

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

▶ **FILE #:** 11-C-18-UR

AGENDA ITEM #: 38

AGENDA DATE: 11/8/2018

▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS

OWNER(S): Bash Group LLC

TAX ID NUMBER: 73 03601

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7655 Lake Springs Rd

▶ **LOCATION:** East end of Lake Springs Rd., north side of I-40.

▶ **APPX. SIZE OF TRACT:** 10.05 acres

SECTOR PLAN: East County

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

ACCESSIBILITY: Access is via Lake Springs Rd., a local street with 21' of pavement width within the I-40 right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Swan Pond Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Business and vacant land

▶ **PROPOSED USE:** RV Maintenance Facility

HISTORY OF ZONING: The property was rezoned to PC (Planned Commercial) by Knox County Commission on July 23, 2007.

SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural)

South: I-40 right-of-way - OS-1 (Open Space)

East: Residences - A (Agricultural)

West: Residence and Lake Springs Rd. - A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located in a low density residential area on the eastern side of the I-40/Strawberry Plains Pike interchange commercial node.

STAFF RECOMMENDATION:

▶ **POSTPONE** the Use on Review application until the January 10, 2019 MPC meeting as requested by the applicant.

The applicant has requested the postponement to allow time to address comments from staff.

COMMENTS:

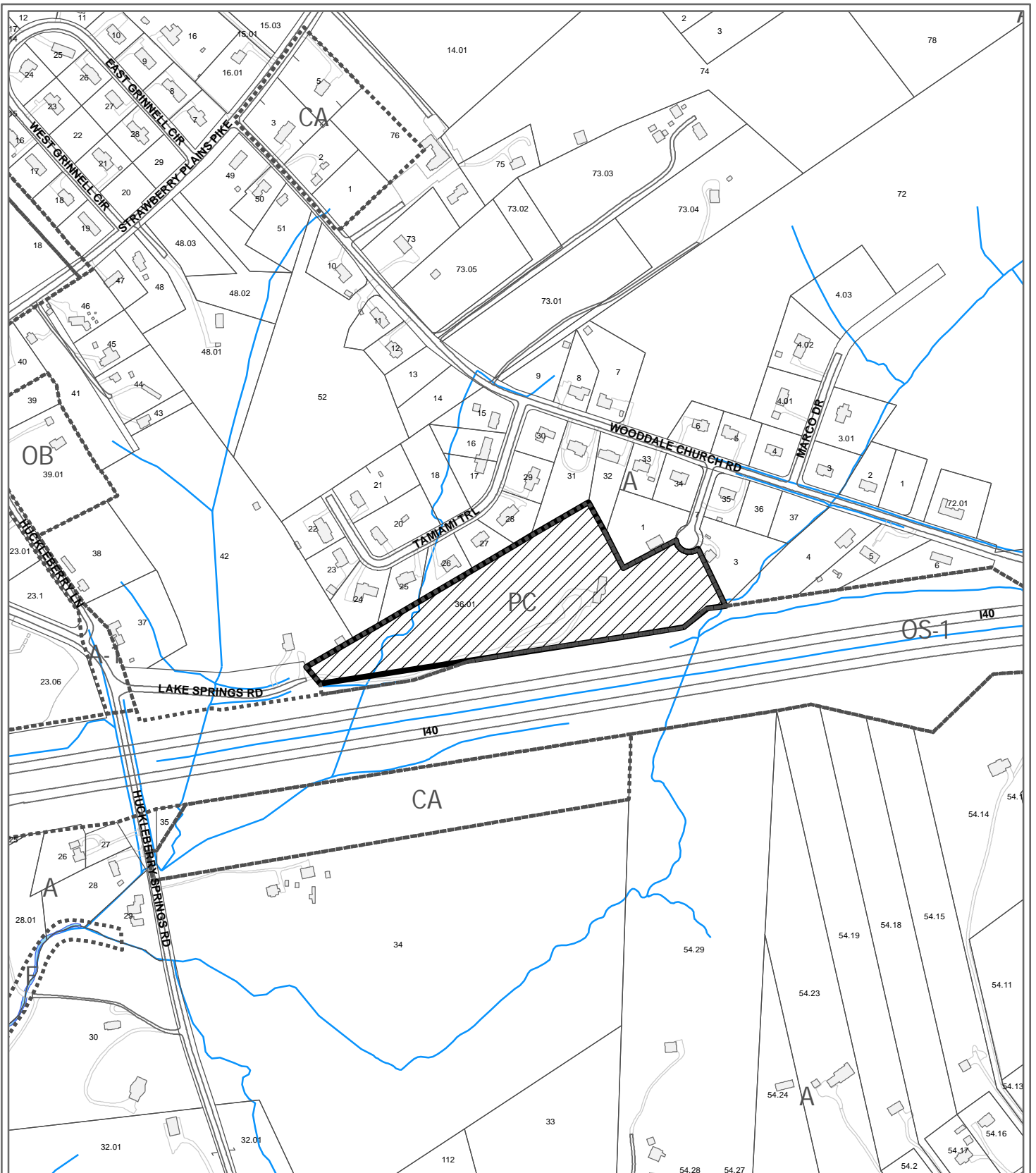
The applicant is proposing to develop a 22,000 square foot maintenance facility for the Tennessee RV Supercenter that is located to the west of this site on Huckleberry Springs Rd. The plan also includes a future building expansion of 5,500 square feet, an RV storage area for surplus inventory for the Supercenter, and a

short-term campsite that is being provided only for customers.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**11-C-18-UR
USE ON REVIEW**



RV Maintenance Facility in PC (Planned Commercial)

Petitioner: Land Development Solutions

Map No: 73

Jurisdiction: County



Original Print Date: 10/16/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

11-C-18-UR_PP_11-8-18



Tom Brechko <tom.brechko@knoxmpc.org>

TN RV Maintenance Facility Comments

2 messages

- request 60 days -

Tom Brechko <tom.brechko@knoxmpc.org>

Tue, Oct 16, 2018 at 1:10 PM

To: Rusty Baksa <rbaksa@ldstn.com>

Rusty,

The Word document is attached.

Tom



11-C-18-UR_com.doc
45K

Rusty Baksa <rbaksa@ldstn.com>

Wed, Oct 17, 2018 at 11:44 AM

To: Tom Brechko <tom.brechko@knoxmpc.org>

Cc: "Sellers, Roger" <rsellers@tennesseerv.com>, "Arthur Seymour Jr. (ajseymour@fmsllp.com)" <ajseymour@fmsllp.com>, Kevin Casler <kcasler@ldstn.com>

Tom - I met with the owner today and there might be some modifications to the plan that we would not be able to get to you in time. Therefore we are requesting a 60 day postponement of this matter. Let me know if you have any questions.

11-C-18-UR
Postpone to the
January 10, 2019

Rusty

E. J. (Rusty) Baksa

Land Development Solutions

310 Simmons Road Suite K

Knoxville, TN 37922

Ph - 865-671-2281

Direct - 865-312-6239

Email - rbaksa@ldstn.com

Website - www.ldstn.com

From: Tom Brechko <tom.brechko@knoxmpc.org>

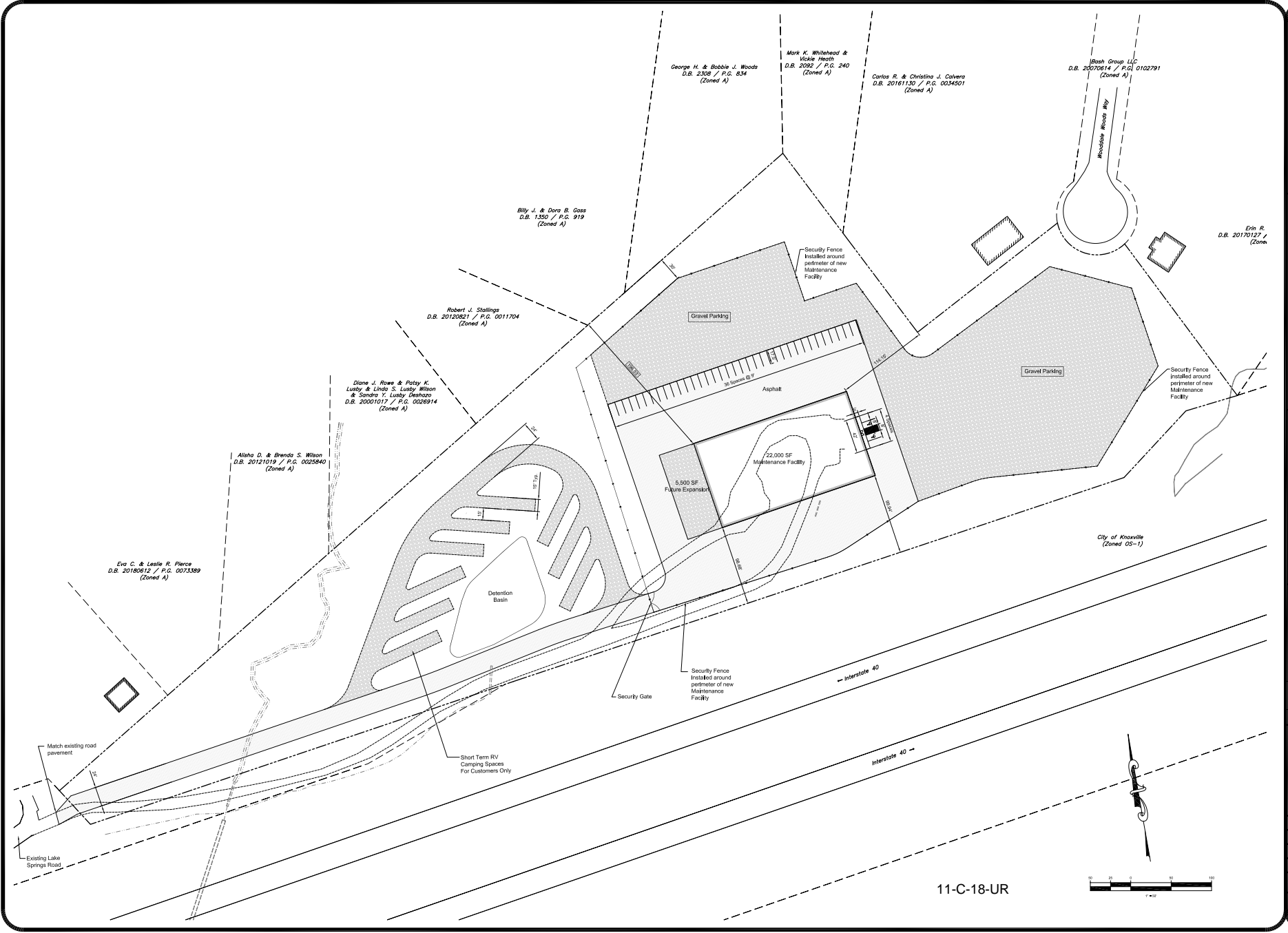
Sent: Tuesday, October 16, 2018 1:11 PM

To: Rusty Baksa <rbaksa@ldstn.com>

Subject: TN RV Maintenance Facility Comments

Rusty,

X:\Breck\Tennessee RV\dwg\C201 TN RV 10 Acre Site - Grading Plan.dwg Sep 24, 2018 - 12:14pm kcalaler - LDS Copyright 2018



11-C-18-UR

Project:
TN RV Maintenance Facility
 7655 Lake Springs Road
Tennessee RV Supercenter
 Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS
 310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
 PH. 865-871-2281

Drawing Description:
Site Layout Plan

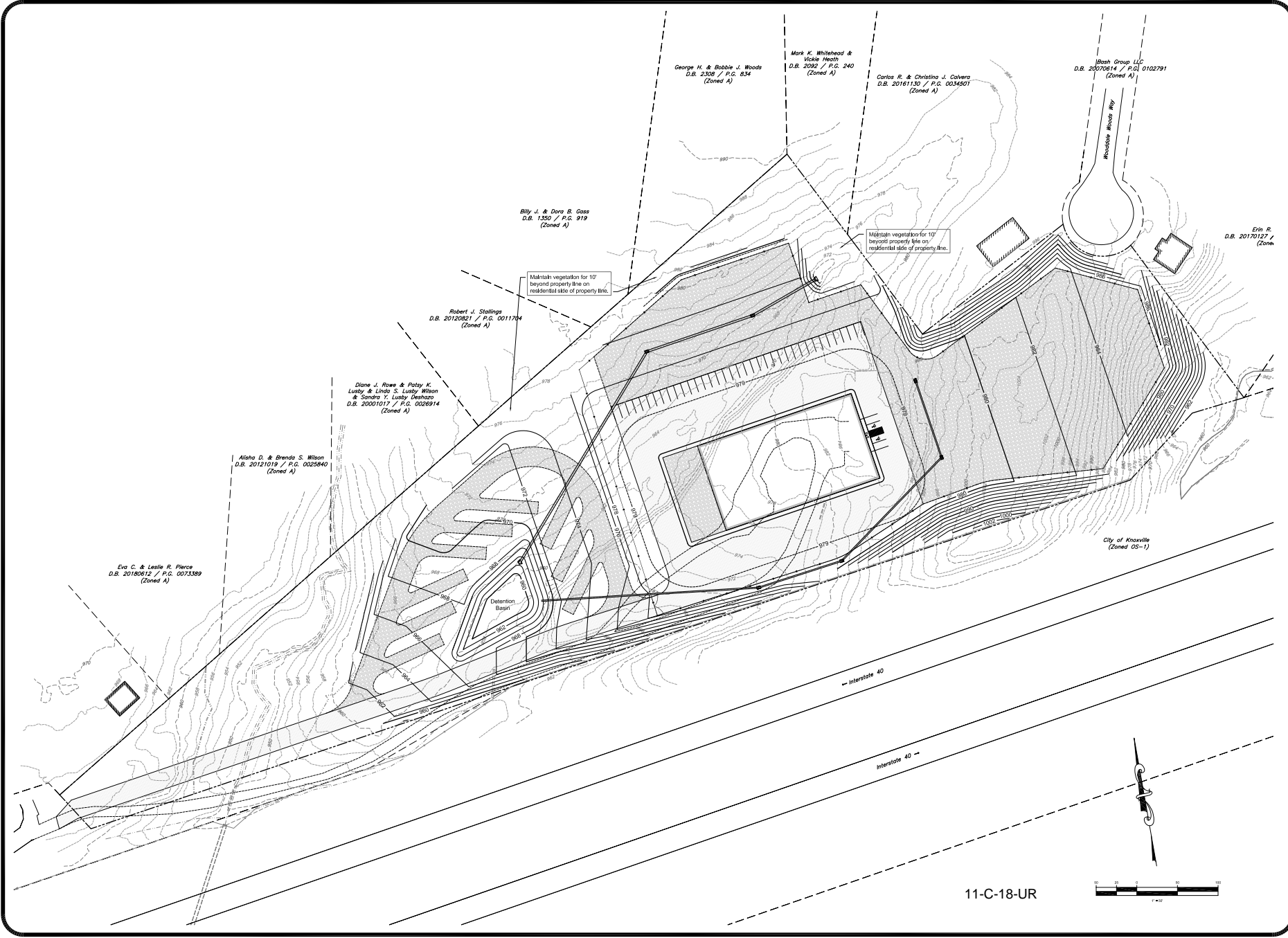
No.	Date	Revision

Preliminary Not For Construction

Drawn By:	
Checked:	
Approved:	
Job No.:	218086
1"=50'	09-24-2018
Scale:	Date

C101
 Sheet No.

X:\Breck\Tennessee RV\dwg\C201 TN RV 10 Acre Site - Grading Plan.dwg Sep 24, 2018 - 12:13pm local - LDS Copyright 2018



Project:
TN RV Maintenance Facility
 7655 Lake Springs Road
Tennessee RV Supercenter
 Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
 PH. 865-871-2281

Drawing Description:
Site Grading Plan

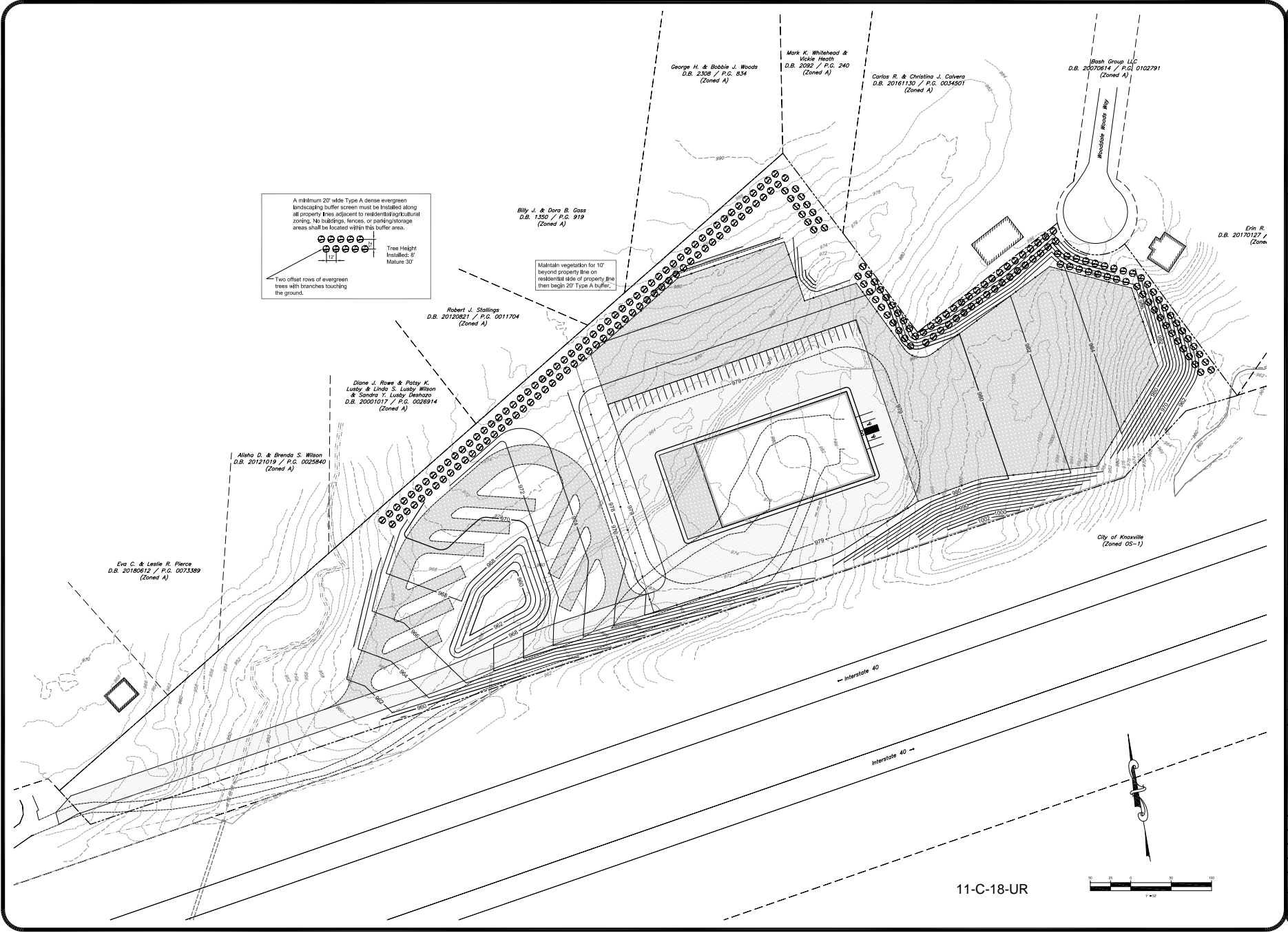
No.	Date	Revision

Preliminary Not For Construction

Drawn By:	
Checked:	
Approved:	
Job No.:	218086
1"=50'	09-24-2018
Scale:	Date

C201
 Sheet No.

X:\Breck\Tennessee RV\dwg\C301 TN RV 10 Acre Site - Grading Plan.dwg Sep 24, 2018 - 12:15pm local - LDS Copyright 2018



11-C-18-UR



Project:
 TN RV Maintenance Facility
 7655 Lake Springs Road
 Tennessee RV Supercenter
 Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
 PH. 865-671-2281

Site Landscaping Plan

No.	Date	Revision

Drawing Description:

Preliminary Not For Construction

Drawn By:	
Checked:	
Approved:	
Job No.:	218086
1"=50'	09-24-2018
Scale:	Date

C301
 Sheet No.

Use on Review **Development Plan**

Name of Applicant: Land Development Solutions

Date Filed: 9/24/18

Meeting Date: 11/8/18

Application Accepted by: M. Payne

Fee Amount: X File Number: Development Plan

Fee Amount: 1,500.00 File Number: Use on Review 11-C-18-UR



PROPERTY INFORMATION

Address: 7655 Lake Springs Rd

General Location: Property Borders I-40 with access from Lake Spring Rd at Huckleberry Springs Rd

Tract Size: ~ 10 acres No. of Units: _____

Zoning District: PC

Existing Land Use: Undeveloped with one vacant house

Planning Sector: East County

Sector Plan Proposed Land Use Classification: LDR

Growth Policy Plan Designation: _____

Census Tract: 53.02

Traffic Zone: 132

Parcel ID Number(s): 073 03601

Jurisdiction: City Council _____ District
 County Commission 8th District

APPROVAL REQUESTED

Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation)

Other (Be Specific)
20,000 SQ. FT. Maintenance Facility in a PC Zone

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Roger Sellers

Company: Bash Group LLC

Address: 835 Huckleberry Springs Rd.

City: Knoxville State: TN Zip: 37924

Telephone: 865-933-7213

Fax: _____

E-mail: jsecure@tennesseerv.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: E J Baksa, Jr

Company: Land Development Solutions

Address: 310-K Simmons Rd

City: Knoxville State: TN Zip: 37922

Telephone: 865-671-2281

Fax: _____

E-mail: rbaksa@ldstn.com

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: E J Baksa, Jr

Company: Land Development Solutions

Address: 310-K Simmons

City: Knoxville State: TN Zip: 37922

Telephone: 865-671-2281

E-mail: rbaksa@ldstn.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

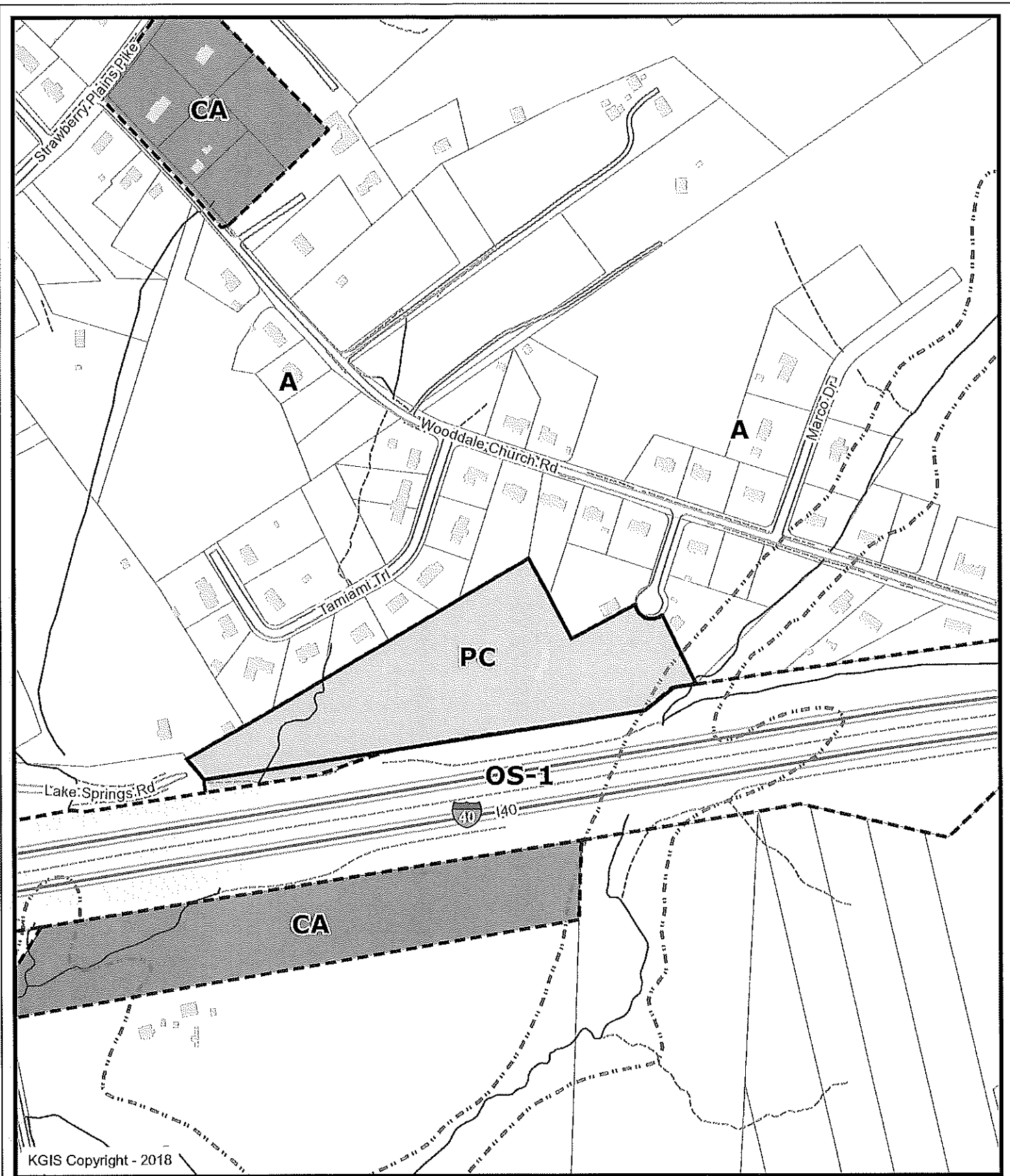
Owner

Option

Rogun Fuller

7655 Lake Springs Rd Knoxville TN 37924

X

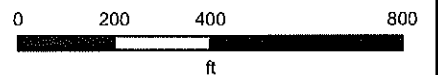


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Letter Portrait

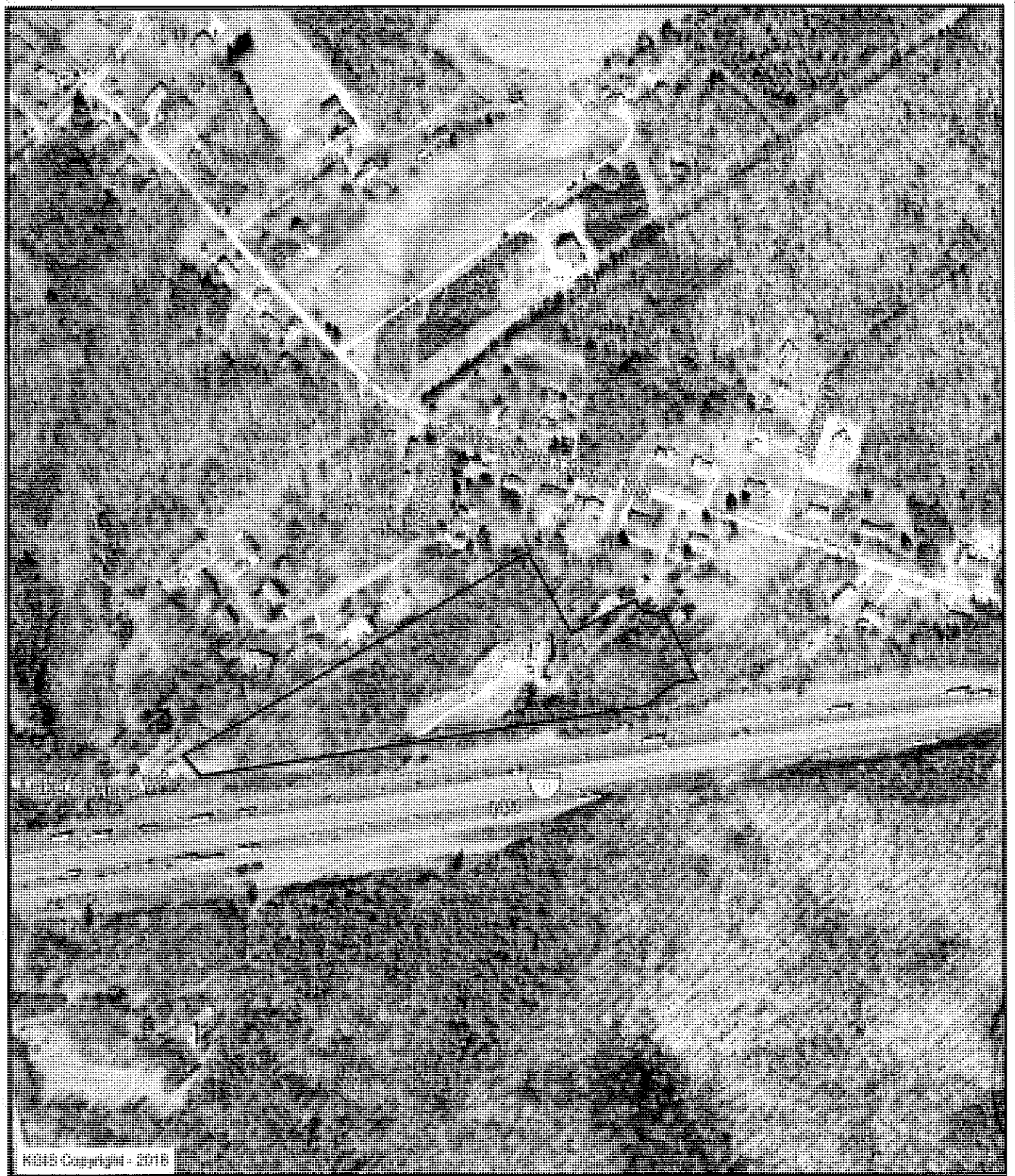


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Knoxville - Knox County - KUB Geographic Information System

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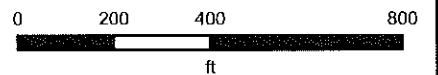
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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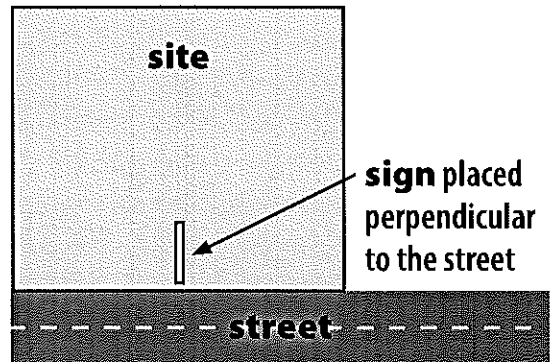
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

10/24/18 and 11/9/18
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Bruce Morgan Jr

Printed Name: BRUCE MORGAN

Phone: 865-671-2281 Email: RBAKSA@LDSTN.COM

Date: 8-24-18

MPC File Number: 11-C-18-UR