

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

► **FILE #:** 4-J-18-UR **AGENDA ITEM #:** 49
 POSTPONEMENT(S): 4/12/2018-5/10/2018 **AGENDA DATE:** 6/14/2018
 ► **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

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:

- **APPROVE Phase I of the Conceptual Master Plan for the Grassy Creek Commercial Development which includes Lots 6-15, subject to the following 6 conditions:**
1. A separate conceptual master plan approval will be required for Lots 1-5 before any development approvals

can be granted for those lots.

2. An administrative development plan approval by Planning Commission staff is required prior to any site grading plan approval or building permit being issued for each lot.
3. All development plans must comply with the landscape standards specified in Condition #2 of the rezoning approval (5-A-17-RZ) for this site.
4. Access for Lots 6-15 is limited to the access driveways identified on the approved concept plan with adjustments as may be required by the Knox County Department of Engineering and Public Works.
5. Grading and building permits shall not be issued for development on any lots that require access to Malone Creek Rd. or Kara Way until design plan approval for this subdivision has been granted (concept plan: 6-SC-18-C), bonds have been provided to Knox County to guarantee the construction of the public streets and related improvements, and a final plat for the lot(s) has been approved and recorded. An occupancy permit shall not be issued for any approved development until the proposed streets are constructed by the Developer to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted above, this request meets the requirements for approval of the Conceptual Master Plan.

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 sides of Schaad Rd. The development includes the proposed subdivision of the property into a maximum of 15 lots, and new public street connections between Oak Ridge Hwy. and Schaad Rd.

The majority of this site was rezoned to CA (General Residential) subject to 4 conditions by Knox County Commission on June 26, 2017 (5-A-17-RZ). A use on review approval of a conceptual master plan was a condition of the rezoning approval. Condition #4 of the rezoning approval stated that after use on review approval of the conceptual master plan is granted by MPC, individual sites or phases of the development may be approved administratively by MPC staff. MPC staff will have 30 days to complete the review from the date of submission. MPC staff reserves the right to require MPC approval at a public hearing, if the individual proposal is substantially inconsistent with the approved master plan or if the intensity of the use is greater than what is reflected on the approved master plan. No additional lots/outparcels may be created beyond what is shown on the approved master plan, but the combination of lots, reducing the overall number of lots, will be permissible.

The proposed street connections to Oak Ridge Hwy. are still subject to approval by the Tennessee Department of Transportation (TDOT) through their permitting process. The final access design for Lots 3-5 is still subject to approval by the Knox County Department of Engineering and Public Works, Knoxville Department of Engineering and TDOT. The applicant is requesting driveway connections to Oak Ridge Hwy that have not been agreed to by the City, County and State agencies. Staff has recommended that Lots 1-5 be considered under a separate conceptual master plan once the access issues have been addressed.

A concept plan application (6-SC-18-C) for this commercial development is also before the Planning Commission for consideration at this meeting.

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.