

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

▶ **FILE #:** 4-J-18-UR **AGENDA ITEM #:** 45  
 POSTPONEMENT(S): 4/12/2018 **AGENDA DATE:** 5/10/2018  
 ▶ **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:**

▶ **POSTPONE until the June 14, 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.

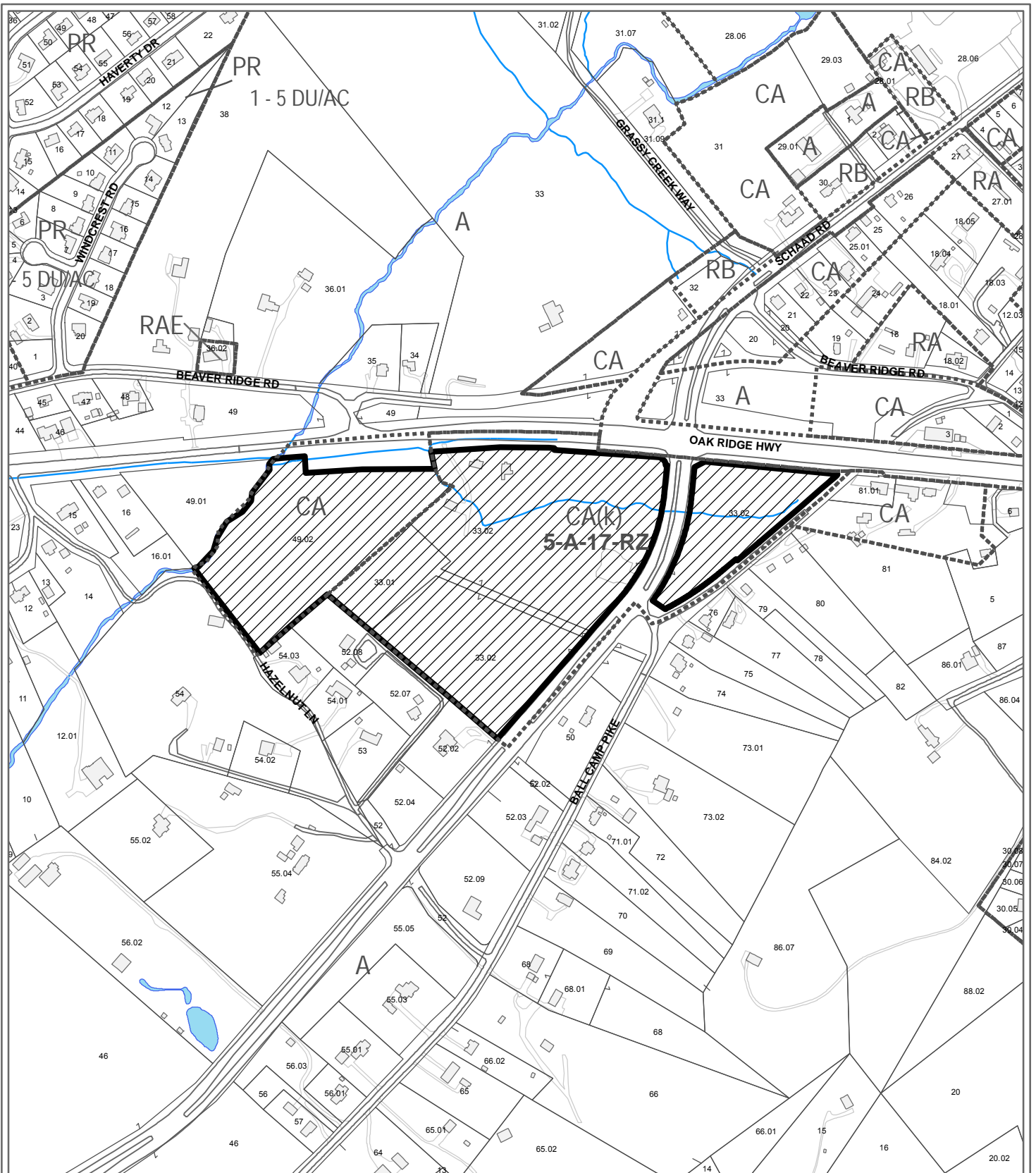
**COMMENTS:**

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)

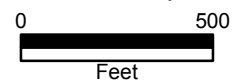
Original Print Date: 3/20/2018  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

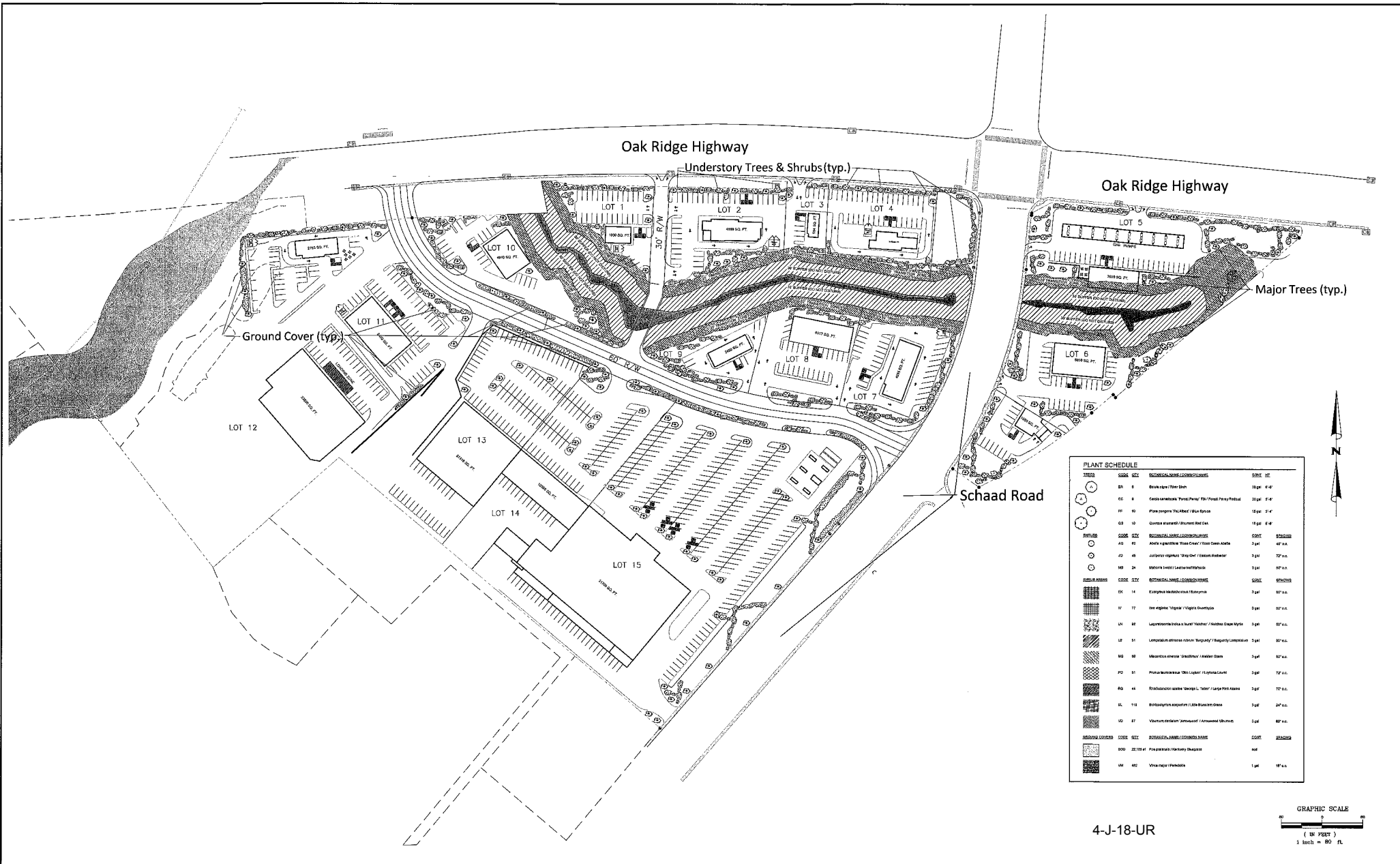
Revised:

Petitioner: Grassy Creek General Partnership

Map No: 79

Jurisdiction: County





**PLANT SCHEDULE**

SYMBOL	CODE	SET	BOTANICAL NAME / COMMON NAME	SIZE	QT.
(Symbol)	SA	8	Banksia / Iron Bark	12 gal	6-8'
(Symbol)	CC	8	Cercocarpus Florida / Fire Tree	12 gal	6-8'
(Symbol)	PI	10	Pinus strobus / Blue Spruce	18 gal	7-8'
(Symbol)	CS	10	Conium maculatum / Blue Bell	18 gal	6-8'
(Symbol)	CCDC	10	Botanical Name / Common Name	6000	20000
(Symbol)	AS	10	Andromeda / White Flower	3 gal	40-50'
(Symbol)	JS	10	Jasminum / Star Jasmine	3 gal	30-40'
(Symbol)	MS	24	Morone / Live Oak	3 gal	30-40'
(Symbol)	CCDC	14	Botanical Name / Common Name	3 gal	30-40'
(Symbol)	IV	12	Ilex / Holly	3 gal	30-40'
(Symbol)	LN	24	Lonicera / Honeysuckle	3 gal	30-40'
(Symbol)	LP	30	Lonicera / Honeysuckle	3 gal	30-40'
(Symbol)	MS	30	Morone / Live Oak	3 gal	30-40'
(Symbol)	PD	30	Pinus / Pine	3 gal	30-40'
(Symbol)	AS	44	Andromeda / White Flower	3 gal	30-40'
(Symbol)	PL	110	Pinus / Pine	3 gal	30-40'
(Symbol)	VO	10	Viburnum / Spicebush	3 gal	30-40'
(Symbol)	CCDC	10	Botanical Name / Common Name	3000	20000
(Symbol)	800	22-100	Pinus strobus / Blue Spruce	3 gal	30-40'
(Symbol)	VM	80	Vincetoxicum / Foxglove	1 gal	18-24'

4-J-18-UR

NUMBER	REVISION	DATE:

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

GRASSY CREEK  
 MASTER PLAN  
 Landscaping Plan

SCALE: 1"=80'  
 DATE: MARCH 1, 2018  
 DRAWN BY: JC  
 CHECKED BY: *[Signature]*  
 SHEET NO. 1 OF 1

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: \$3000.00 File Number: Use on Review 4-J-18-WR



-DOUBLE FEE-

PROPERTY INFORMATION

Address: 5/8 Oak Ridge Hwy, E & W/S Schaad Rd 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:

A(K) CA

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: Morristown 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

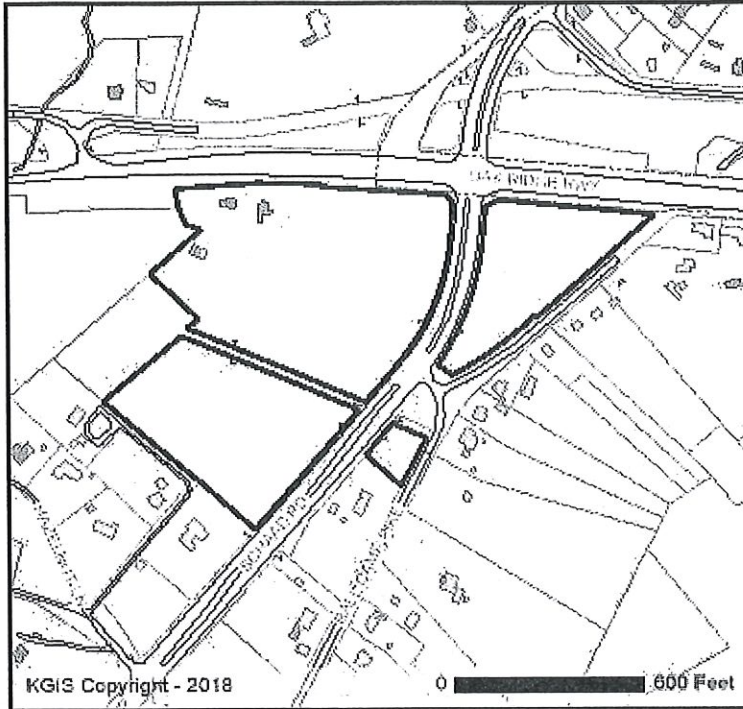
I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]
PLEASE PRINT Name: Charles R Corlew
Company: Welroc Enterprises, LLC
Address: 376 Lochmere Dr
City: Morristown State: TN Zip: 37814
Telephone: 423-312-8371
E-mail: rcorlew@welrocenterprises.com





**Parcel 079 03302 - Property Map and Details Report**



**Property Information**

Location Address: 6717 OAK RIDGE HWY  
 CLT Map: 79  
 Insert:  
 Group:  
 Condo Letter:  
 Parcel: 33.02  
 Parcel ID: 079 03302  
 Parcel Type:  
 District: E6  
 Ward:  
 City Block:  
 Subdivision:  
 Rec. Acreage: 0  
 Calc. Acreage: 19.64  
 Recorded Plat: -  
 Recorded Deed: 20110728 - 0005101  
 Deed Type: Deed:Special Wa  
 Deed Date: 7/28/2011

**Address Information**

Site Address: 6717 OAK RIDGE HWY  
 KNOXVILLE - 37931  
 Address Type: RESIDENTIAL  
 Site Name:

**Owner Information**

MALONE DONALD E  
 6717 OAK RIDGE HWY  
 KNOXVILLE, TN 37931  
 The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

**Jurisdiction Information**

County: KNOX COUNTY  
 City / Township:

**MPC Information**

Census Tract: 46.07  
 Planning Sector: Northwest County  
 Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

**Political Districts**

Voting Precinct: 70E  
 Voting Location: Amherst Elementary School  
 5101 SCHAAD RD  
 TN State House: 89 Roger Kane  
 TN State Senate: 7 Richard Briggs  
 County Commission: 6 Brad Anders  
 Bob Thomas  
 Ed Brantley  
 City Council:  
 School Board: 6 Terry Hill  
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

**School Zones**

**2017-2018 School Year - Current**  
 Elementary: AMHERST ELEMENTARY  
 Intermediate:  
 Middle: KARNs MIDDLE  
 High: KARNs HIGH

**2018-2019 School Year**  
 Elementary: AMHERST ELEMENTARY  
 Intermediate:  
 Middle: KARNs MIDDLE  
 High: KARNs HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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**NORTHWOOD VILLAGE**  
SELF STORAGE CONCEPTUAL DESIGN



