

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

▶ **FILE #:** 4-D-17-UR

AGENDA ITEM #: 70

AGENDA DATE: 4/13/2017

▶ **APPLICANT:** ALDI INC., STORE #12 - MT. JULIET DIVISION

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

TAX ID NUMBER: 132 02714

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 110 Moss Grove Blvd

▶ **LOCATION:** East side of Moss Grove Blvd, south side of Kingston Pike.

▶ **APPX. SIZE OF TRACT:** 2.5 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

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'.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

▶ **ZONING:** PC-1 (Retail and Office Park) (k)

▶ **EXISTING LAND USE:** Grocery store

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

HISTORY OF ZONING: Rezoning to PC-1 (k) (Retail and Office Park) was approved by Knoxville City Council on 9/25/07.

SURROUNDING LAND USE AND ZONING: North: Shopping Center - SC-3 (Regional Shopping Center)

South: Vacant lot - PC-1 (Retail and Office Park) (k)

East: Car wash - PC-1 (Retail and Office Park) (k)

West: Mixed businesses - PC-1 (Retail and Office Park) (k)

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.

STAFF RECOMMENDATION:

▶ **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.

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



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

Petitioner: Aldi Inc., Store #12 - Mt. Juliet Division



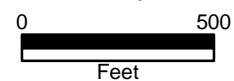
Expansion of existing store in PC-1 (Retail and Office Park) (k)

Map No: 132

Jurisdiction: City

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

Revised:



PRELIMINARY - NOT FOR CONSTRUCTION

PROPERTY SUMMARY

OWNER: ALDI MT. JULIET DIVISION
 2080 ALDI BLVD.
 MT. JULIET, TN 37122
 PARCEL: 132-02714
 ZONING: PLANNED COMMERCIAL (PC-1)
 AREA: 2.93 ACRES

PARKING SUMMARY

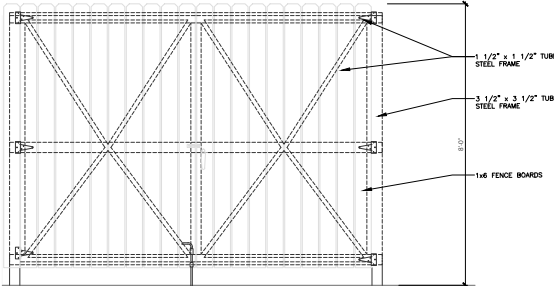
	EXISTING	PROPOSED
GROSS FLOOR AREA	16,657 SF	17,664 SF
PROPOSED BUILDING EXPANSION AREA		1,007 SF
STANDARD	83	76
HANDICAP	4	4
TOTAL	87	80

* BASED ON CITY OF KNOXVILLE ZONING REGULATIONS, ARTICLE V SECTION 7, RETAIL ESTABLISHMENTS OVER 15,000SF = 4.5 SPACES/1000GLA

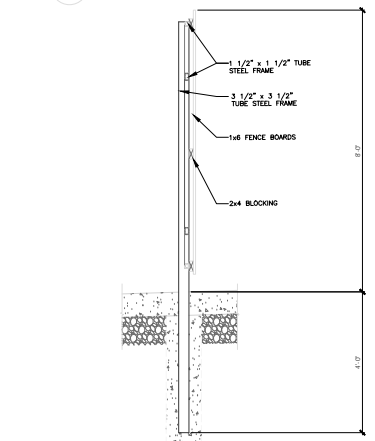
AREA SUMMARY

	EXISTING	PROPOSED
GROSS FLOOR AREA	16,657 SF	17,664 SF
BUILDING EXPANSION AREA		1,007 SF*
IMPERVIOUS AREA		1,138 SF
PERVIOUS AREA		1,138 SF**
NEW CHANGE IN PERVIOUS AREA		0 SF

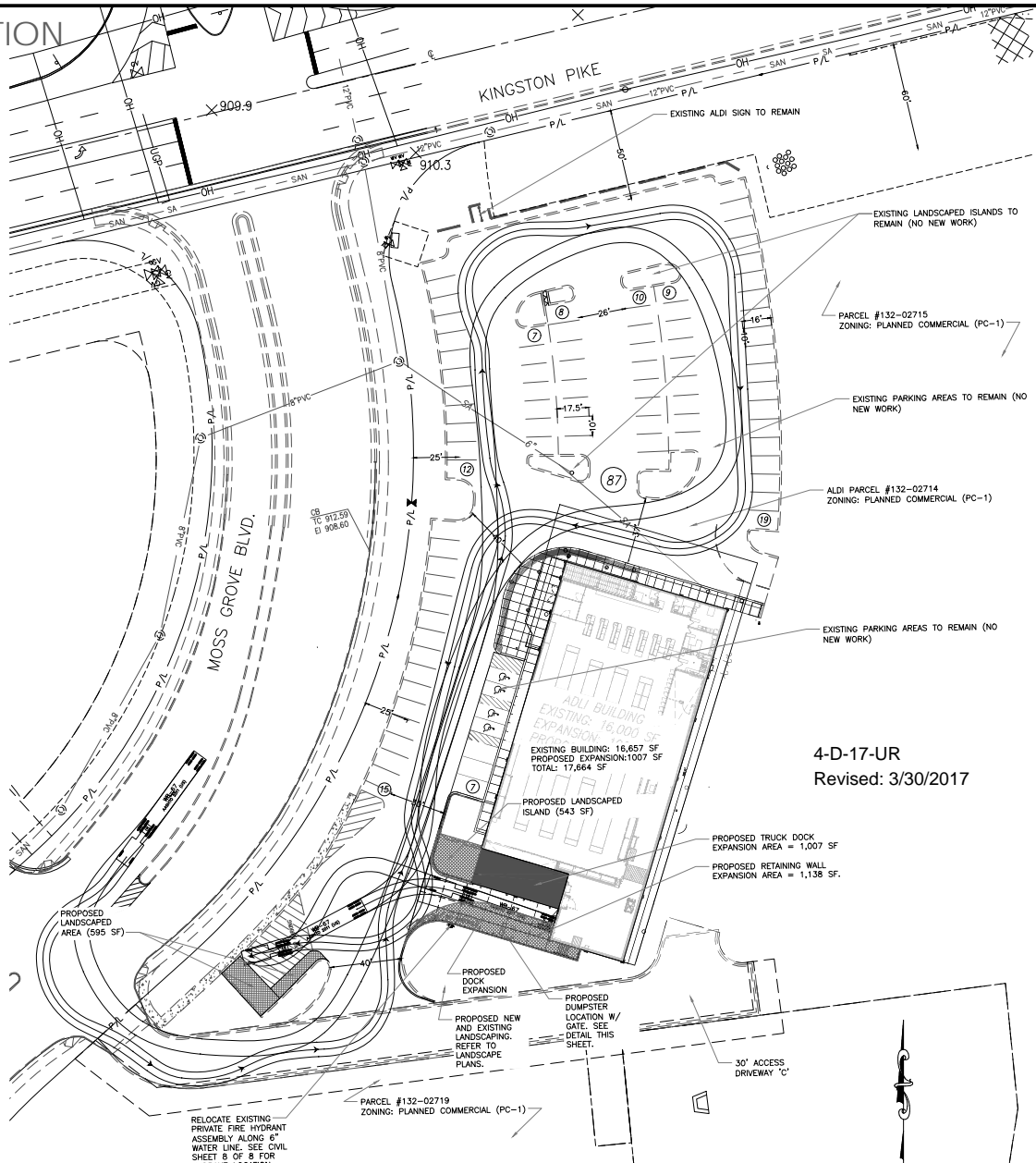
* BUILDING EXPANDS INTO EXISTING DOCK SLAB AREA, NO CHANGE IN IMPERVIOUS AREA.
 ** PROPOSED LANDSCAPED AREAS (543 SF) = 1,138 SF



3 Dumpster Screen Elevation
SCALE: N.T.S.

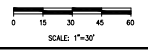


2 Dumpster Screen Section
SCALE: N.T.S.



1 Site Plan
SCALE: 1" = 30'

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



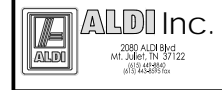
Issued:	Date:
A MPC Submittal	02/27/17
B MPC Resubmittal	03/29/17
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Revisions:	Date:
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ms consultants, inc.
 engineers, architects, planners
 2221 Schrock Road
 Columbus, Ohio 43229-1547
 phone: 614.898.7100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

DRAWN BY: PTB
 REVIEWED BY: IA

Seal



ALDI Inc. - Store No. 12
 P.C. FILE: (4-D-17-VR)
 110 Moss Grove Blvd.
 Knoxville, TN 37922
 Knox County
 Project Name & Location:

Development Plan	
Drawing Name:	Project No.
Prototype Rls. 10/14/16	40315-30
Type: Concept 90 x 170 EXP RW	DP-1
Scale: 1"=30'	Drawing No.

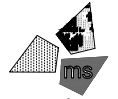
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PRELIMINARY - NOT FOR CONSTRUCTION

PLANT SCHEDULE				
EVERGREEN TREES	COMMON/BOTANICAL	SIZE	CAL.	C/CONT.
1	NELLE R. STEVENS / ILEX VIR.	8-8" H	B&B	B&B
1	SOUTHERN MAGNOLIA / MAGNOLIA GRANDIFLORA	10-12" H	4" CAL.	B&B
2	SWEET BAY / MAGNOLIA VIRGINIANA	8-10" H		B&B
DECIDUOUS SHRUBS	COMMON/BOTANICAL	SIZE	CAL.	C/CONT.
8	OAKLEAF HYDRANGEA / HYDRANGEA QUERCIFOLIA	24-30" H	B&B	
EVERGREEN SHRUBS	COMMON/BOTANICAL	SIZE	CAL.	C/CONT.
18	INDIAN HAWTHORN / PHAPROLEPS INEICA INDIAN PRINCESS	12-15" H	3 GAL.	
14	OTTO LUYKEN LAUREL / PRUNUS LAUROCERASUS OTTO LUYKEN	18-24" H	B&B	
GRASSES	COMMON/BOTANICAL	C/CONT.	C/CONT.	
19	DWARF FOUNTAIN GRASS / PENNISTUM ALOPECUROIDES 'HAMELEN'	10-12" H	1 GAL.	
GROUND COVER	COMMON/BOTANICAL	C/CONT.		
210	LIRIOPE / LIRIOPE MICHXAN 'BIG BLUE'	1 GAL @ 30" O.C.		

Issued:	Date:
A MPC Submittal	02/27/17
B MPC Resubmittal	03/29/17
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Revisions:	Date:
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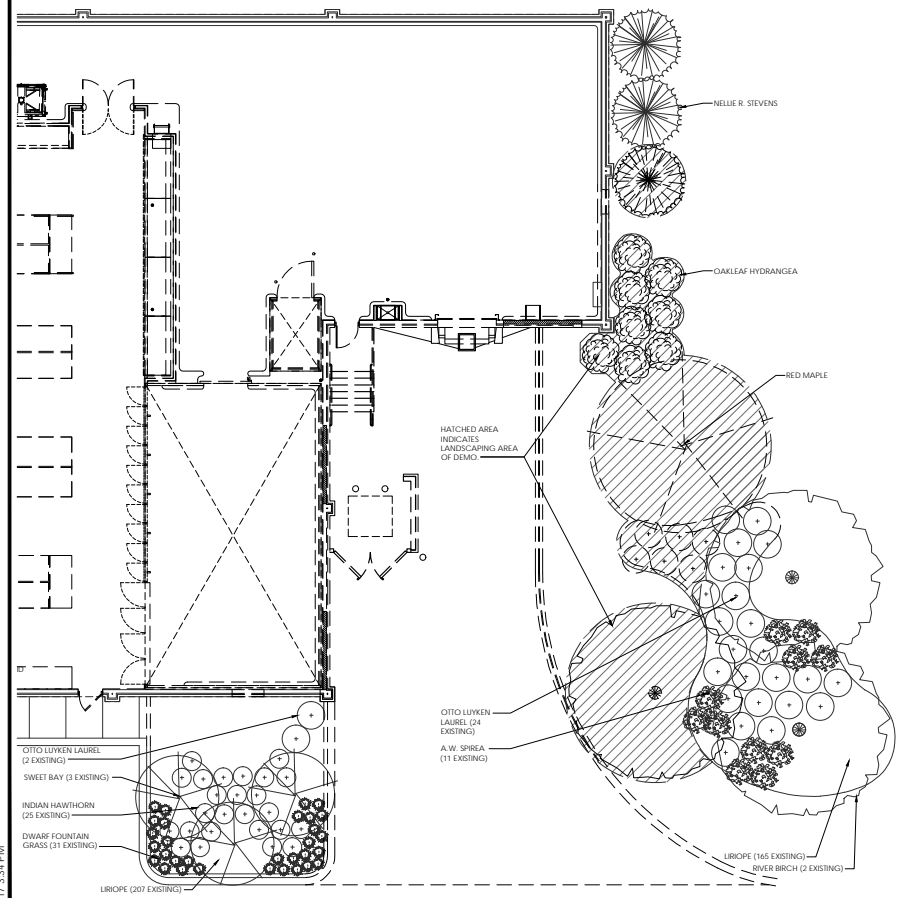
DRAWN BY: PTB
 REVIEWED BY: IA

Seal
4-D-17-UR
 Revised: 3/30/2017

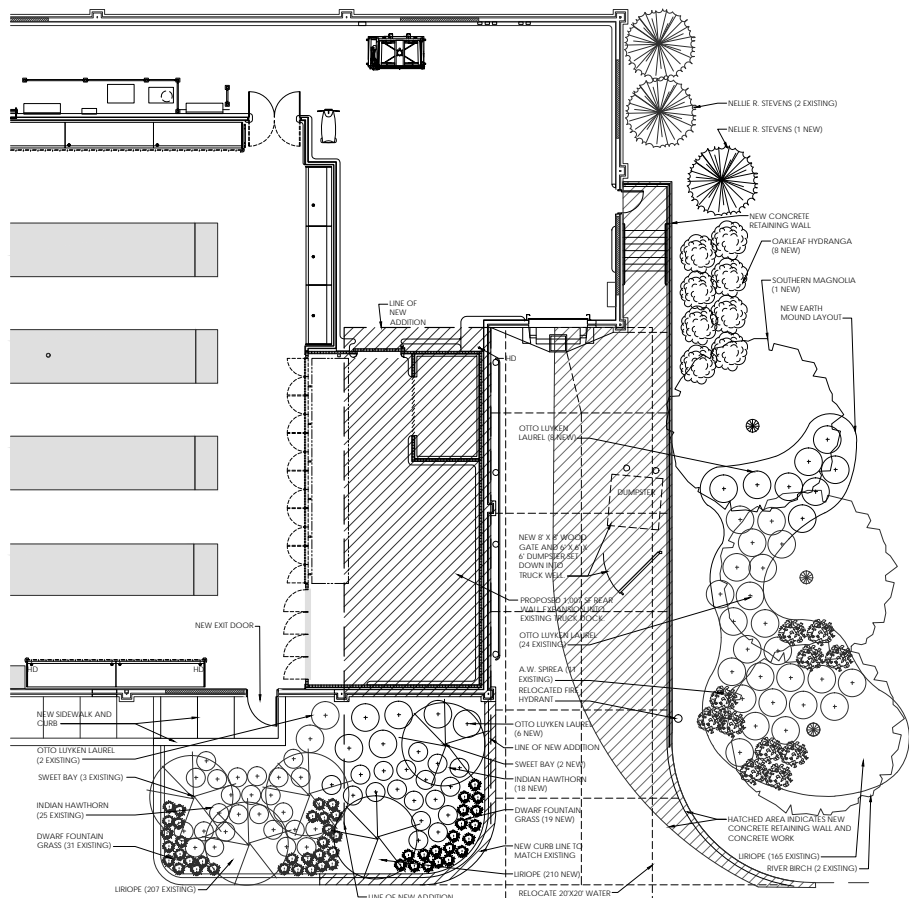


ALDI Inc. - Store No. 12
 P.C. FILE: (4-D-17-VR)
 110 Moss Grove Blvd.
 Knoxville, TN 37922
 Knox County
 Project Name & Location:

Planting Plan	
Drawing Name:	Project No.
Prototype Rls. 10/14/16	40315-30
Type: Concept 90 x 170 EXP RW	CP-1
Scale: 1"=30'	Drawing No.



1 Planting Plan (EXISTING)
 SCALE: 1/8" = 1'-0"
 PLAN NORTH



2 Planting Plan (NEW)
 SCALE: 1/8" = 1'-0"
 PLAN NORTH

PLOTTED: 3/29/2017 3:34 PM

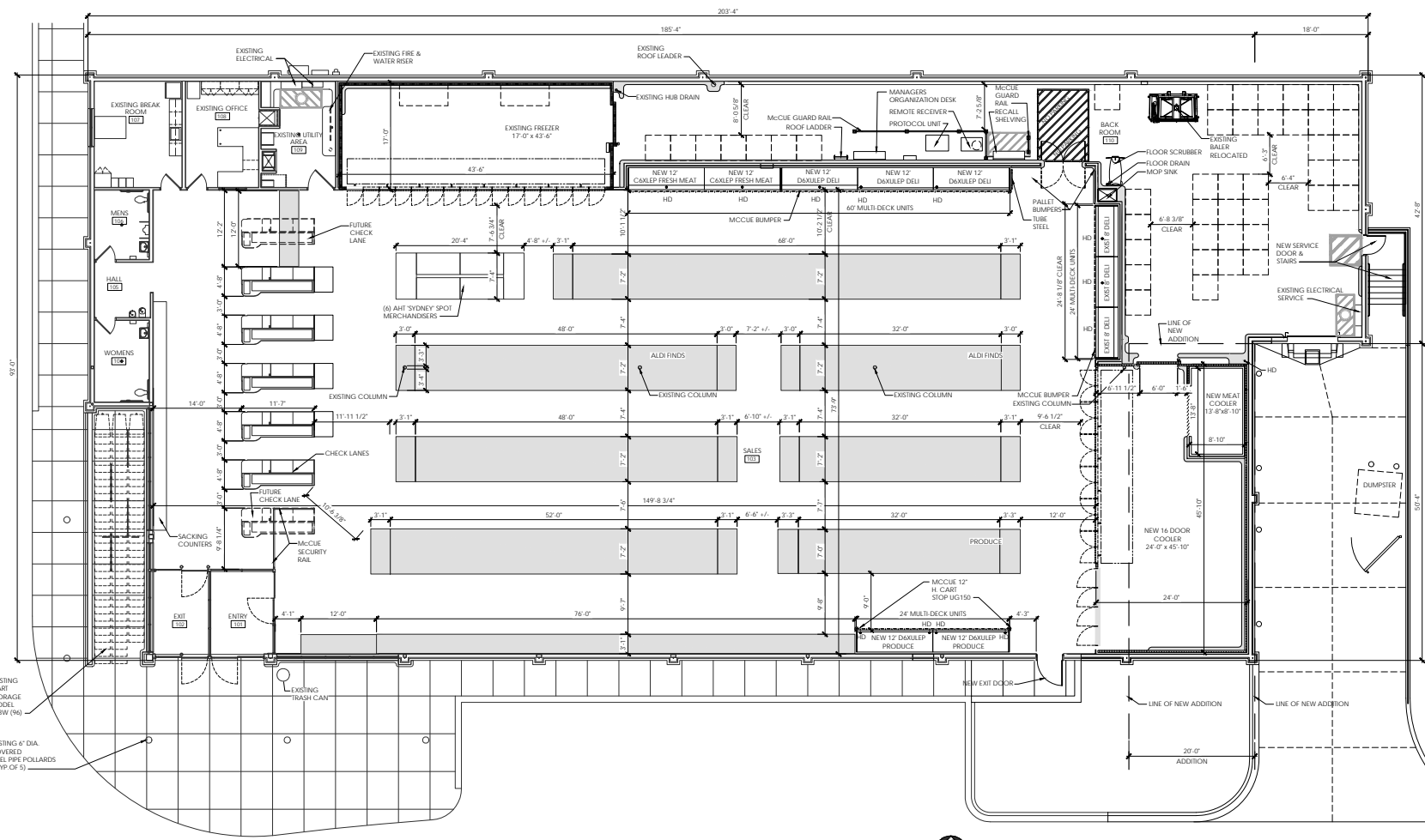
File Name: N:\26\4031530 - KNOXVILLE - MOSS GROVE BLVD, TN 12 (ESW)\DCS\AD\A131 - OPERATIONS PLAN.DWG Author: KOCO/YSKA, TEDDORA Pk Date: 12/12/2016

AREA SUMMARY			
OCCUPANCY USE	ROOM NAME	PROJECT SPECIFIC SQUARE FOOTAGES	V7.0 PROTOTYPE SQUARE FOOTAGES
MERCANTILE	SALES / ENTRY / EXIT	14,429	12,106
	OFFICE	203	252
	BREAK ROOM	234	359
	MEN'S ROOM	85	85
	WOMEN'S ROOM	132	83
	HALL	37	145
	UTILITY	187	--
SUBTOTAL (MERCANTILE)		15,337	12,975
STORAGE / STOCK	BACKROOM	2,712	3,158
	COOLER (INCLUDES MEAT)	1,059	1,317
	FREEZER	697	449
SUBTOTAL (STORAGE / STOCKS)		4,468	5,123
SUBTOTAL (OCCUPANCIES)		19,805	18,098
EXTERIOR / INTERIOR WALLS / UNOCCUPIED SPACE		2,161	929
BUILDING SQUARE FOOTAGE		17,644	19,024
EXTERIOR CANOPY		733	733
TOTAL SQUARE FOOTAGE		18,377	19,757

OPERATIONS DATA		
ITEM	PROJECT SPECIFIC	V7.0 PROTOTYPE
LINEAR FOOTAGE OF BASE	824'-0"	894'-4"
ASSUMED PALLET STORAGE	145	82
BUILDING DIMENSIONS	92'-0" x 185'-4"	119'-4" x 153'-4"
SALES FLOOR DIMENSIONS	72'-0" x 149'-8-3/4"	74'-3" x 151'-1"
LENGTH OF MULTI-DECK	109'	95'
COOLER MILK DOORS	4	4
COOLER GENERAL DOORS	12	12
FREEZER GENERAL DOORS	16	16
SPOT MERCHANDISERS	6	8
CART STORAGE	(W) MODEL 563W	(119) MODEL 563W

Issued:	Date:
A Concept 1	10/25/16
B Concept 2	11/04/16
C Concept 3	12/12/16
D	

Revisions:	Date:
1	
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 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.
 2020 ALDI Blvd.
 Mt. Laurel, TN 37122
 (615) 440-0010

ALDI Inc.
 Store No. 12
 110 Moss Grove Blvd
 Knoxville, TN 37922
 Knox County
 Project Name & Location:

V2.07 - 93 X 165
 Expansion - SW
 Drawing Name:

Prototype Rls. 08/05/16	Project No. 40315-30
Type: LHSD-V2.07	

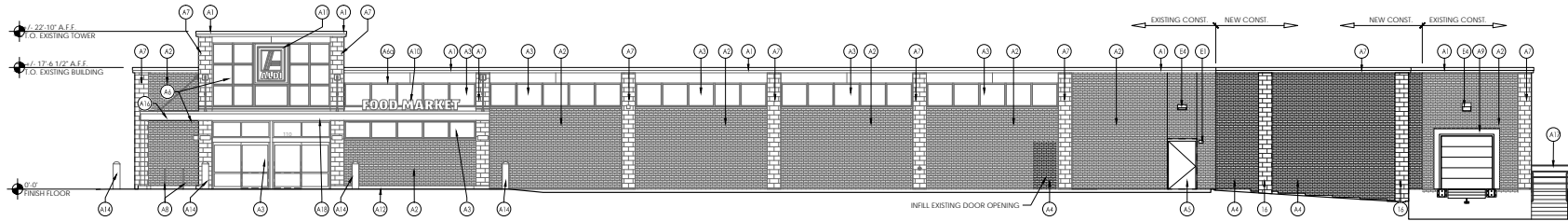
Scale: As Noted
 Drawing No. A-131

1 Operations Plan
 SCALE: 1/8" = 1'-0"

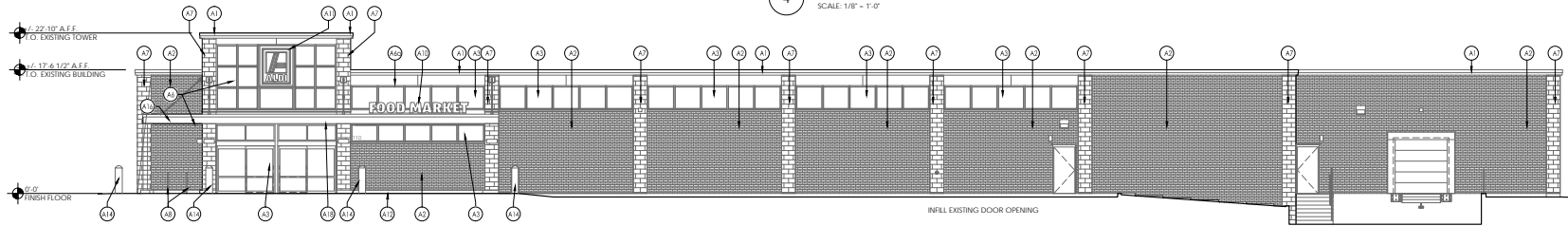


4-D-17-UR

File Name: N:\2016\1530 - KNOXVILLE, MOSS GROVE BLVD, TN 12 (ESI)\DWG\CADD\201 - EXTERIOR ELEVATIONS - MPC SUBMITTAL.DWG Author: HOENING, DAVID Plot Date: 2/28/2017



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

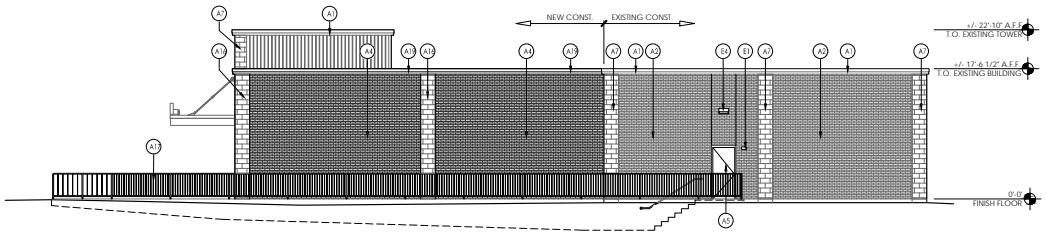


3 Existing Front Elevation
SCALE: 1/8" = 1'-0"

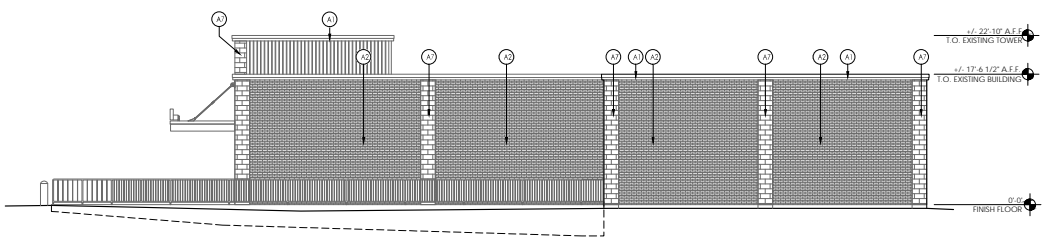
Exterior Finish Schedule			
KEY	MATERIAL/MFG.	COLOR/NO.	NOTES
(A)	EDGE METAL		EXISTING TO REMAIN
(B)	EXISTING BRICK VENEER		CONTRACTOR TO VERIFY CONDITION AND COORD REPOINTING/WALD/REP IF NEEDED
(C)	STOREFRONT	ANODIZED ALUM.	EXISTING TO REMAIN
(D)	NEW BRICK VENEER	MATCH EXISTING, V.I.F.	GROUT COLOR TO MATCH EXISTING
(E)	EXTERIOR PAINT BY SHERWIN-WILLIAMS	P1-10/VCL-5	ALL EXTERIOR METALS INCLUDING PIPELON SIGN POLE AND CAN TO BE PAINTED
(F)	ALUMINUM COMPOSITE PANEL	A6 - BRIGHT SILVER	EXISTING TO REMAIN
(G)	LOOKING SPIFF FACE CMU PER	A6R - SLATE GRAY	EXISTING TO REMAIN
(H)	CONC. PIPE & STARTER POST		
(I)	DOCK DOOR SEAL AND BUMPERS	FACTORY FINISH	
(J)	FOOD MARKET SIGNAGE		EXISTING TO REMAIN
(K)	ALDI TOWER SIGN		EXISTING TO REMAIN
(L)	CONCRETE CART BUMPER		EXISTING TO REMAIN
(M)	STOREFRONT	ANODIZED ALUM.	EXISTING TO REMAIN.
(N)	BLRD-4	FACTORY FINISH - CHARCOAL	SEE BOLLARD SCHEDULE ON A601
(O)	MEMBRANE ROOFING		EXISTING TO REMAIN
(P)	NEW SPIFF FACE CMU		MATCH EXISTING
(Q)	GUARD RAIL	P1-15/VCL-5	PAINT PER FINISH SCHEDULE
(R)	METAL SCOFF PANELS		EXISTING TO REMAIN
(S)	NEW EDGE METAL		MATCH EXISTING
(T)	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
(U)	WALL SCONCE		EXISTING TO REMAIN
(V)	EXTERNAL SIREN	FACTORY FINISH	MOUNT @ 12'-0" A.F.F.
(W)	EXTERIOR WALL PACK	FACTORY FINISH	MOUNT @ 12'-0" A.F.F.
(X)	EXTERIOR ALARM	FACTORY FINISH	MOUNT @ 12'-0" A.F.F.

Existing Signage			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	31.2	62.4
FOOD MARKET SIGN	2	21.3	42.6
TOTAL SIGNAGE			105.0

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-D-17-UR

Issued:	Date:
A Concept 1	10/25/16
B Concept 2	11/04/16
C Concept 3	12/12/16
D MPC Submittal	2/27/17

Revisions:	Date:
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2221 Schrock Road
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phone 614.898.7100
fax 614.898.7570

DRAWN BY: D.J.H.
REVIEWED BY: J.G. / M.J.B.

Seal



ALDI Inc.
Store No. 12
110 Moss Grove Blvd
Knoxville, TN 37922
Knox County
Project Name & Location:

Exterior Elevations

Drawing Name: Prototype RIS, 08/05/16
Project No. 40315-30

Type: LHSD-V2.07
A-201

Scale: As Noted
Drawing No.

KNOXVILLE-KNOX COUNTY
MPC
 METROPOLITAN
 PLANNING
 COMMISSION
TENNESSEE
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 FAX • 215 • 2068
 www.knoxmpc.org

Use on Review **Development Plan**

Name of Applicant: Aldi Inc., Store #12 - Mt. Juliet Division

Date Filed: 2/27/17 Meeting Date: 4/13/17

Application Accepted by: Thomas Brachler

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: \$1,500 File Number: Use on Review 4-0-17-UR



PROPERTY INFORMATION

Address: 110 Moss Grove Blvd.

General Location: 2.50 acre parcel located on the southeast corner of Moss Grove & Kingston Pike

Tract Size: 2.50 acres No. of Units: 1

Zoning District: Planned Commercial (PC-1)

Existing Land Use: Commercial (CO)

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification: Community Commercial (CC)

Growth Policy Plan Designation: NA

Census Tract: 57.06

Traffic Zone: 171

Parcel ID Number(s): 132 02714

Jurisdiction: City Council _____ District
 County Commission AT 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
1,007 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

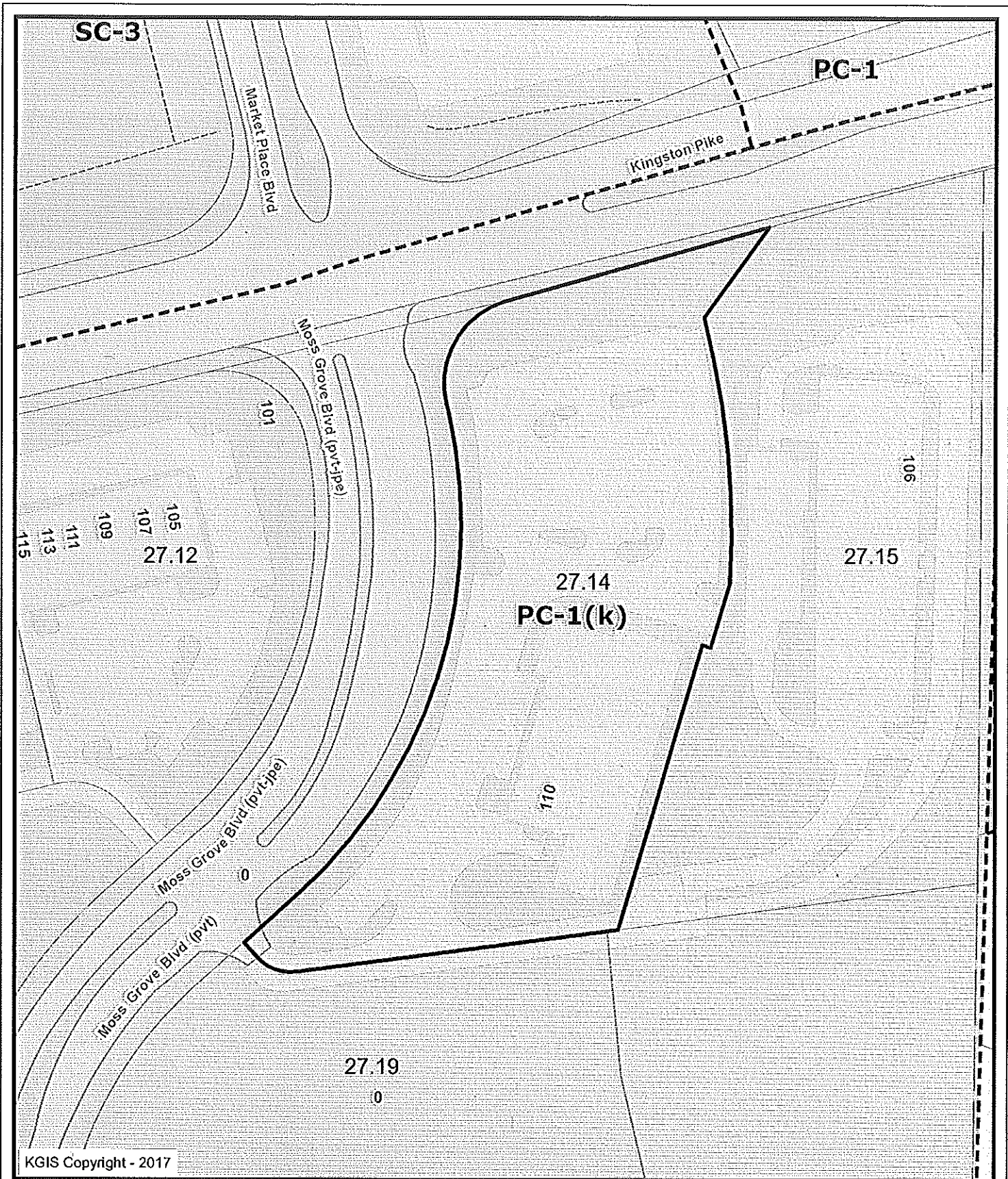
Company: MS Consultants, Inc.

Address: 2221 Schrock Road

City: Columbus State: OH Zip: 43229

Telephone: (614) 898-7100 ext 10016

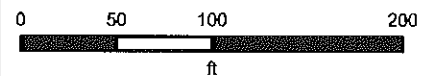
E-mail: sboysko@msconsultants.com



Letter Portrait

Printed: 2/27/2017 at 11:30:38 AM

Knoxville - Knox County - KUB Geographic Information System



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