

**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:**

▶ **Staff will provide an updated report on this application to the Planning Commission at the Agenda Review meeting on Tuesday, June 12, 2018.**  
 Planning Commission staff has been working with the staff of the Knox County Department of Engineering and

Public Works, Knoxville Department of Engineering, Tennessee Department of Transportation, and the applicant, applicants civil engineer and traffic engineer in the review of this large and complex commercial development. We are currently reviewing the latest revised plans that were submitted on June 1, 2018 and will be providing a recommendation to the Planning Commission for consideration on June 12, 2018.

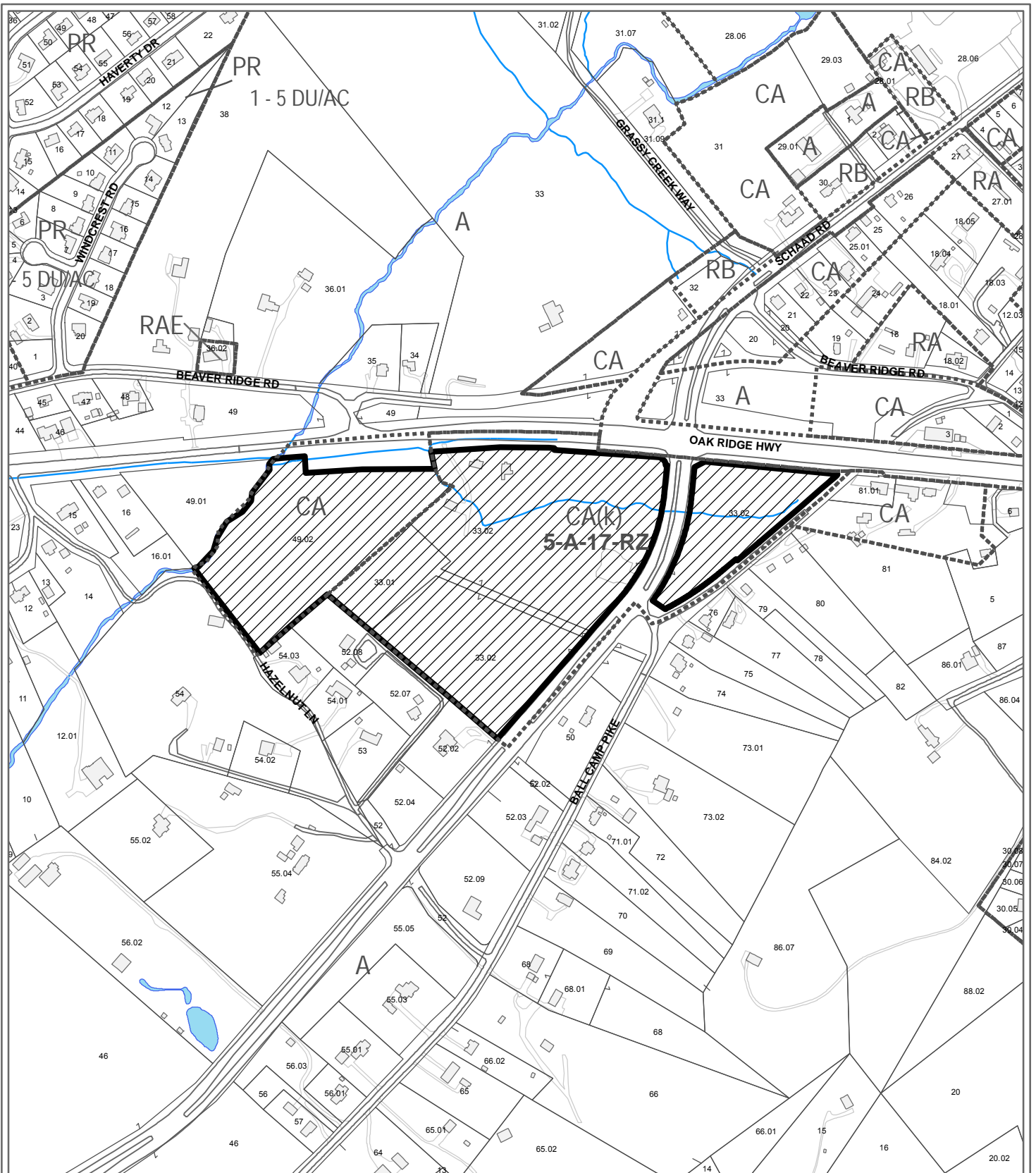
**COMMENTS:**

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)

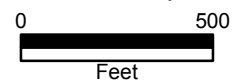
Original Print Date: 3/20/2018  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

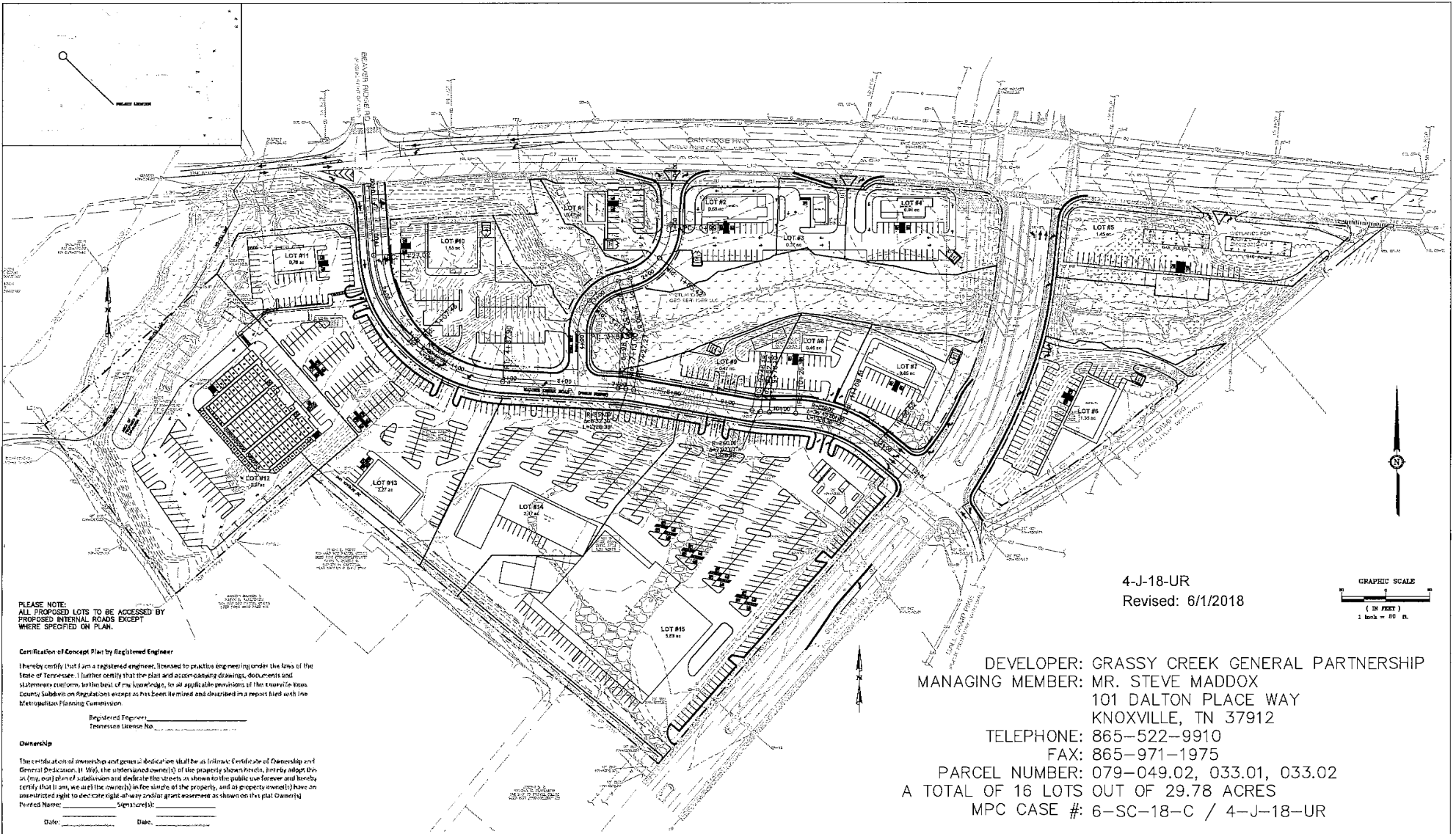
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Grassy Creek General Partnership

Map No: 79

Jurisdiction: County





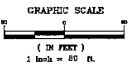
PLEASE NOTE:  
ALL PROPOSED LOTS TO BE ACCESSED BY  
PROPOSED INTERNAL ROADS EXCEPT  
WHERE SPECIFIED ON PLAN.

**Certification of Concept Plan by Registered Engineer**  
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements contained herein are true to the best of my knowledge, for all applicable provisions of the Knoxville Home County Subdivision Regulations except as has been amended and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: \_\_\_\_\_  
Tennessee License No. \_\_\_\_\_

**Ownership**  
The certification of ownership and general dedication shall be as follows: Certificate of Ownership and General Dedication. If We, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I am, we are all the owner(s) as fee simple of the property, and as prospective owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat. Owner(s) Printed Name: \_\_\_\_\_ Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_ Date: \_\_\_\_\_

4-J-18-UR  
Revised: 6/1/2018



DEVELOPER: GRASSY CREEK GENERAL PARTNERSHIP  
MANAGING MEMBER: MR. STEVE MADDOX  
101 DALTON PLACE WAY  
KNOXVILLE, TN 37912  
TELEPHONE: 865-522-9910  
FAX: 865-971-1975  
PARCEL NUMBER: 079-049.02, 033.01, 033.02  
A TOTAL OF 16 LOTS OUT OF 29.78 ACRES  
MPC CASE #: 6-SC-18-C / 4-J-18-UR

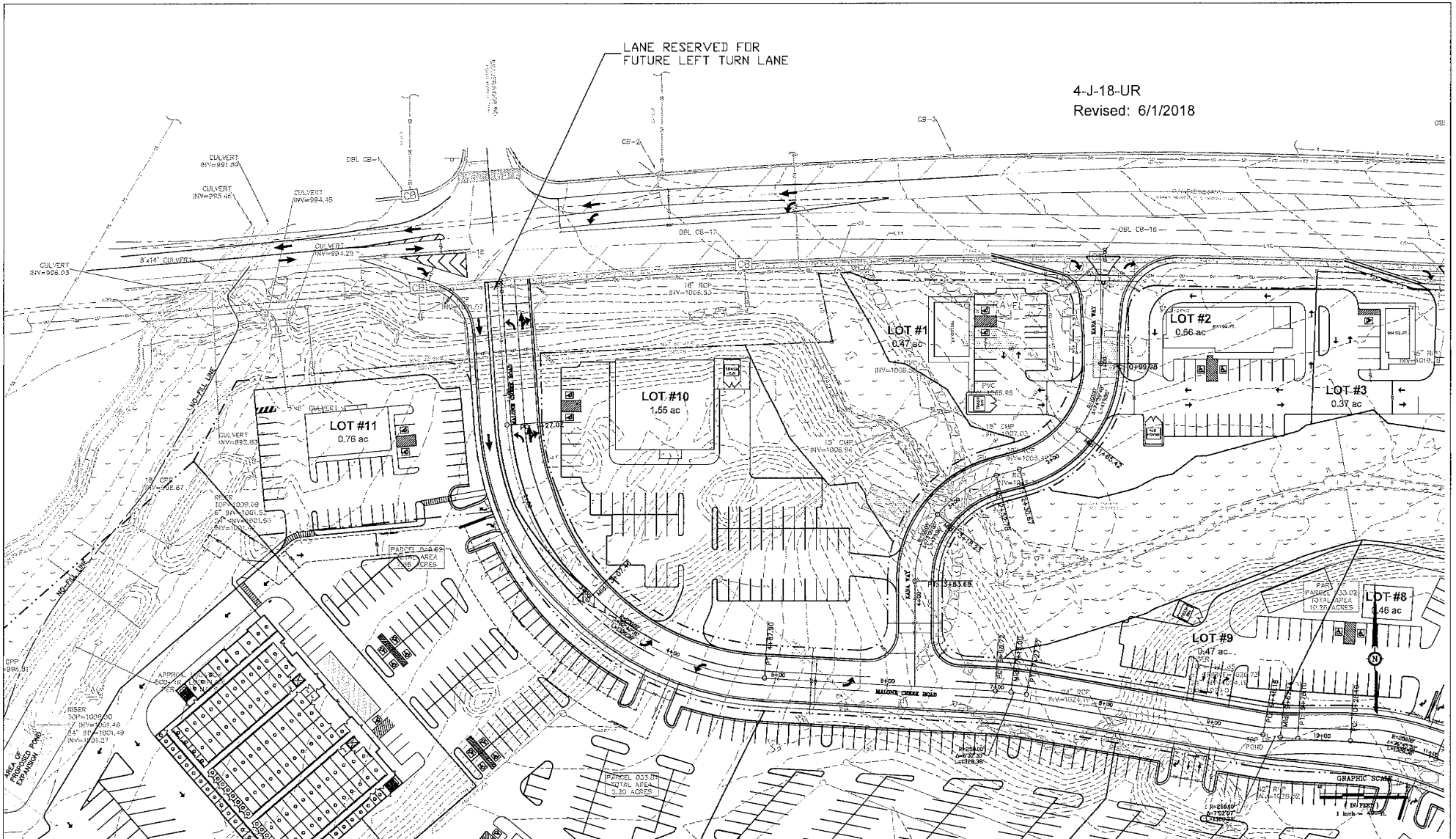
NUMBER	REVISION	DATE:

**WELROC ENTERPRISES LLC**  
Consulting · Development · Engineering  
376 LOCHMERE DRIVE  
MORRISTOWN, TENNESSEE, 37814

MASTER PLAN FOR  
**GRASSY CREEK**  
KNOX COUNTY, TENNESSEE



SCALE: 1"=80'  
DATE: JUNE 1, 2018  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SHEET NO. 1 OF 5



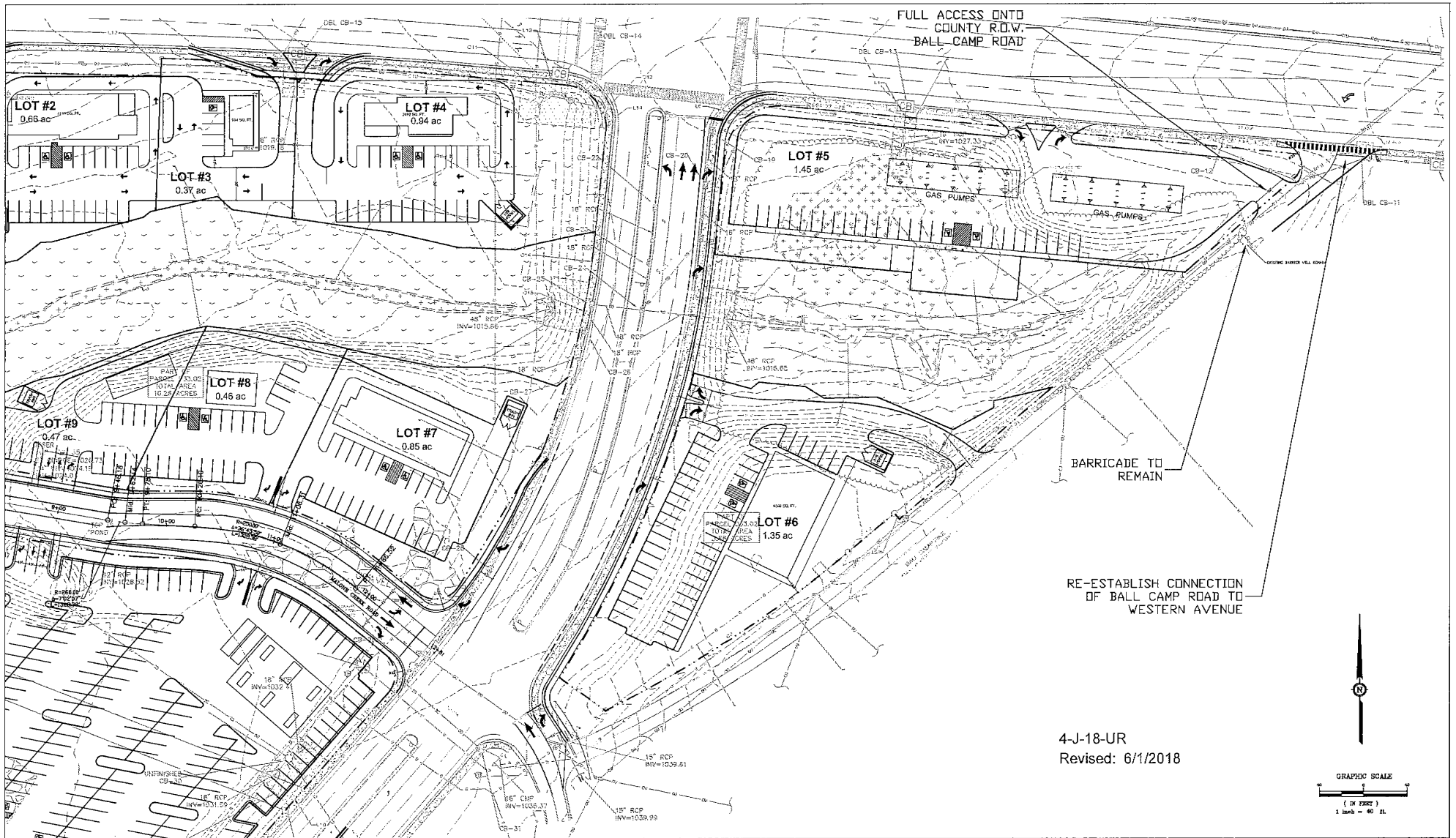
4-J-18-UR  
 Revised: 6/1/2018

NUMBER	REVISION	DATE:

**WELROC ENTERPRISES LLC**  
 Consulting • Development • Engineering  
 376 LOCHMERE DRIVE  
 MORRISTOWN, TENNESSEE, 37814

MASTER PLAN FOR  
**GRASSY CREEK**  
 KNOX COUNTY, TENNESSEE

SCALE: 1"=40'
DATE: JUNE 1, 2018
DRAWN BY:
CHECKED BY:
SHEET NO. 3 OF 5



4-J-18-UR  
 Revised: 6/1/2018

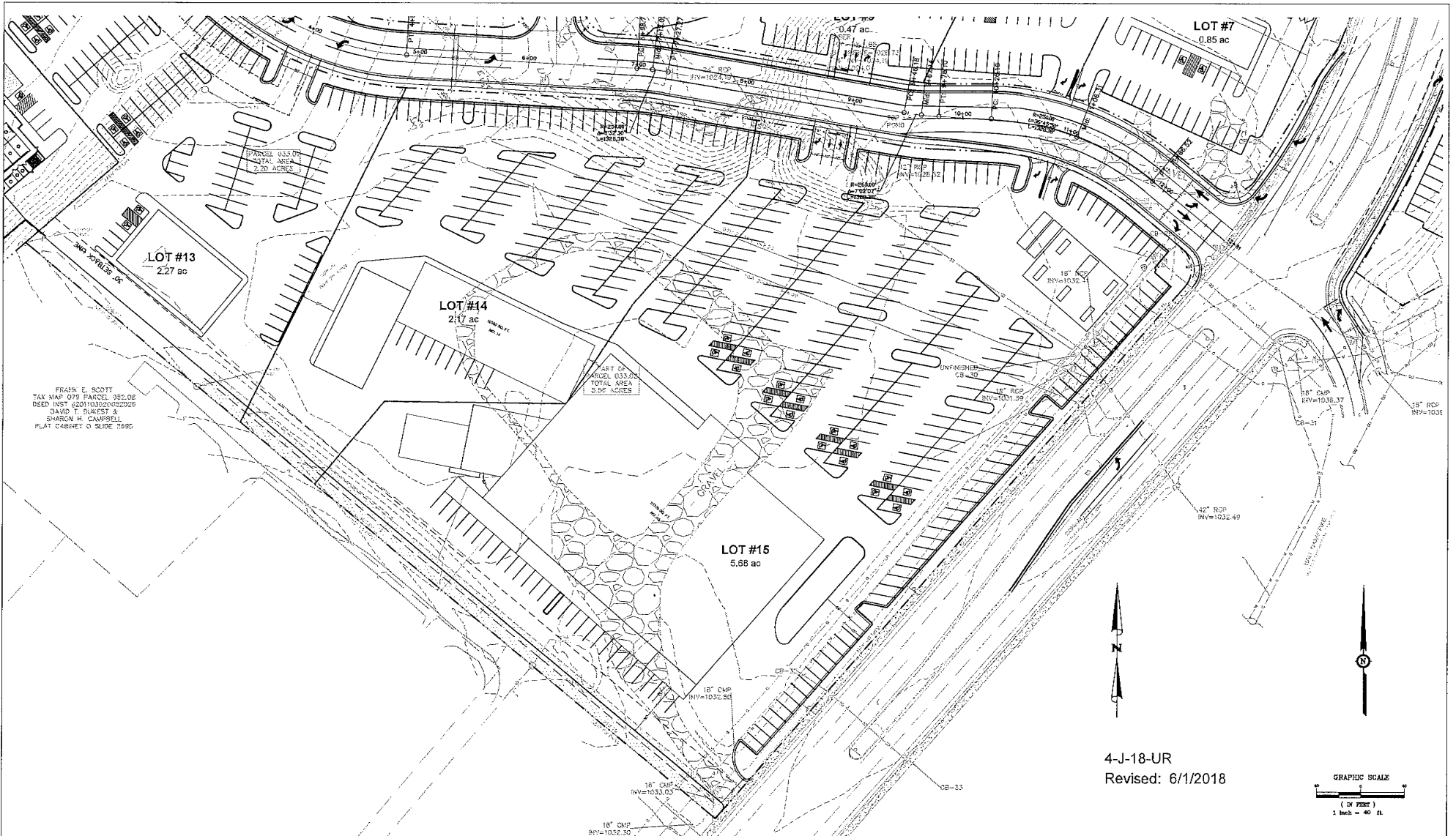


NUMBER	REVISION	DATE

**WELROC ENTERPRISES LLC**  
 Consulting • Development • Engineering  
 376 LOCHMERE DRIVE  
 MORRISTOWN, TENNESSEE, 37814

MASTER PLAN FOR  
**GRASSY CREEK**  
 KNOX COUNTY, TENNESSEE

SCALE: 1"=40'
DATE: JUNE 1, 2018
DRAWN BY:
CHECKED BY:
SHEET NO. 4 OF 5



NUMBER	REVISION	DATE:

**WELROC ENTERPRISES LLC**  
Consulting · Development · Engineering  
376 LOCHMERE DRIVE  
MORRISTOWN, TENNESSEE, 37814

MASTER PLAN FOR  
**GRASSY CREEK**  
KNOX COUNTY, TENNESSEE

SCALE: 1"=40'
DATE: JUNE 1, 2018
DRAWN BY:
CHECKED BY:
SHEET NO. 5 OF 5

## 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)  
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  
 County Commission 6 District

### PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT  
Name: Grassy Creek General Partnership

Company: Steve Maddox

Address: 101 Dalton Place 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: \_\_\_\_\_

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



**SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

**Please Sign in Black Ink:**

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
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*Steven K. Mealy*

101 Dalton Place Way

KNOXVILLE TN 37912

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**NORTHWOOD VILLAGE**  
SELF STORAGE CONCEPTUAL DESIGN



