

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

► **FILE #:** 5-K-18-UR

AGENDA ITEM #: 52

AGENDA DATE: 5/10/2018

► **APPLICANT:** GRASSY CREEK GENERAL PARTNERSHIP

OWNER(S): Grassy Creek General Partnership

TAX ID NUMBER: 79 04902

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Oak Ridge Hwy

► **LOCATION:** South side of Oak Ridge Hwy., northeast side of Hazelnut

► **APPX. SIZE OF TRACT:** 7.86 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

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 future minor collector street that is currently under review through the concept plan process.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

► **ZONING:** CA (General Business)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Self Service Storage Facility - 3 story climate controlled building and an outdoor lot for boats and RV's.

HISTORY OF ZONING: Property rezoned to CA (General Business) by Knox County Commission on July 10, 2002.

SURROUNDING LAND USE AND ZONING: North: Vacant land and residences - A (Agricultural)

South: Residences - A (Agricultural)

East: Vacant land - CA (General Business)

West: Vacant land - A (Agricultural)

NEIGHBORHOOD CONTEXT: The area around the intersection of Oak Ridge Hwy and Schaad Rd. 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** the request to construct a 3-story, 90,000 square foot climate control self service storage facility and an outdoor lot for boats and RV's as shown on the development plan subject to 7 conditions.

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Grading and building permits shall not be issued for this development until approval has been granted for the concept plan (6-SC-18-C) and associated design plan for the proposed public street that will serve this site and Grassy Creek Development and bonds have been provided to Knox County to guarantee the construction of the public street improvements. The proposed street shall be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to an occupancy permit being issued for the proposed climate control self service storage facility and outdoor boat and RV storage lot.
3. Installing all landscaping, as shown on the landscape plan, within six months of issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Fire Marshal's Office.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to approval by Knox County and Planning Commission staff.

With the conditions noted above, this request meets the requirements for approval in the CA (General Business) zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop a 3-story, 90,000 square foot climate control storage facility and an outdoor lot for boat and RV storage on a portion of this 7.86 acre tract. The boat and RV storage area which is on the southwest side of the building will have gated access. The property which is zoned CA (General Business) is located on the south side of Oak Ridge Hwy., west of the Schaad Rd. intersection. The southwest portion of the site fronts along Hazelnut Ln.

While the property fronts along Oak Ridge Hwy., the proposed access will be to a future minor collector street that is currently under review by staff. Staff is recommending a condition that grading and building permits shall not be issued for this development until approval has been granted for the concept plan (6-SC-18-C) and associated design plan for the proposed public street that will serve this site and Grassy Creek Development. Bonds shall be provided to Knox County to guarantee the construction of the public street improvements. The proposed street shall be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to an occupancy permit being issued for the proposed climate control self service storage facility and outdoor boat and RV storage lot.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposed self-service storage facility will have minimal impact on local services since utilities are available to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial or residential uses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposal meets all requirements of the CA zoning as well as the general criteria for approval of a use on review.
2. The proposed self-storage facility as shown on the site plan is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

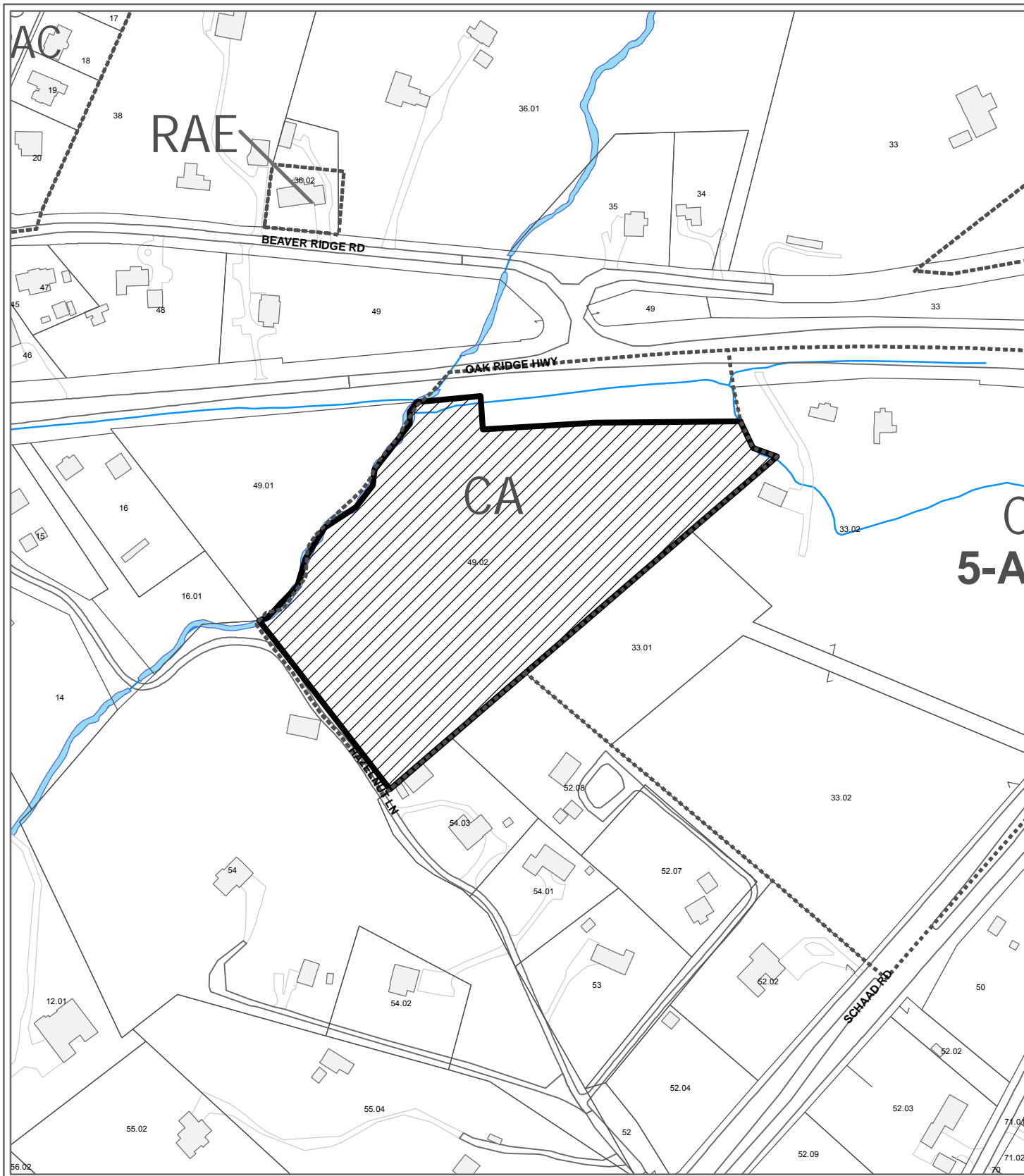
1. The Northwest County Sector Plan proposes mixed uses for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan

map.

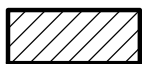
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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.



**5-K-18-UR
USE ON REVIEW**



Self Service Storage Facility - 3 story climate controlled building and an outdoor lot for boats and RV's. in CA (General Business)

Original Print Date: 4/16/2018

Revised:

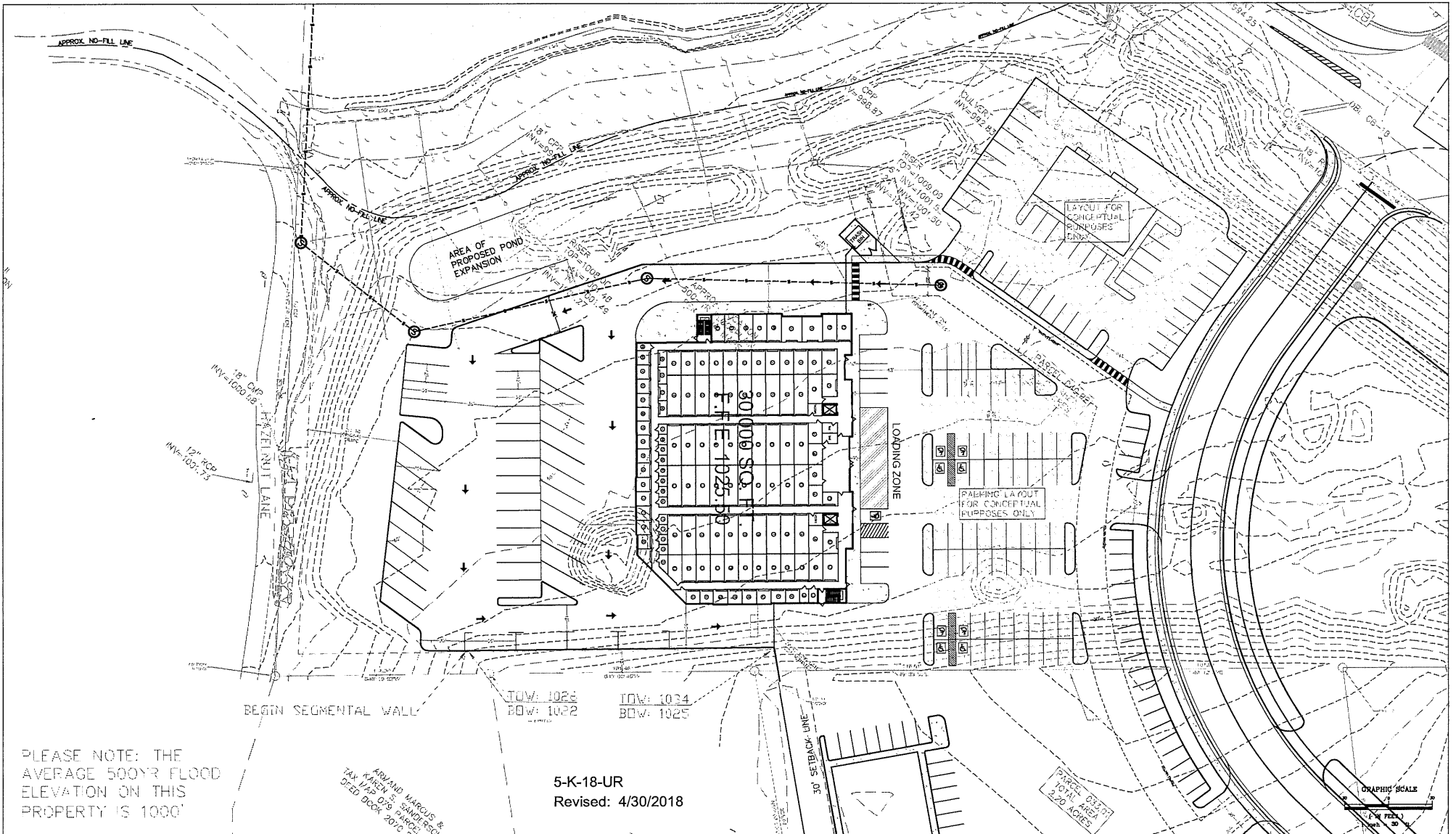
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Grassy Creek General Partnership

Map No: 79

Jurisdiction: County





PLEASE NOTE: THE AVERAGE 500YR FLOOD ELEVATION ON THIS PROPERTY IS 1000'

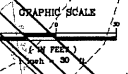
ARIANO MARGUS & KAREN M. SANDERS
TAX MAP 036 PARCEL 034707
DIED DOOR 2010

TOW: 1024
BOW: 1022

TOW: 1034
BOW: 1025

5-K-18-UR
Revised: 4/30/2018

PARCEL 034707
TOTAL AREA
2.00 ACRES

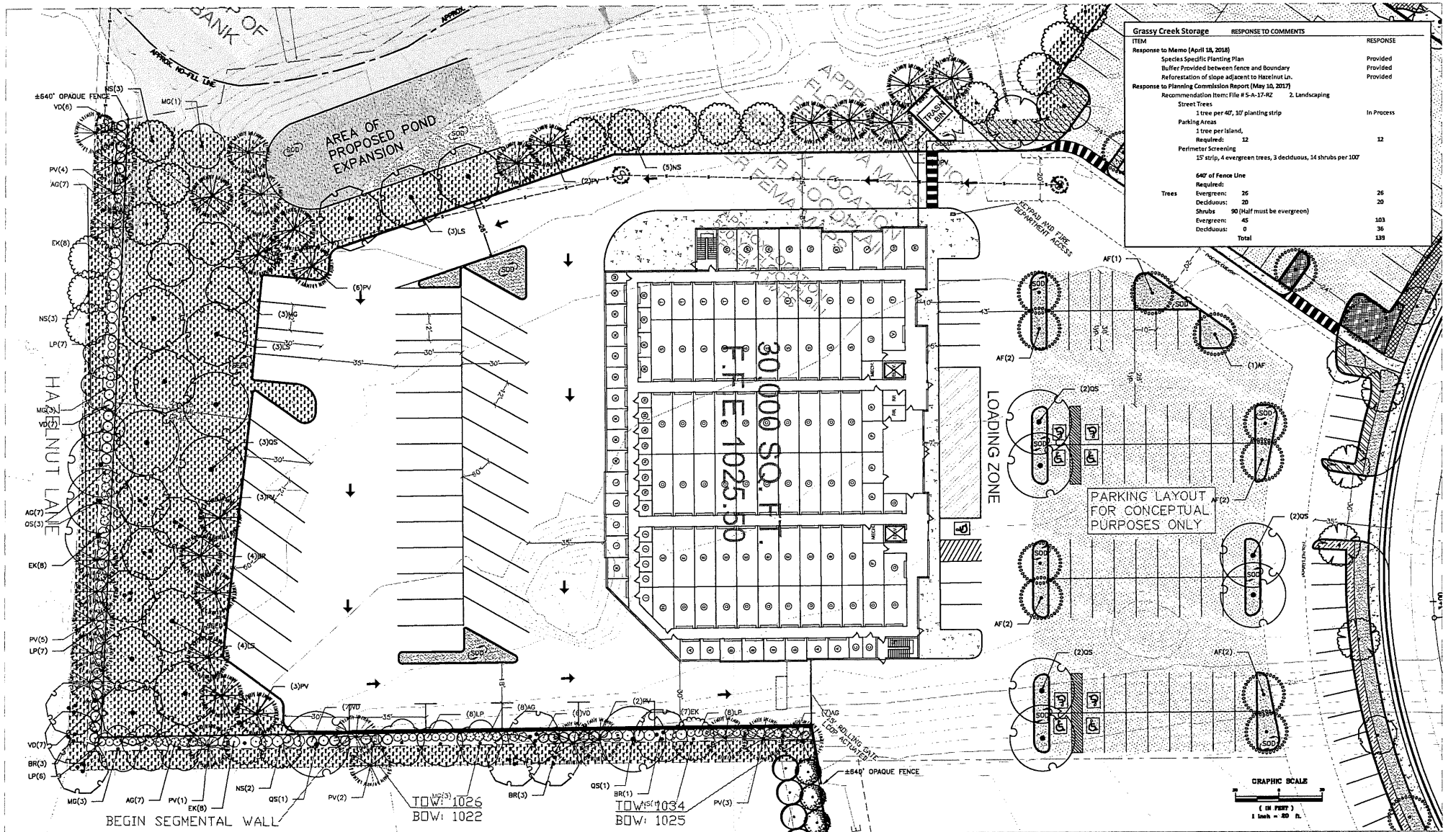


NUMBER	REVISION	DATE

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

GRASSY CREEK
SELF-STORAGE
LAYOUT PLAN

SCALE: 1"=30'
DATE:
DRAWN BY:
CHECKED BY:
SHEET NO. 1 OF 1



Grassy Creek Storage		RESPONSE TO COMMENTS	RESPONSE
ITEM	Response to Memo (April 18, 2018)		
	Species Specific Planting Plan		Provided
	Buffer Provided between fence and Boundary		Provided
	Reforestation of slope adjacent to Haversnut Lane		Provided
	Response to Planning Commission Report (May 10, 2017)		
	Recommendation Item: File # S-A-17-R2	2. Landscaping	
	Street Trees	1 tree per 40', 10' planting strip	In Process
	Parking Areas	1 tree per island,	
		Required: 12	12
	Perimeter Screening	15' Strip, 4 evergreen trees, 3 deciduous, 14 shrubs per 100'	
	640' of Fence Line	Required:	
Trees	Evergreen:	26	26
	Deciduous:	20	20
	Shrubs 90 (Half must be evergreen)		
	Evergreen:	45	103
	Deciduous:	5	36
	Total		139

NUMBER	REVISION	DATE:

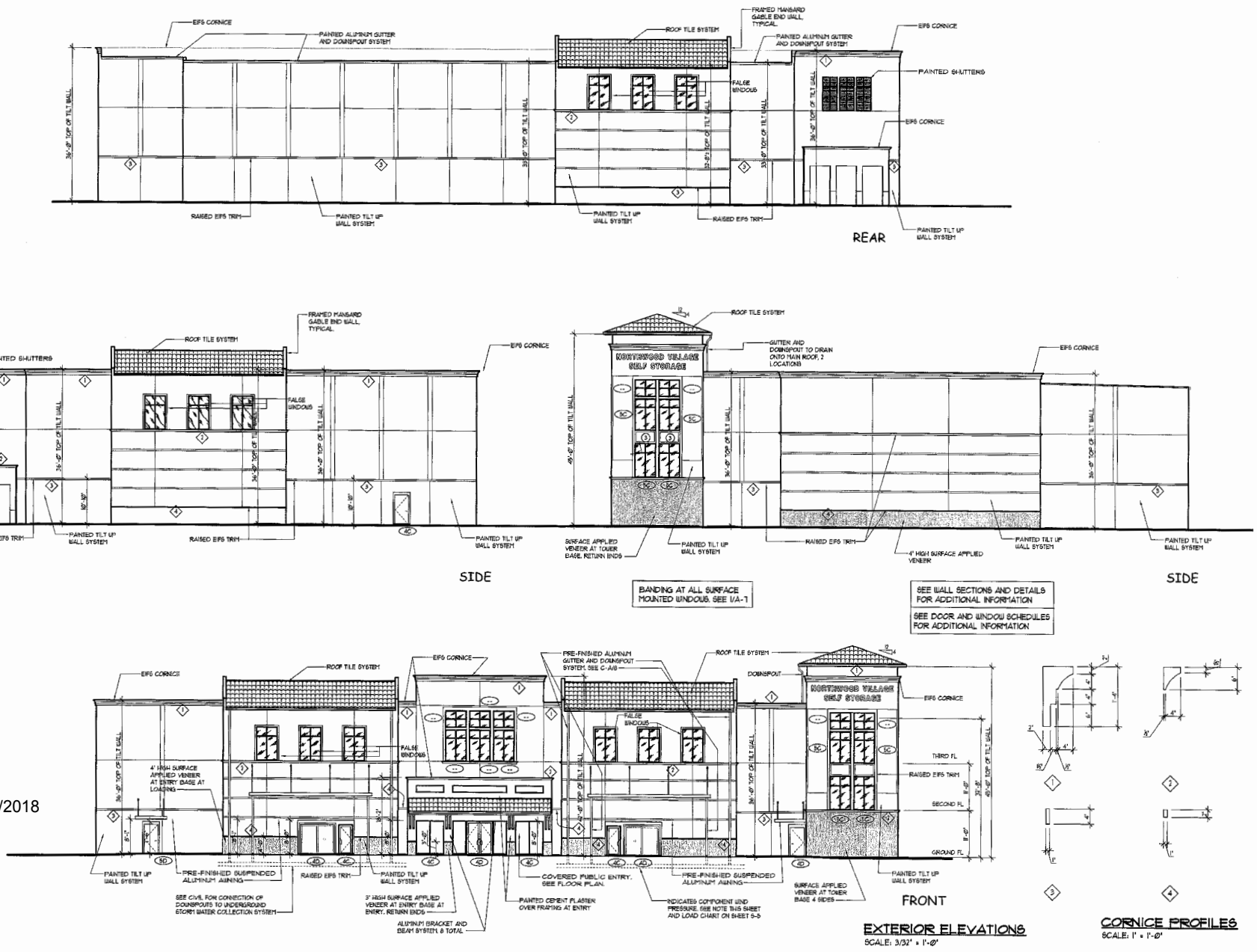
WELROC ENTERPRISES LLC
 Consulting • Development • Engineering
 376 LOCHMERE DRIVE
 MORRISTOWN, TENNESSEE, 37814

GRASSY CREEK
 LP200

SCALE: 1"=20'
 DATE: APRIL 30, 2018
 DRAWN BY:
 CHECKED BY:
 SHEET NO. 1 OF 1



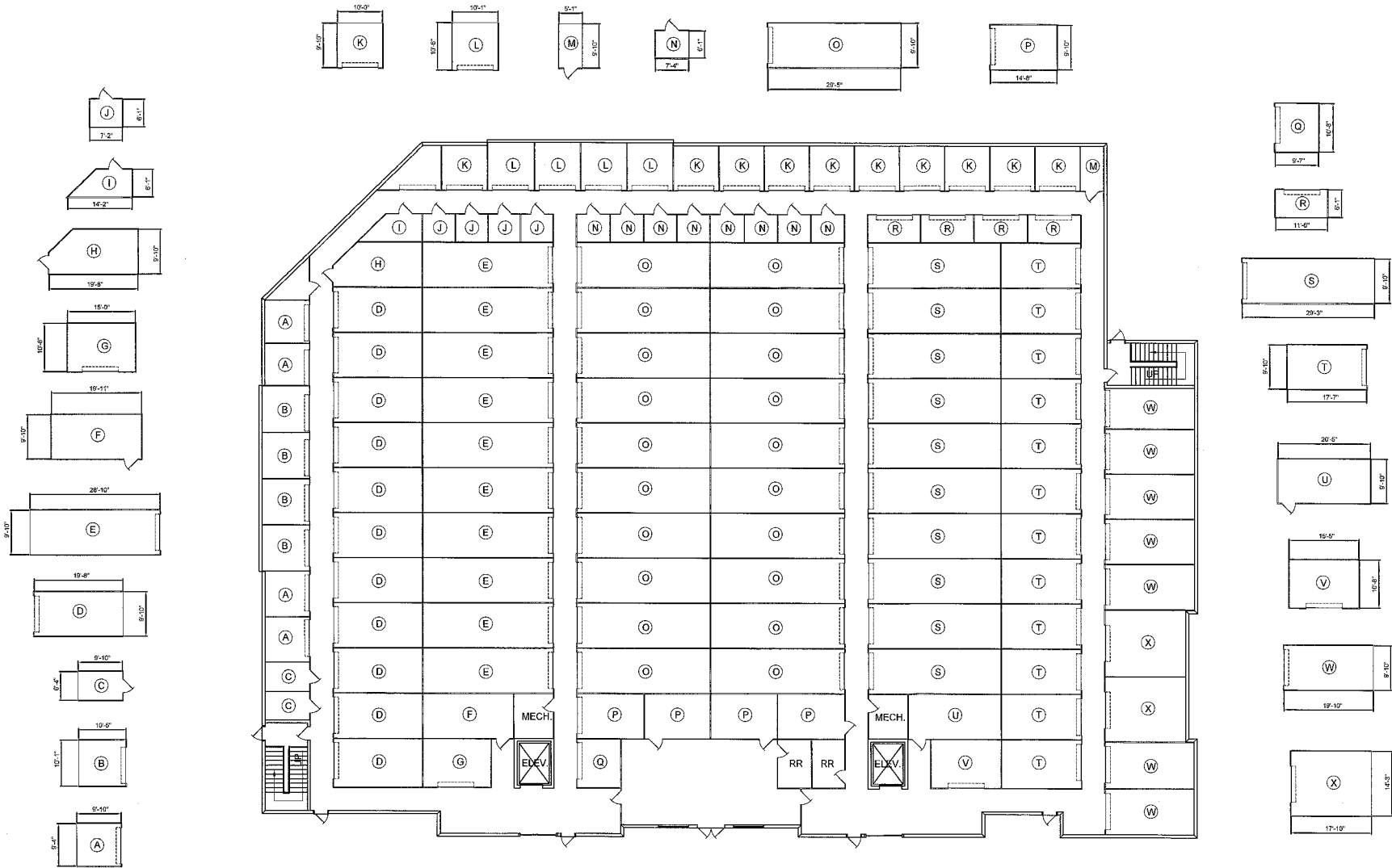
5-K-18-UR
 Revised: 4/24/2018



SEE WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION
 SEE DOOR AND WINDOW SCHEDULES FOR ADDITIONAL INFORMATION

EXTERIOR ELEVATIONS
 SCALE: 3/32" = 1'-0"

CORNICE PROFILES
 SCALE: 1" = 1'-0"



GROUND FLOOR - PLAN

SCALE: 3/32"=1'-0"

SQUARE FOOTAGE: 30003 SQ. FT.

5-K-18-UR

Revised: 4/24/2018

NUMBER	REVISION	DATE:

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

**NORTHWOOD VILLAGE
 SELF STORAGE**



SCALE: 3/32"=1'-0"
 DATE: APRIL 4, 2018
 DRAWN BY: LG
 PROJECT NO. 1195
 SHEET NO. A-1 OF

Use on Review **Development Plan**

Name of Applicant: Grassy Creek General Partnership
 Date Filed: March 26, 2018 Meeting Date: May 10, 2018
 Application Accepted by: Thomas Buehler
 Fee Amount: _____ File Number: Development Plan _____
 Fee Amount: \$1500.00 File Number: Use on Review 5-K-18-UR

PROPERTY INFORMATION

Address: Oak Ridge Highway
 General Location: Just west of Schaad Road and bounded by Grassy Creek
 Tract Size: 7.86 acres No. of Units: _____
 Zoning District: CA
 Existing Land Use: Vacant land
 Planning Sector: Northwest County
 Sector Plan Proposed Land Use Classification: MU-SD NWCO-1D
 Growth Policy Plan Designation: Urban Growth
 Census Tract: 46.02 46.07
 Traffic Zone: 212
 Parcel ID Number(s): 079-049.02
 Jurisdiction: City Council _____ District
 County Commission 6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Steve Maddox
 Company: Grassy Creek General Partnership
 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 Drive
 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 Self Storage Facility w/ 3 story climate controlled indoor storage and outdoor lot for boats and RV

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: Steven K. Maddox
 Company: Grassy Creek General Partnership
 Address: 101 Dalton Place Way
 City: Knoxville State: TN Zip: 37912
 Telephone: 865-522-9910
 E-mail: smaddox@maddoxcompany.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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A. Maddox

101 Dalton Place Way, Knoxville, TN 37912

X