

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

► **FILE #:** 4-J-18-UR

**AGENDA ITEM #:** 69

**AGENDA DATE:** 4/12/2018

► **APPLICANT:** GRASSY CREEK GENERAL PARTNERSHIP

OWNER(S): Grassy Creek General Partnership

TAX ID NUMBER: 79 03301, 03302 & 04902

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 6717 Oak Ridge Hwy

► **LOCATION:** South side of Oak Ridge Hwy., east and west side of Schaad Rd.

► **APPX. SIZE OF TRACT:** 29.78 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Oak Ridge Hwy., a major arterial street at a transition between a 2 and 5 lane section within a 115' right-of-way, and Schaad Rd., a minor arterial street with 4 lanes and a center median within 112' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

► **ZONING:** CA (General Business) & CA (k)

► **EXISTING LAND USE:** Residences and vacant land

► **PROPOSED USE:** Mixed commercial development including a self-service storage facility

HISTORY OF ZONING: A portion of the site was rezoned to CA (General Business) by Knox County Commission on August 26, 2002 with the CA (k) portion being rezoned on June 26, 2018 with 4 conditions.

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land - A (Agricultural) & CA (General Business)

South: Residences - A (Agricultural)

East: Residences and mixed businesses - A (Agricultural) & CA (General Business)

West: Vacant land and residences - A (Agricultural)

NEIGHBORHOOD CONTEXT: The area around this intersection has remained relatively undeveloped. To the north, along Schaad Rd. are a mix of uses, including commercial, low and medium density residential, and a public golf course. To the southwest, along Schaad Rd., are primarily residential uses, zoned A.

**STAFF RECOMMENDATION:**

► **POSTPONE until the May 10, 2018 MPC meeting as requested by the applicant.**

The applicant has requested a postponement to allow time to address comments from staff which includes the requirement to submit a concept plan for the proposed subdivision of the property.

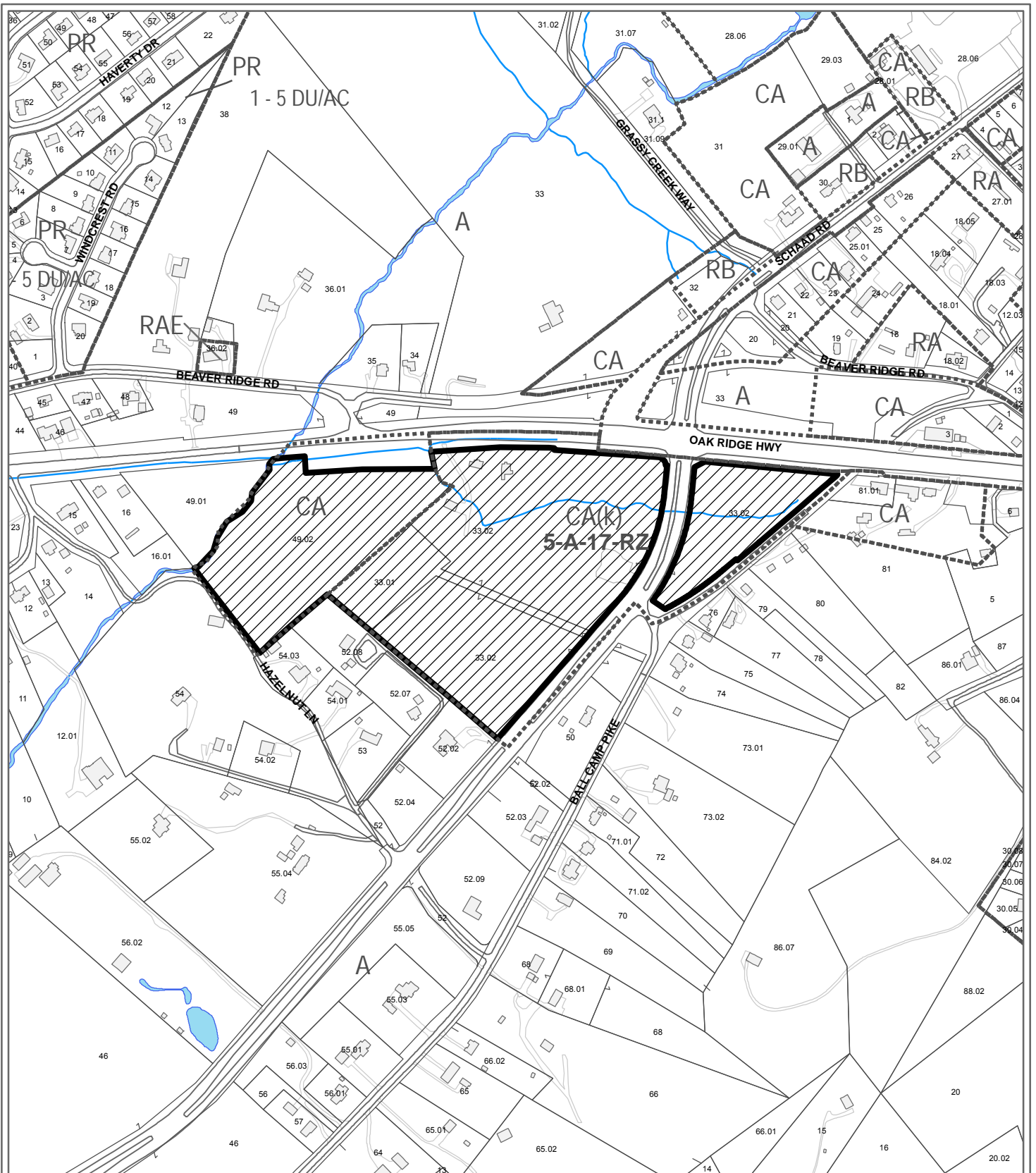
**COMMENTS:**

The applicant has submitted a conceptual master plan for review and approval by the Planning Commission for this proposed commercial development located on the south side of Oak Ridge Hwy., and the east and west side of Schaad Rd. A use on review approval of the conceptual master plan was a condition of the rezoning approval. The development includes the proposed subdivision of the property into a maximum of 15 lots, and a new public street connection between Oak Ridge Hwy. and Schaad Rd.

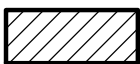
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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-J-18-UR  
USE ON REVIEW**



Mixed commercial development including a self-service storage facility in CA (General Business) & CA (k)

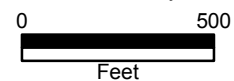
Original Print Date: 3/20/2018  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Grassy Creek General Partnership

Map No: 79

Jurisdiction: County







**NORTHWOOD VILLAGE**  
SELF STORAGE CONCEPTUAL DESIGN











4-J-18-UR - PP - 4-12-18

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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
www.knoxmpc.org

## Request to Postpone • Table • Withdraw

Name of Applicant: Grassy Creek General Partnership  
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 4-J-18-UR

Date Scheduled for MPC Review: April 12, 2018

Date Request Filed: March 20, 2018 Request Accepted by: Thomas Bucher



### REQUEST

**Postpone**

Please postpone the above application(s) until:

May 10, 2018  
DATE OF FUTURE MPC PUBLIC MEETING

**Table**

Please table the above application(s).

**Withdraw**

Please withdraw the above application(s).

**State reason for request:**

Address staff comments

**Eligible for Fee Refund?**  Yes  No

Amount: \_\_\_\_\_

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

### APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

PLEASE PRINT

Name: Charles R (Randy) Corlew

Address: 376 Lochmere Drive

City: Merristown State: TN Zip: 37814

Telephone: 423-312-8371

Fax: 423-581-6030

E-mail: rcorlew@welrocenterprises.com

### PLEASE NOTE

Consistent with the guidelines set forth in MPC's *Administrative Rules and Procedures*:

#### POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

#### TABLINGS

Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

#### WITHDRAWALS

Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.



Use on Review  Development Plan

Name of Applicant: Grassy Creek General Partnership

Date Filed: March 5, 2018 Meeting Date: April 12, 2018

Application Accepted by: \_\_\_\_\_

Fee Amount: \_\_\_\_\_ File Number: Development Plan \_\_\_\_\_

Fee Amount: \$3000<sup>00</sup> File Number: Use on Review 4-J-18-WR

**-DOUBLE FEE-**



**PROPERTY INFORMATION**

5/5 Oak Ridge Hwy, E & W/S Schaad Rd  
Address: Oak Ridge Highway

General Location: Just west of Schaad Road and bounded by Grassy Creek

Tract Size: 7.86 acres No. of Units: \_\_\_\_\_  
+ 21.92 = (TOT 29.78 acres)

A(K) CA

Zoning District: Northwest County

Existing Land Use: \_\_\_\_\_

Planning Sector: \_\_\_\_\_

Sector Plan Proposed Land Use Classification: \_\_\_\_\_

Growth Policy Plan Designation: Urban Growth

Census Tract: 46.02

Traffic Zone: \_\_\_\_\_

Parcel ID Number(s): 079-049.02

Jurisdiction:  City Council \_\_\_\_\_ District 093.01 & 033.02

County Commission 6 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT Name: Grassy Creek General Partnership

Company: Steve Maddox

Address: 101 Dalton Blake Way

City: Knoxville State: TN Zip: 37912

Telephone: 865-522-9910

Fax: 865-971-1975

E-mail: smaddox@maddoxcompany.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: Charles R Corlew

Company: Welroc Enterprises, LLC

Address: 376 Lochmere Dr

City: Morrisstown State: TN Zip: 37814

Telephone: 423-312-8371

Fax: 423-581-6030

E-mail: rcorlew@welrocenterprises.com

**APPROVAL REQUESTED**

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation) \_\_\_\_\_

Other (Be Specific)

Use on review for Restaurants, Retail and Self Storage Facility w/ 3 story indoor building and outdoor lot for Boats and RVs

**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: [Signature]

PLEASE PRINT Name: Charles R Corlew

Company: Welroc Enterprises, LLC

Address: 376 Lochmere Dr

City: Morrisstown State: TN Zip: 37814

Telephone: 423-312-8371

E-mail: rcorlew@welrocenterprises.com





