

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 6-SC-18-C

**AGENDA ITEM #:** 15

**AGENDA DATE:** 6/14/2018

▶ **SUBDIVISION:** GRASSY CREEK

▶ **APPLICANT/DEVELOPER:** GRASSY CREEK GENERAL PARTNERSHIP

OWNER(S): Grassy Creek General Partnership

TAX IDENTIFICATION: 79 03301, 03302 AND 04902

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 6717 Oak Rdige Hwy

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

SECTOR PLAN: Northwest County

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

WATERSHED: Grassy Creek

▶ **APPROXIMATE ACREAGE:** 29.78 acres

▶ **ZONING:** CA (General Business) and CA (General Business) (k)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Nonresidential Subdivision

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 residence - A (Agricultural)

▶ **NUMBER OF LOTS:** 15

SURVEYOR/ENGINEER: Welroc Enterprises, LLC

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.

▶ **SUBDIVISION VARIANCES REQUIRED:** NA

**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 concept plans that were submitted on May 30, 2018 and will be providing a recommendation to the Planning Commission for consideration on June 12, 2018.

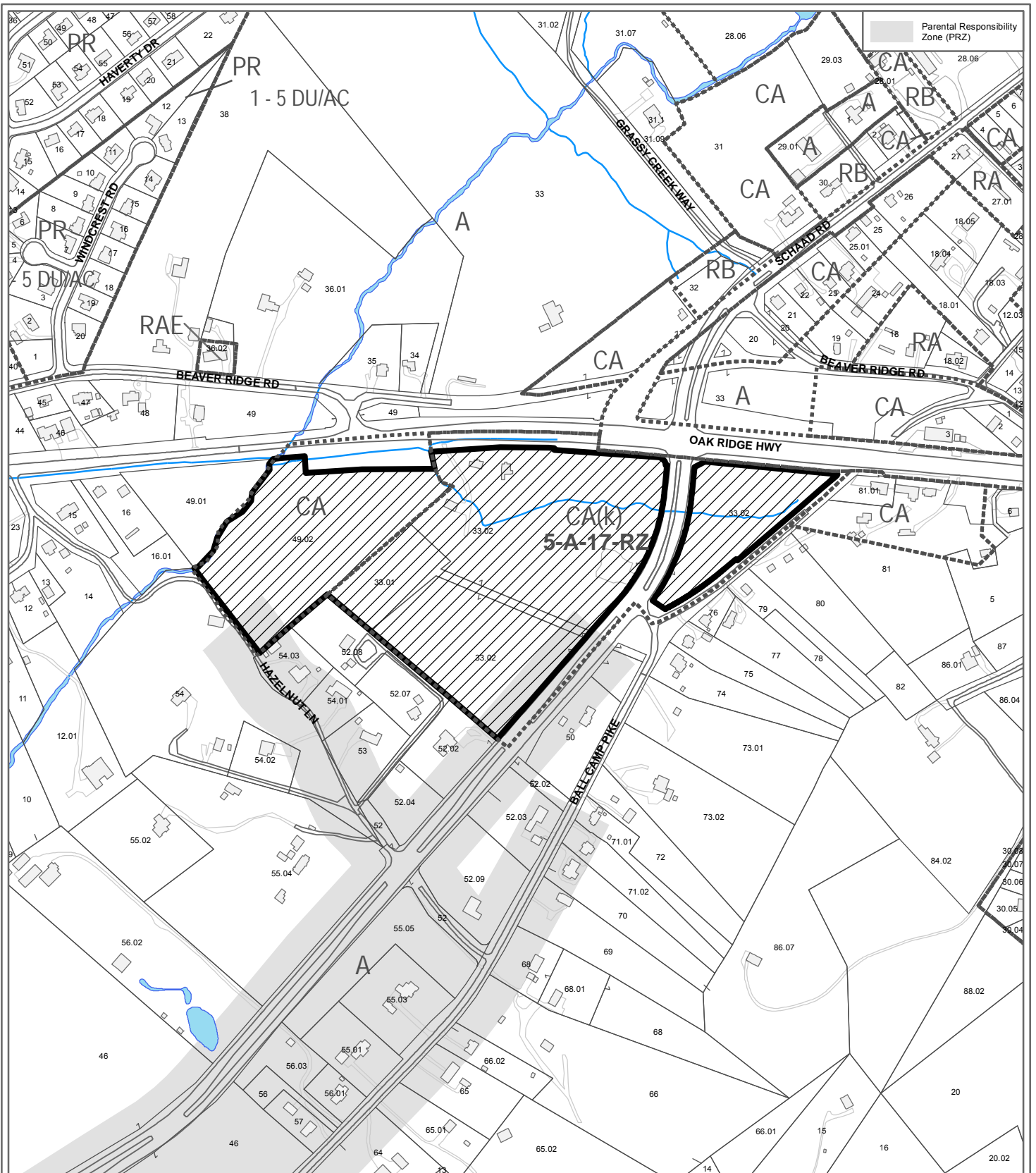
**COMMENTS:**

The applicant has submitted a concept 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. The concept plan is for the subdivision of this 29.78 acre tract into 15 commercial lots and includes two new public streets. One of the proposed streets will serve as a collector street providing a connection between Oak Ridge Hwy. and Schaad Rd. A local street connection is also proposed between Oak Ridge Hwy. and the new collector street. A use on review application (4-J-18-UR) for the conceptual master plan for the commercial development is also before the Planning Commission for consideration.

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 Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**6-SC-18-C  
CONCEPT PLAN**

Subdivision: Grassy Creek



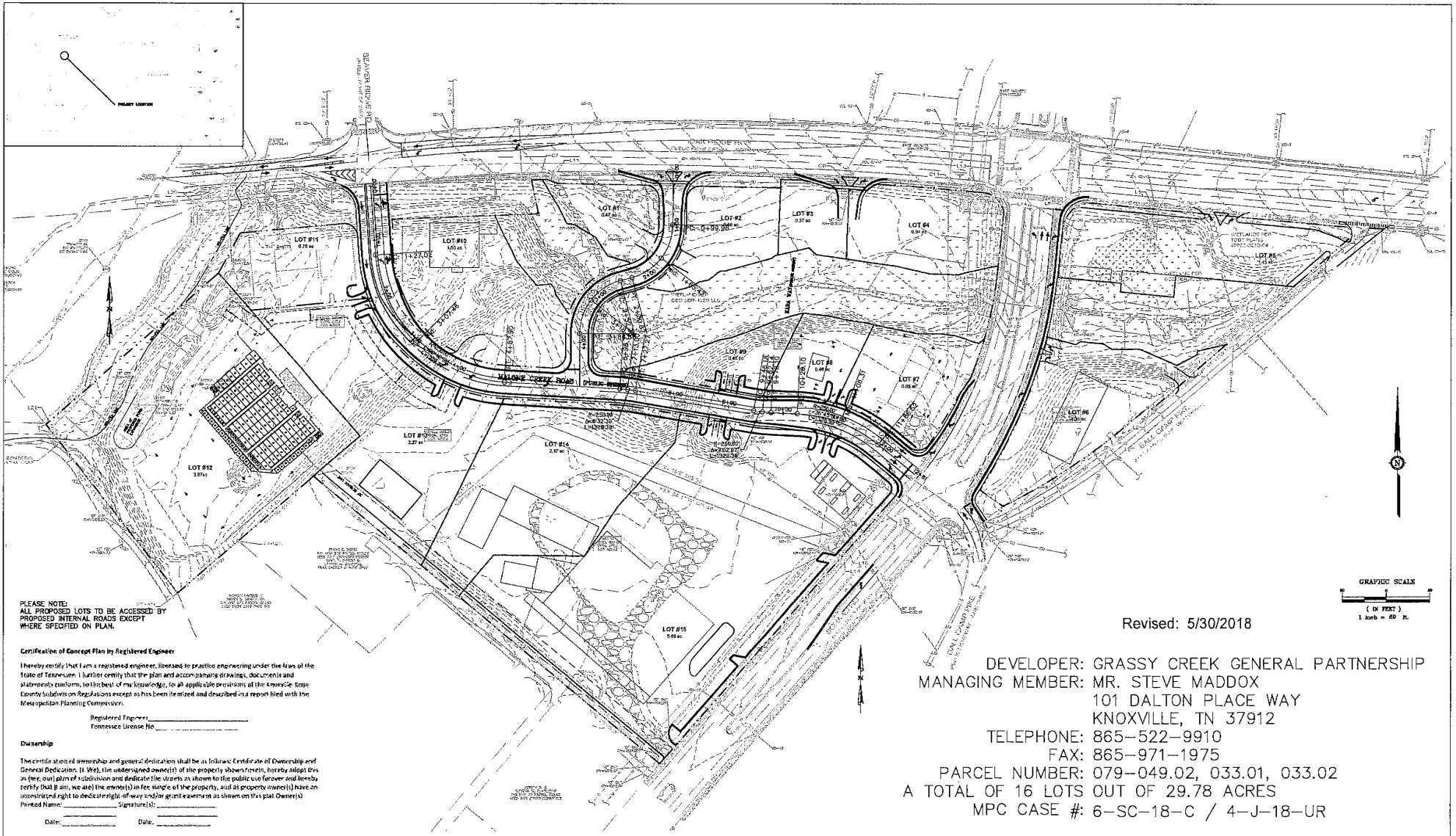
Approval of Concept Plan

Map No: 79

Jurisdiction: County



Original Print Date: 5/14/2018  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



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 conform to the best of my knowledge, for all applicable provisions of the Knoxville Region Land Use Ordinance on Regulations except as has been identified 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. I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as the final plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I (we) are the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plan. Owner(s): \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_ Date: \_\_\_\_\_

Revised: 5/30/2018

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

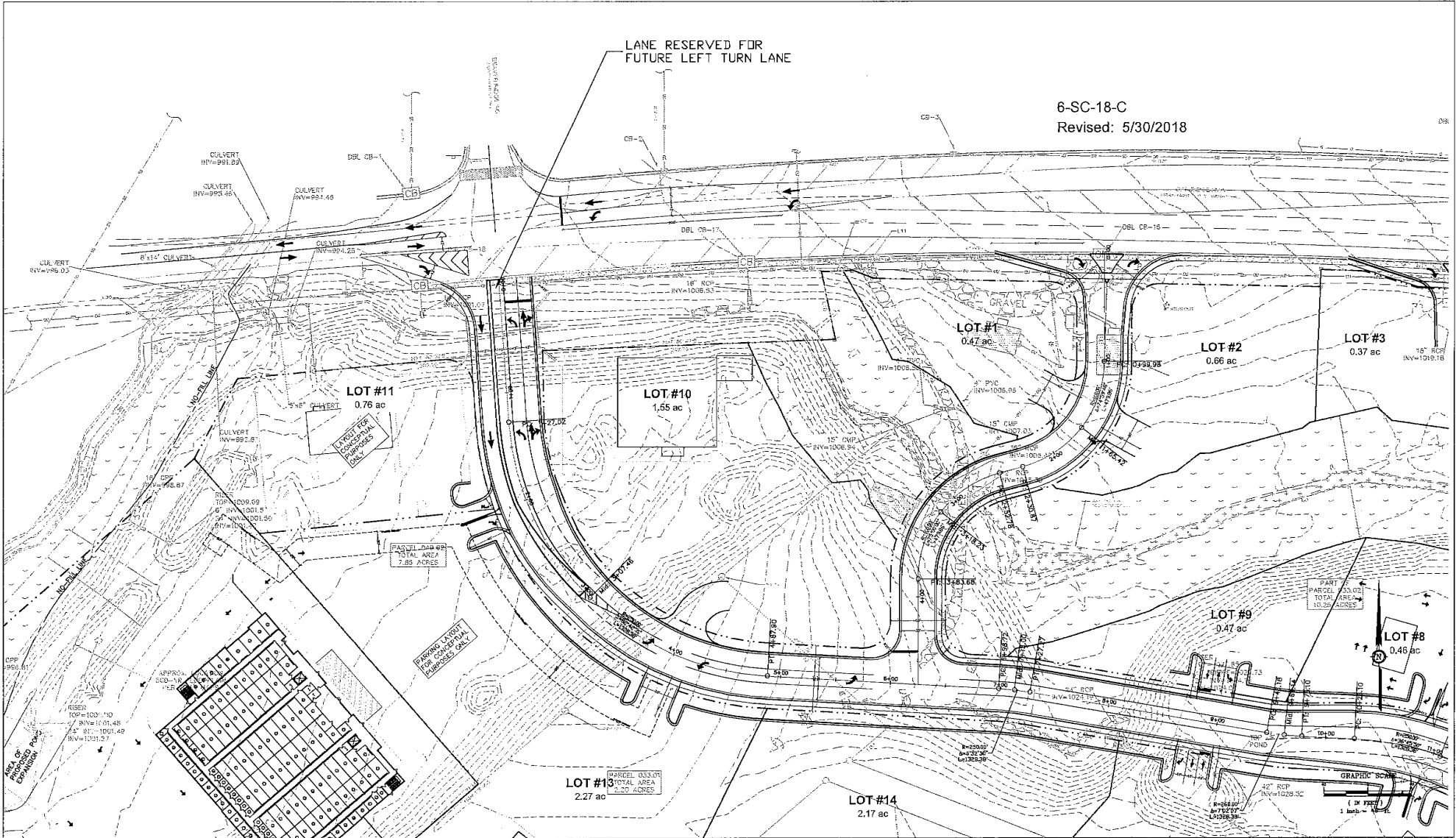
NUMBER	REVISION	DATE

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

CONCEPT PLAN FOR  
GRASSY CREEK  
KNOX COUNTY, TENNESSEE



SCALE: 1"=60'  
DATE: MAY 29, 2018  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SHEET NO. 1 OF 5



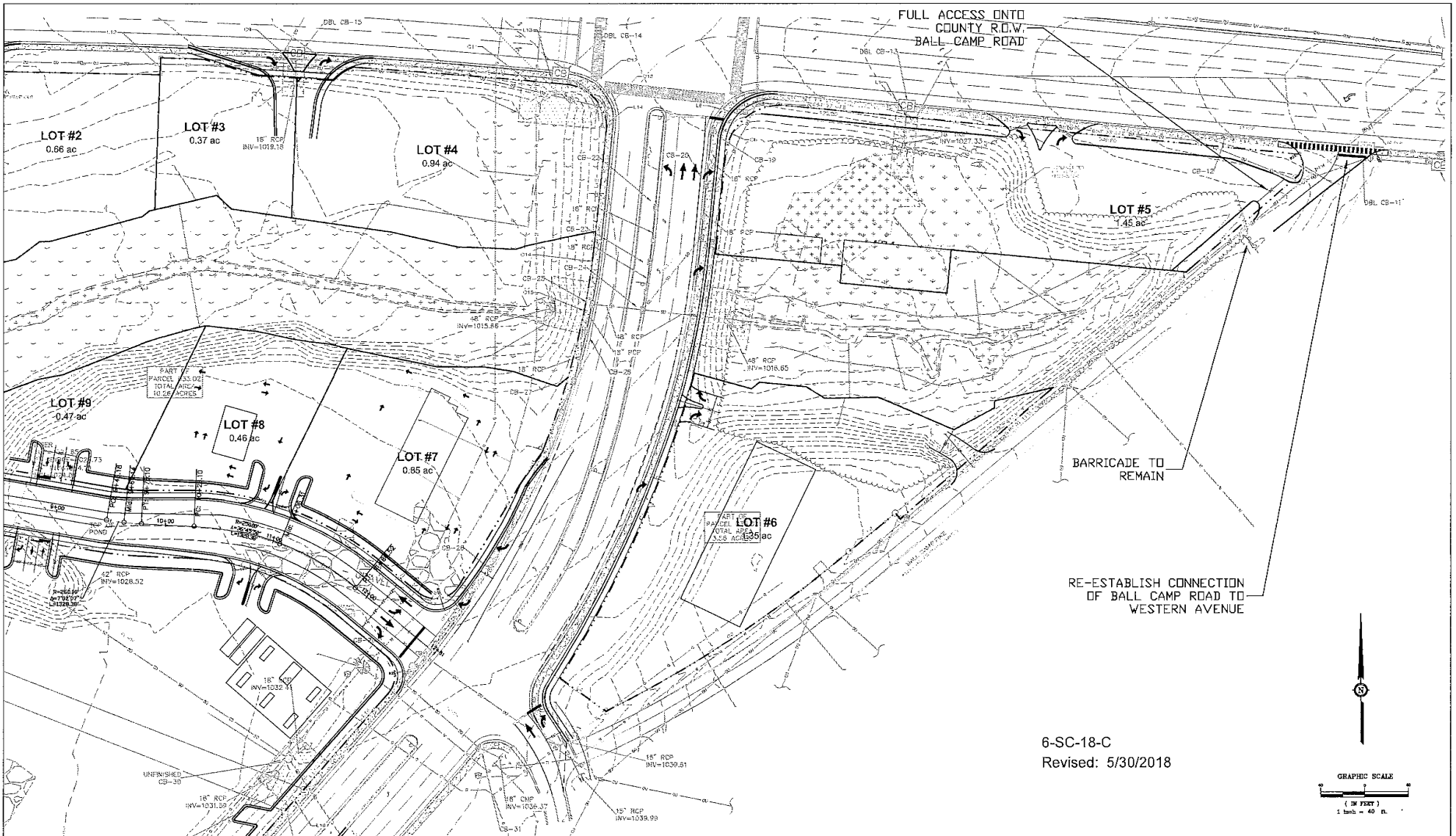
6-SC-18-C  
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NUMBER	REVISION	DATE

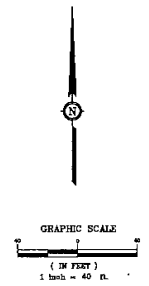
**WELROC ENTERPRISES LLC**  
 Consulting • Development • Engineering  
 376 LOCHMERE DRIVE  
 MORRISTOWN, TENNESSEE, 37814

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

SCALE: 1"=40'  
 DATE: MAY 29, 2018  
 DRAWN BY:  
 CHECKED BY:  
 SHEET NO. 3 OF 5



6-SC-18-C  
 Revised: 5/30/2018

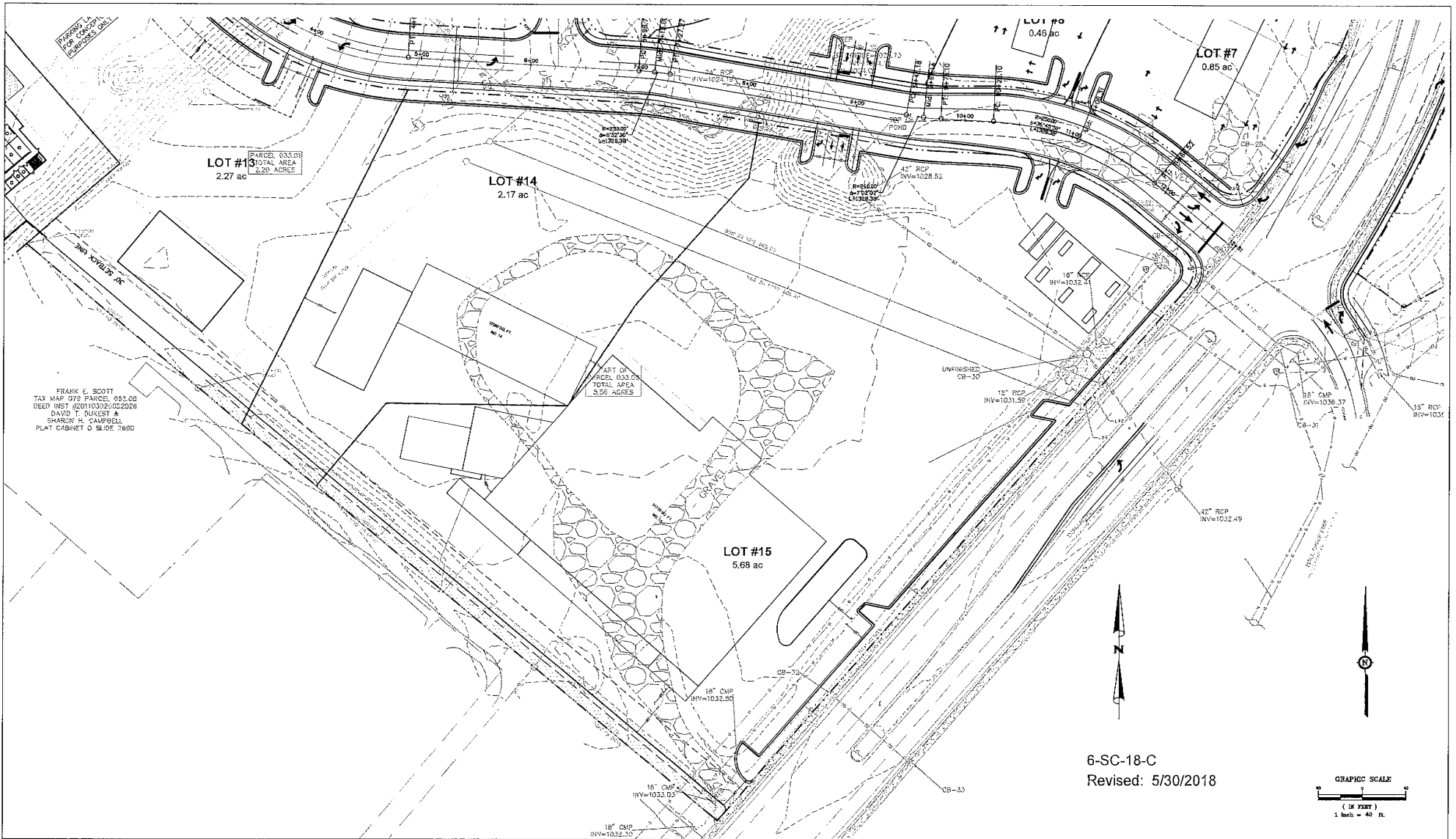


NUMBER	REVISION	DATE:

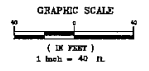
**WELROC ENTERPRISES LLC**  
 Consulting • Development • Engineering  
 378 LOCHMERE DRIVE  
 MORRISTOWN, TENNESSEE, 37814

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

SCALE: 1"=40'
DATE: MAY 29, 2018
DRAWN BY:
CHECKED BY:
SHEET NO. 4 OF 5



6-SC-18-C  
 Revised: 5/30/2018



NUMBER	REVISION	DATE:

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

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

SCALE: 1"=40'
DATE: MAY 29, 2018
DRAWN BY:
CHECKED BY:
SHEET NO. 5 OF 5



SUBDIVISION - CONCEPT

Name of Applicant: Grassy Creek General Partnership Date Filed: April 30, 2018 Meeting Date: June 14, 2018 Application Accepted by: Thomas Brubaker Fee Amount: 980.00 File Number: Subdivision - Concept 6-5C-18-C 4-J-18-UR Fee Amount: - Related File Number: Development Plan

PROPERTY INFORMATION

Subdivision Name: Grassy Creek Unit/Phase Number: General Location: South side of Oak Ridge Hwy, east west side of Schaal Rd. Tract Size: 29.78 ac. No. of Lots: Zoning District: CACK + CA Existing Land Use: Vacant land Planning Sector: Northwest County Growth Policy Plan Designation: Urban Growth Census Tract: 46.07 Traffic Zone: 212 Parcel ID Number(s): 079 parcels 03301, 03302 and 04902 Jurisdiction: [X] County Commission 6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Grassy Creek General Partnership Company: Maddox Development Group Address: 101 Dalton Way City: Knoxville State: TN Zip: 37912 Telephone: 865-522-9910 Fax: 865-971-1975 E-mail: smaddox@maddoxcompany.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT Name: Charles R Corlew Company: Welroc Enterprises, LLC Address: 376 Lochmore Drive City: Morristown State: TN Zip: 37814 Telephone: 423-312-8371 Fax: 423-581-6030 E-mail: rcorlew@welrocenterprises.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision: Sewer KUB Water KUB Electricity KUB Gas KUB Telephone AT&T

TRAFFIC IMPACT STUDY REQUIRED

[ ] No [X] Yes

USE ON REVIEW [ ] No [X] Yes

Approval Requested: 4-J-18-UR [ ] Development Plans in Planned District or Zone [ ] Other (be specific):

VARIANCE(S) REQUESTED

[ ] No [ ] Yes (If Yes, see reverse side of this form)

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT Name: Charles R Corlew Company: Welroc Enterprises LLC Address: see above City: State: Zip: Telephone: Fax: E-mail:



**VARIANCES REQUESTED**

- 1. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_
- 2. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_
- 3. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_
- 4. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_
- 5. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_
- 6. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_
- 7. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_

**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, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Charles R. Corlew

Address: Welroc Enterprises, LLC  
376 Lochmere Dr.

City: Morristown State: TN Zip: 37814

Telephone: 423-312-8371

Fax: 423-581-6030

Signature: 

Date: April 30, 2018

E-mail: rcorlew@welroc enterprises.com