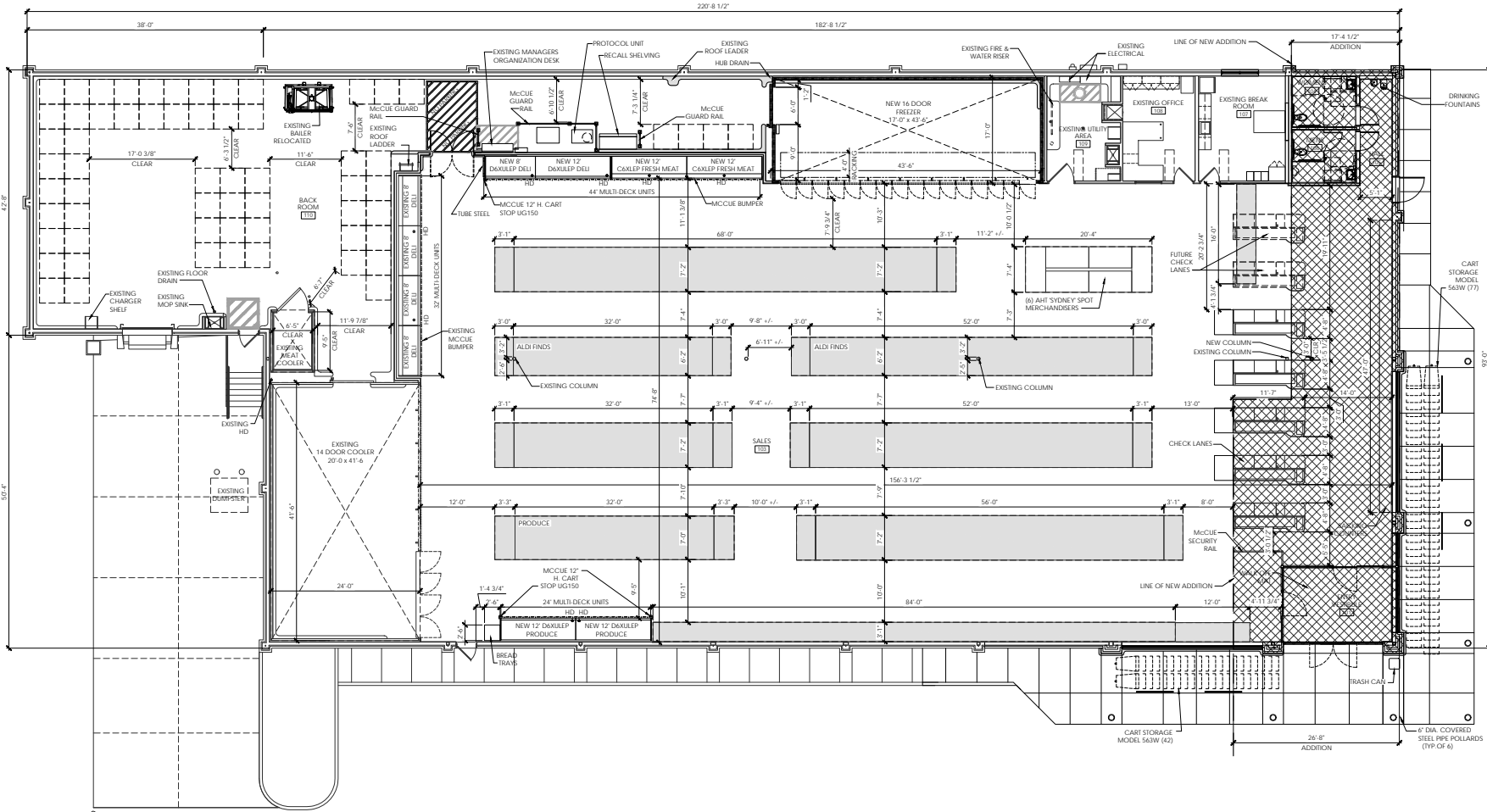


File Name: N:\2624031529 - KNOXVILLE - EMORY RD, TN-11 (ESW)\DOCS\CADA\131 - OPERATIONS PLAN - MPC SUBMITTAL DWG.Ambir - HOENING, DAVID Pkg Date: 2/23/2017

| AREA SUMMARY | | | |
|--|------------------------------------|----------------------------------|--------------------------------|
| OCCUPANCY USE | ROOM NAME | PROJECT SPECIFIC SQUARE FOOTAGES | V7.0 PROTOTYPE SQUARE FOOTAGES |
| MERCANTILE | SALES / ENTRY / EXIT | 11,873 | 12,106 |
| | OFFICE | 203 | 252 |
| | BREAK ROOM | 234 | 359 |
| | MEN'S ROOM | 85 | 85 |
| | WOMEN'S ROOM | 82 | 83 |
| | HALL | 87 | 145 |
| | UTILITY | 187 | - |
| | SUBTOTAL (MERCANTILE) | 12,751 | 12,975 |
| STORAGE / STOCK | BACK ROOM | 3,221 | 3,158 |
| | COOLER (INCLUDES MEAT) | 888 | 1,117 |
| | FREEZER | 690 | 449 |
| | SUBTOTAL (STORAGE / STOCKS) | 4,799 | 5,123 |
| SUBTOTAL OCCUPANCIES | | 17,550 | 18,098 |
| EXTERIOR / INTERIOR WALLS / UNOCCUPIED SPACE | | 1,094 | 925 |
| BUILDING SQUARE FOOTAGE | | 18,644 | 19,024 |
| EXTERIOR CANOPY | | 733 | 733 |
| TOTAL SQUARE FOOTAGE | | 19,377 | 19,757 |

| OPERATIONS DATA | | |
|------------------------|----------------------|-------------------|
| ITEM | PROJECT SPECIFIC | V7.0 PROTOTYPE |
| LINEAR FOOTAGE OF BASE | 286'-4" | 284'-4" |
| ASSUMED PALLET STORAGE | 62 | 62 |
| BUILDING DIMENSIONS | 92'-0" x 182'-8" | 119'-4" x 153'-4" |
| SALES FLOOR DIMENSIONS | 72'-8" x 156'-3 1/2" | 74'-3" x 151'-1" |
| LENGTH OF MULTI-DECK | 100' | 95' |
| COOLER MILK DOORS | 4 | 4 |
| COOLER GENERAL DOORS | 10 | 12 |
| FREEZER GENERAL DOORS | 16 | 16 |
| SPOT MERCHANDISERS | 6 | 8 |
| CART STORAGE | (119) MODEL 563W | (119) MODEL 563W |

| Issued: | Date: |
|------------------------|----------|
| A Variance Application | 02/08/17 |
| B MPC Submittal | 02/27/17 |
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| Revisions: | Date: |
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1 Operations Plan
SCALE: 1/8" = 1'-0"



4-C-17-UR

DO NOT SCALE PLANS
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ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

DRAWN BY: DJH
REVIEWED BY: TJG / MJB
Seal

FOR REFERENCE ONLY



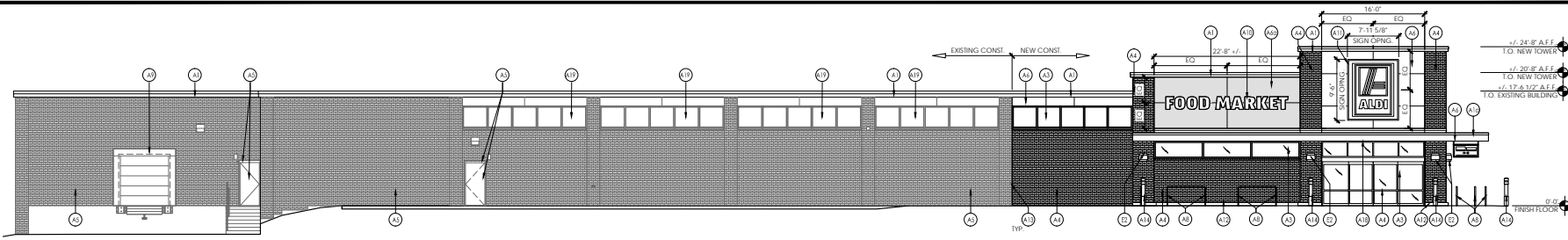
ALDI Inc.
Store No. 11
4109 Emory Rd
Knoxville, TN 37938
Knox County
Project Name & Location:

V2.07 - 93 X 182
Operations Plan
Drawing Name:

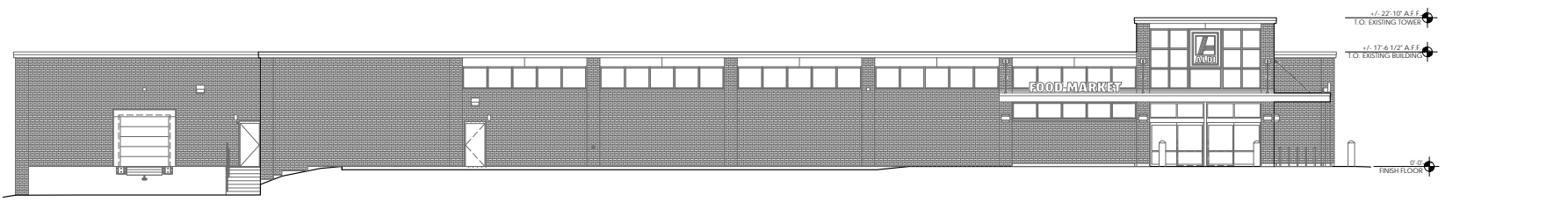
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| Prototype Rls. 08/05/16 | Project No. 40315-29 |
| Type:RHSD-V2.07 | |

Scale: As Noted
Drawing No.
A-131

File Name: N:\2016\1529 - KNOXVILLE - EMORY RD. TN. 11 (ESW)\DOCS\CAD\A201 - EXTERIOR ELEVATIONS - MPC SUBMITTAL DWG Author: HOENNING, DAVID Pile Date: 2/27/2017



4 Proposed Front Elevation
SCALE: 1/8" = 1'-0"

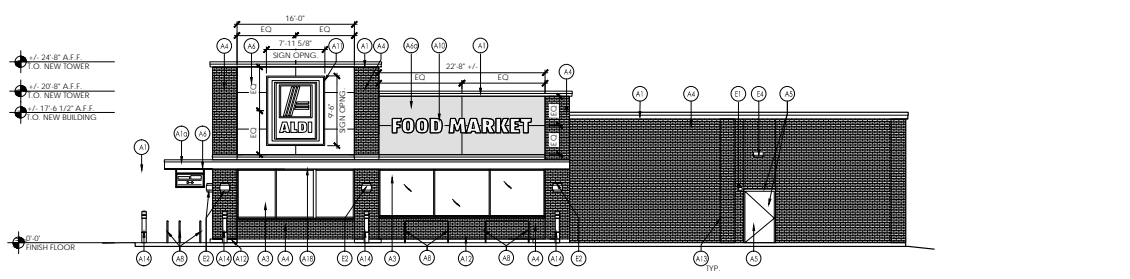


3 Existing Front Elevation
SCALE: 1/8" = 1'-0"

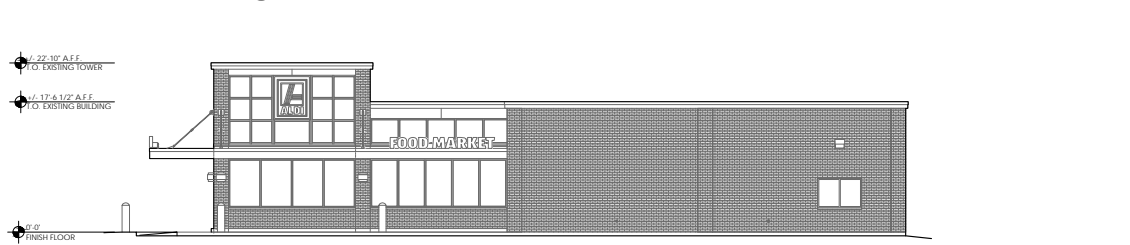
| Exterior Finish Schedule | | | |
|--------------------------|--|---|---|
| KEY | MATERIAL/MFG. | COLOR/NO. | NOTES |
| (A1) | EDGE METAL BY BRISTONE | A1- SLATE GRAY | |
| (A2) | EXISTING BRICK VENEER | A2n- SILVER METALLIC | CONTRACTOR TO VERIFY CONDITION AND COLOR/REPORTING W/ALDI REP IF NEEDED |
| (A3) | STOREFRONT | ANODIZED ALUM. | RE: DWG A662 |
| (A4) | NEW BRICK VENEER | MATCH EXISTING, V.F.F. | GROUT COLOR TO MATCH EXISTING |
| (A5) | EXTERIOR PAINT BY SHERWIN WILLIAMS | PI-15/CL-5 | TO INCLUDE REPAIRING EXISTING PEFCO SIGN POLE/CAN AND LIGHT POLES |
| (A6) | ALUMINUM COMPOSITE PANEL | A6- BRIGHT SILVER | PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUSION MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES. |
| (A7) | KNOX BOX | FACTORY FINISH | CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL |
| (A8) | CART RAIL & STARTER POST | GALVANIZED | |
| (A9) | SOCK LEVELLER / SEAL / PAD | LEVELLER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK | |
| (A10) | FOOD MARKET SIGNAGE | BY SIGN VENDOR | 19 @ 3/8" x 2'-0" |
| (A11) | ALDI TOWER SIGN | BY SIGN VENDOR | 7-11 1/8" x 9'-5 1/2". SEE DETAIL B3/A507 VERY SIGN SIZE PRIOR TO FRAMING OPENING |
| (A12) | CRIB | NATURAL | RE: DWG A601 - SEE STRUCTURAL DWGS |
| (A13) | RECAULK BUILDING JOINTS, INCLUDING AT SIDEWALK | COLOR TO MATCH EXISTING | CONTRACTOR TO VERIFY CONDITION AND COORD W/ALDI REP |
| (A14) | BLRD-4 | FACTORY FINISH - CHARCOAL | RE: DWG A601 |
| (A15) | MEMBRANE ROOFING | GRAY | AT BACK OF ALDI LOGO SIGN TOWER, FOOD MARKET SIGN TOWER AND CANOPY ROOF - SEE SPECIFICATIONS APPENDIX B |
| (A16) | BLRD-2 | PI-15/CL-4 | EXISTING TO REMAIN, REPAINT PER FINISH SCHEDULE |
| (A17) | GUARD RAIL | PI-14/CL-5 | EXISTING TO REMAIN, REPAINT PER FINISH SCHEDULE |
| (A18) | METAL SCOFF PANELS | SOLID PANELS - SEE SPEC. | RE: DWG A301-A303 |
| (E1) | LOT DISCHARGE LIGHT | FACTORY FINISH | MOUNT @ 8'-0" A.F.F. |
| (E2) | WALL SCONCE | FACTORY FINISH | MOUNT @ 7'-6" A.F.F. |
| (E3) | EXTERNAL SIREN | FACTORY FINISH | MOUNT @ 12'-0" A.F.F. |
| (E4) | EXTERIOR WALL PACK | FACTORY FINISH | MOUNT @ 12'-0" A.F.F. |
| (E5) | EXTERIOR ALARM | FACTORY FINISH | MOUNT @ 12'-0" A.F.F. |
| (F1) | FIRE DEPT. CONNECTION | FACTORY FINISH | SEE FIRE PROTECTION DWGS. |
| (F2) | MOTOR GONG | FACTORY FINISH | SEE FIRE PROTECTION DWGS. |
| (M1) | WALL CAP | EXISTING TO REMAIN | |
| (K1) | STOREFRONT KEY | ANODIZED ALUMINUM | RE: DWG A602 |

| Signage | | | |
|------------------|----------|------------------|--------|
| DESCRIPTION | QUANTITY | SQ. FT. PER SIGN | TOTALS |
| TOWER SIGN | 2 | 75.0 | 150.0 |
| FOOD MARKET SIGN | 2 | 38.0 | 76.0 |
| TOTAL SIGNAGE | | | 226.0 |

Signage is shown for reference only and shall be under separate permit submittal



2 Proposed Side Elevation
SCALE: 1/8" = 1'-0"



1 Existing Side Elevation
SCALE: 1/8" = 1'-0"

4-C-17-UR

| | |
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| Issued: | Date: |
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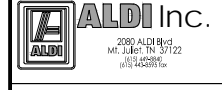
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DRAWN BY: DJH
REVIEWED BY: JIG / MJB

Seal



ALDI Inc.
Store No. 11
4109 Emory Rd
Knoxville, TN 37938
Knox County
Project Name & Location:

Exterior Elevations

| | | |
|------------------|----------------|-------------|
| Drawing Name: | Prototype Rls. | Project No. |
| | 08/05/16 | 40315-29 |
| Type: RHSD-V2.07 | | |
| | | A-201 |
| Scale: As Noted | | Drawing No. |

[X] Use on Review [] Development Plan

Name of Applicant: Aldi Inc., Store #11 - Mt. Juliet Division

Date Filed: 2/27/17

Meeting Date: 4/13/17

Application Accepted by: Thomas Brucke

Fee Amount: File Number: Development Plan

Fee Amount: \$1,500 File Number: Use on Review 4-C-17-UR



PROPERTY INFORMATION

Address: 4109 East Emory Road

General Location: 2.84 acre parcel located on the northwest corner of Emory Rd. & Norris Freeway

Tract Size: 2.84 acres No. of Units: 1

Zoning District: Shopping Center (SC)

Existing Land Use: Commercial (CO)

Planning Sector: North County

Sector Plan Proposed Land Use Classification: General Commercial (GC)

Growth Policy Plan Designation: Planned Growth - Knox County

Census Tract: 62.05

Traffic Zone: 193

Parcel ID Number(s): 038-085

Jurisdiction: City Council District County Commission ~~7-10~~ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Dave Hassen - Director of Real Estate

Company: Aldi Inc. - Mt. Juliet Division

Address: 2080 Aldi Blvd.

City: Mt. Juliet State: TN Zip: 37122

Telephone: (615) 449-8840

Fax: (615) 449-7531

E-mail: Dave.Hassen@aldi.us

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Shawn Boysko - Project Manager

Company: MS Consultants, Inc.

Address: 2221 Schrock Road

City: Columbus State: OH Zip: 43229

Telephone: (614) 898-7100 ext 10016

Fax: (614) 898-1202

E-mail: sboysko@msconsultants.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Use on Review approval for the proposed 1,983 sf grocery store expansion of the existing store.

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Shawn A. Boysko

PLEASE PRINT

Name: Shawn A. Boysko

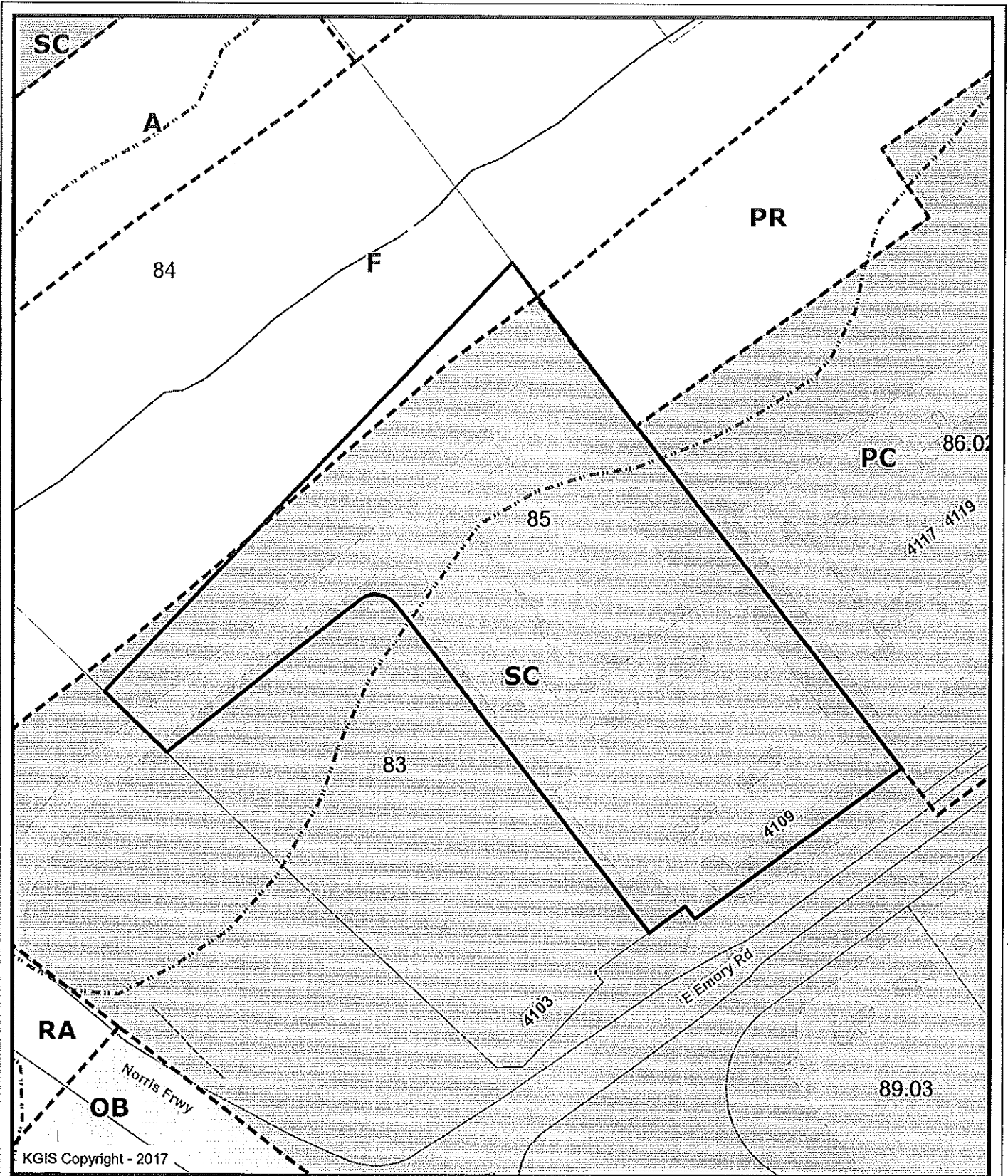
Company: MS Consultants, Inc.

Address: 2221 Schrock Road

City: Columbus State: OH Zip: 43229

Telephone: (614) 898-7100 ext 10016

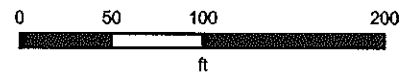
E-mail: sboysko@msconsultants.com



Letter Portrait

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