



# USE ON REVIEW REPORT

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▶ **FILE #:** 11-C-18-UR **AGENDA ITEM #:** 34  
POSTPONEMENT(S): 11/8/2018 **AGENDA DATE:** 1/10/2019  
▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS  
OWNER(S): Bash Group LLC

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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

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▶ **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.

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## STAFF RECOMMENDATION:

▶ **POSTPONE the Use on Review application until the February 14, 2019 Planning Commission meeting as requested by the applicant.**

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

## COMMENTS:

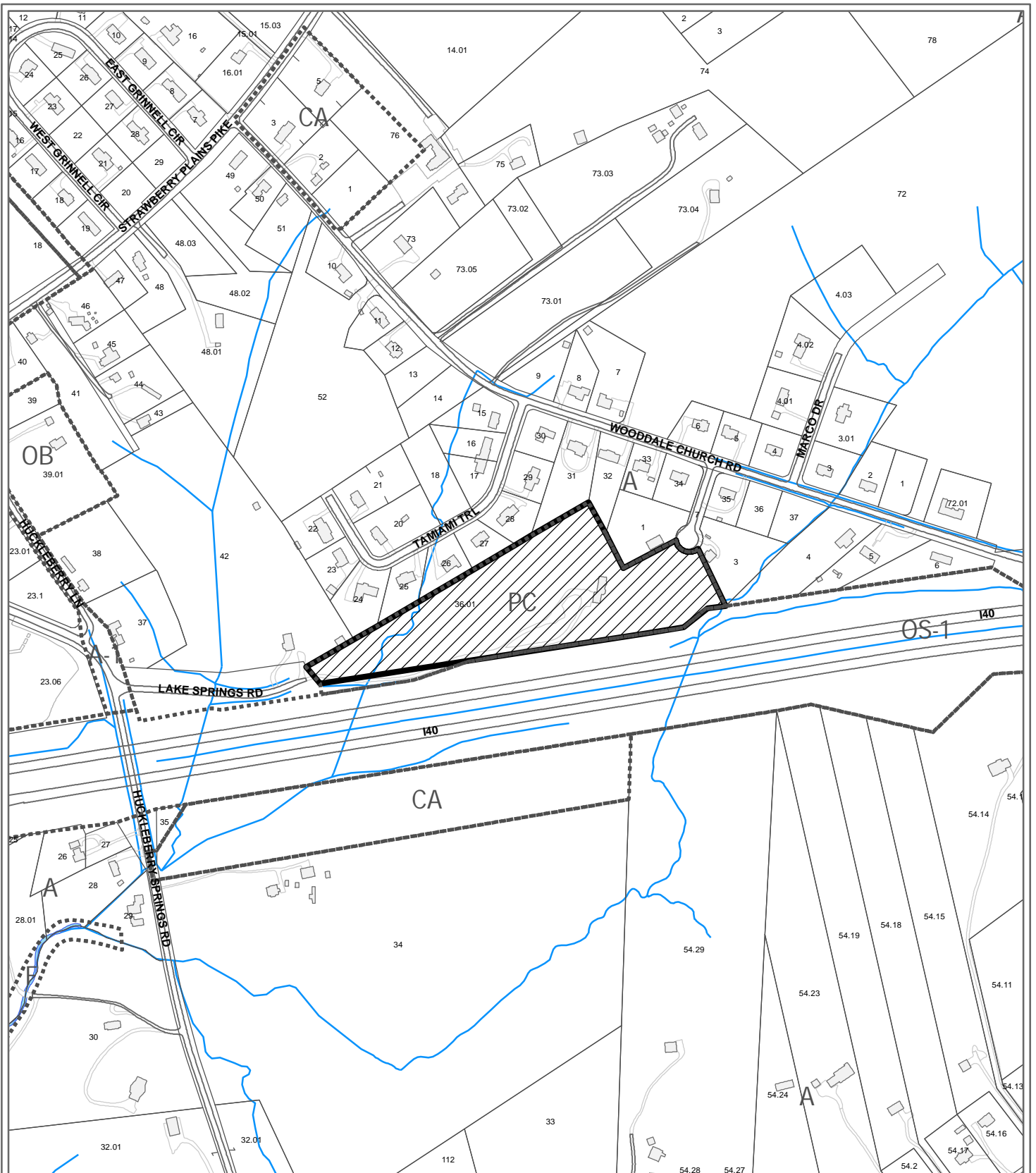
The applicant is proposing to develop a 22,000 square foot maintenance facility for the Tennessee RV Supercenter that is located to the west of this site on Huckleberry Springs Rd. The plan also includes a future

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.

The Planning Commission'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 a Planning Commission decision in the County.



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

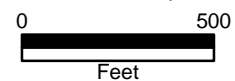


RV Maintenance Facility in PC (Planned Commercial)

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

12/28/2018

11-C-18-UR\_PP\_1-10-19



Tom Brechko <tom.brechko@knoxplanning.org>

TN RV Maintenance Facility ((11-C-18-UR))

2 messages

- request 30 days -

Tom Brechko <tom.brechko@knoxplanning.org>

Thu, Dec 27, 2018 at 4:12 PM

To: Rusty Baksa <rbaksa@ldstn.com>

Rusty,

Just a reminder that I need an official request regarding the postponement on this case.

Thanks.

Tom

--

Thomas Brechko, AICP  
Principle Planner  
865-215-3794



Knoxville-Knox County Planning | KnoxPlanning.org  
400 Main Street, Suite 403 | Knoxville, TN 37902

Rusty Baksa <rbaksa@ldstn.com>

Thu, Dec 27, 2018 at 5:18 PM

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

Tom - please postpone the TN RV Maintenance Facility for another 30 days to the February meeting. Let me know if you have any questions.

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@knoxplanning.org>  
**Sent:** Thursday, December 27, 2018 4:12 PM  
**To:** Rusty Baksa <rbaksa@ldstn.com>  
**Subject:** TN RV Maintenance Facility ((11-C-18-UR))

Rusty,

Just a reminder that I need an official request regarding the postponement on this case.

Thanks.


Tom

--

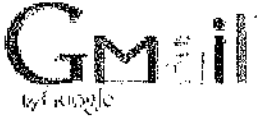
Thomas Brechko, AICP

Principle Planner

865-215-3794

  
Knoxville-Knox County Planning | KnoxPlanning.org  
400 Main Street, Suite 403 | 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" <rseellers@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>

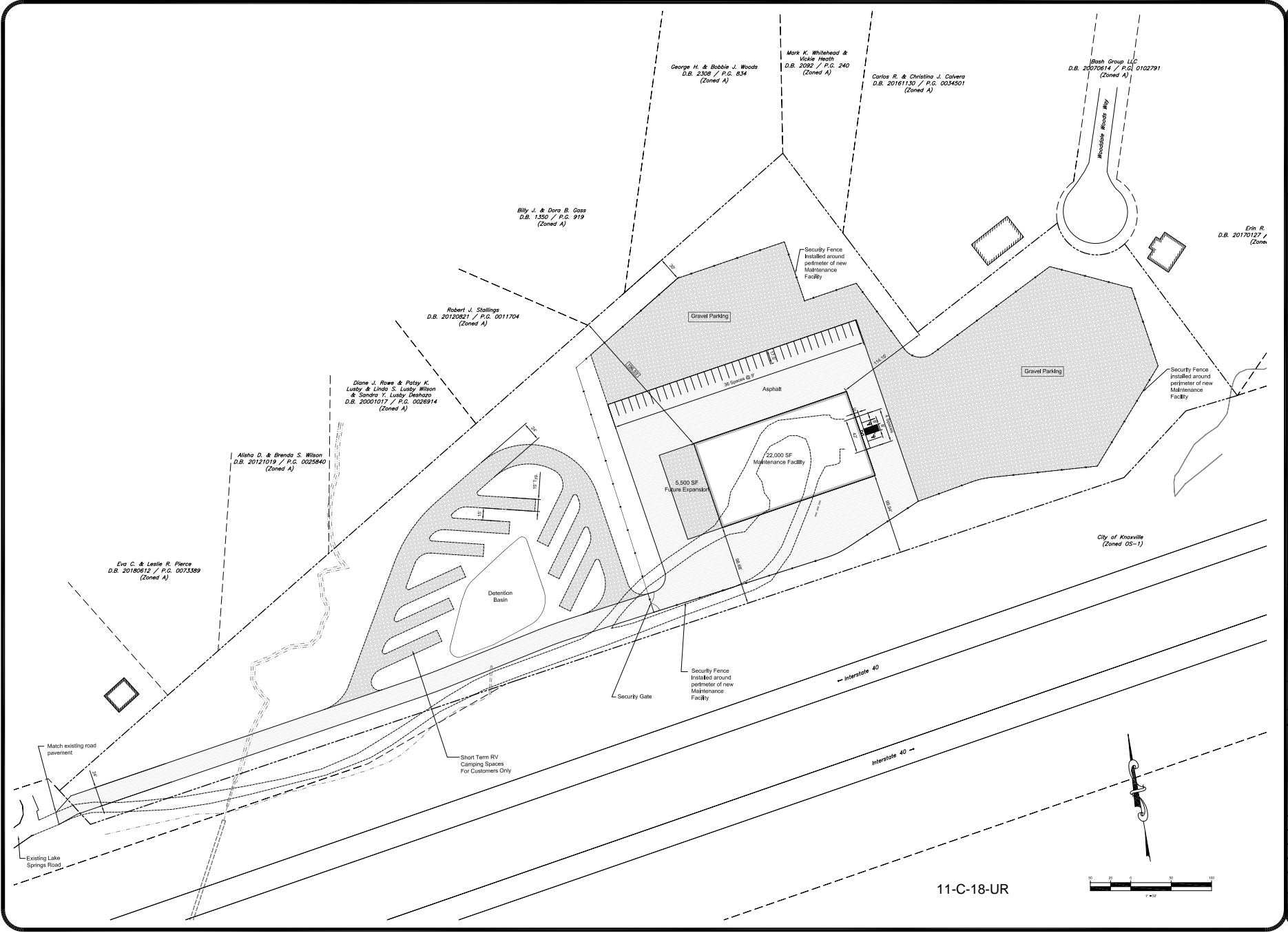
Sent: Tuesday, October 16, 2018 1:11 PM

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



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

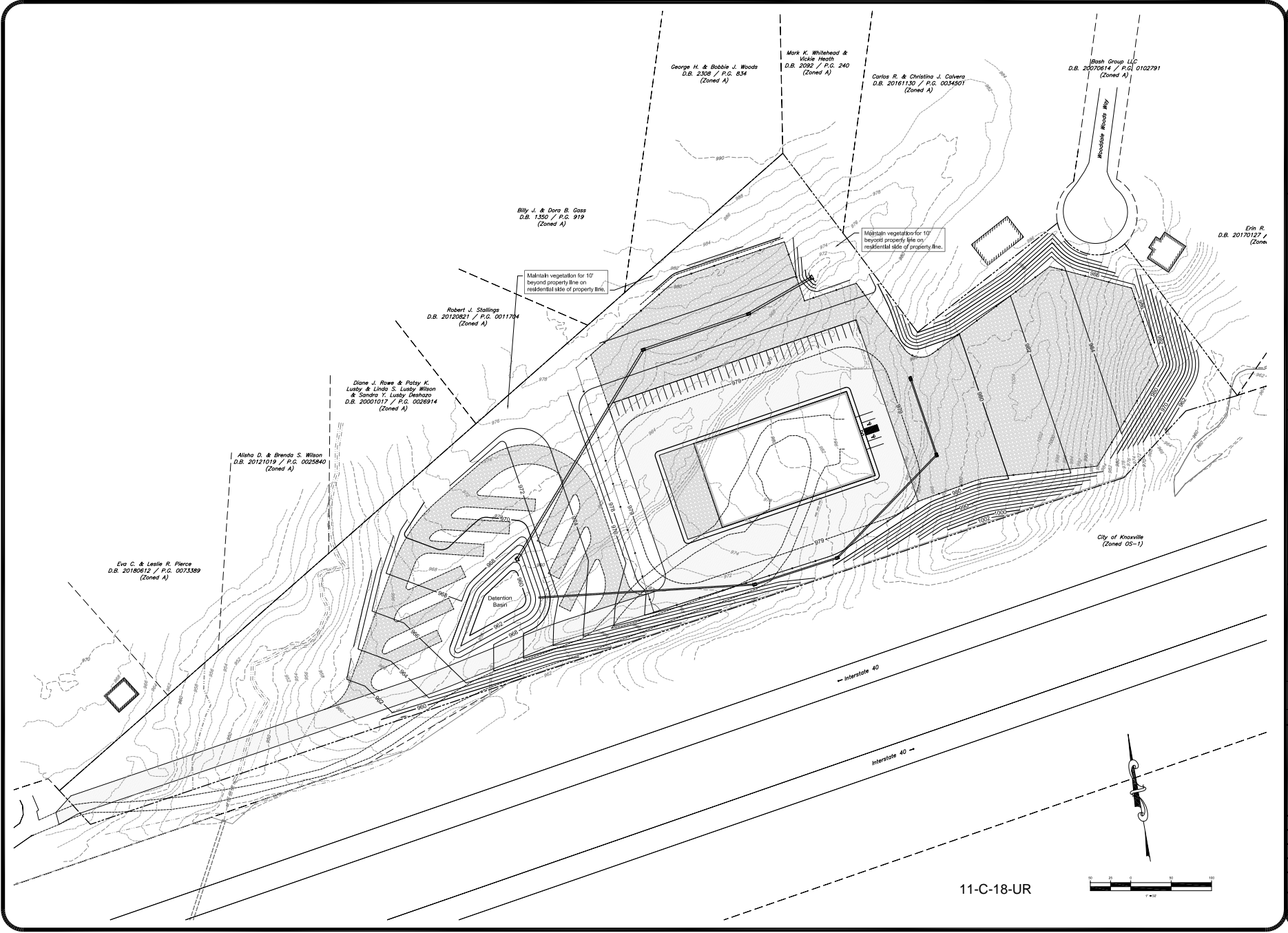
**Preliminary Not For Construction**

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

**C101**  
 Sheet No.

11-C-18-UR

X:\Breck\Tennessee RV\dwg\C201 TN RV 10 Acre Site - Grading Plan.dwg Sep 24, 2018 - 12:13pm 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. 865-871-2281

Drawing Description:  
**Site Grading Plan**

No.	Date	Revision

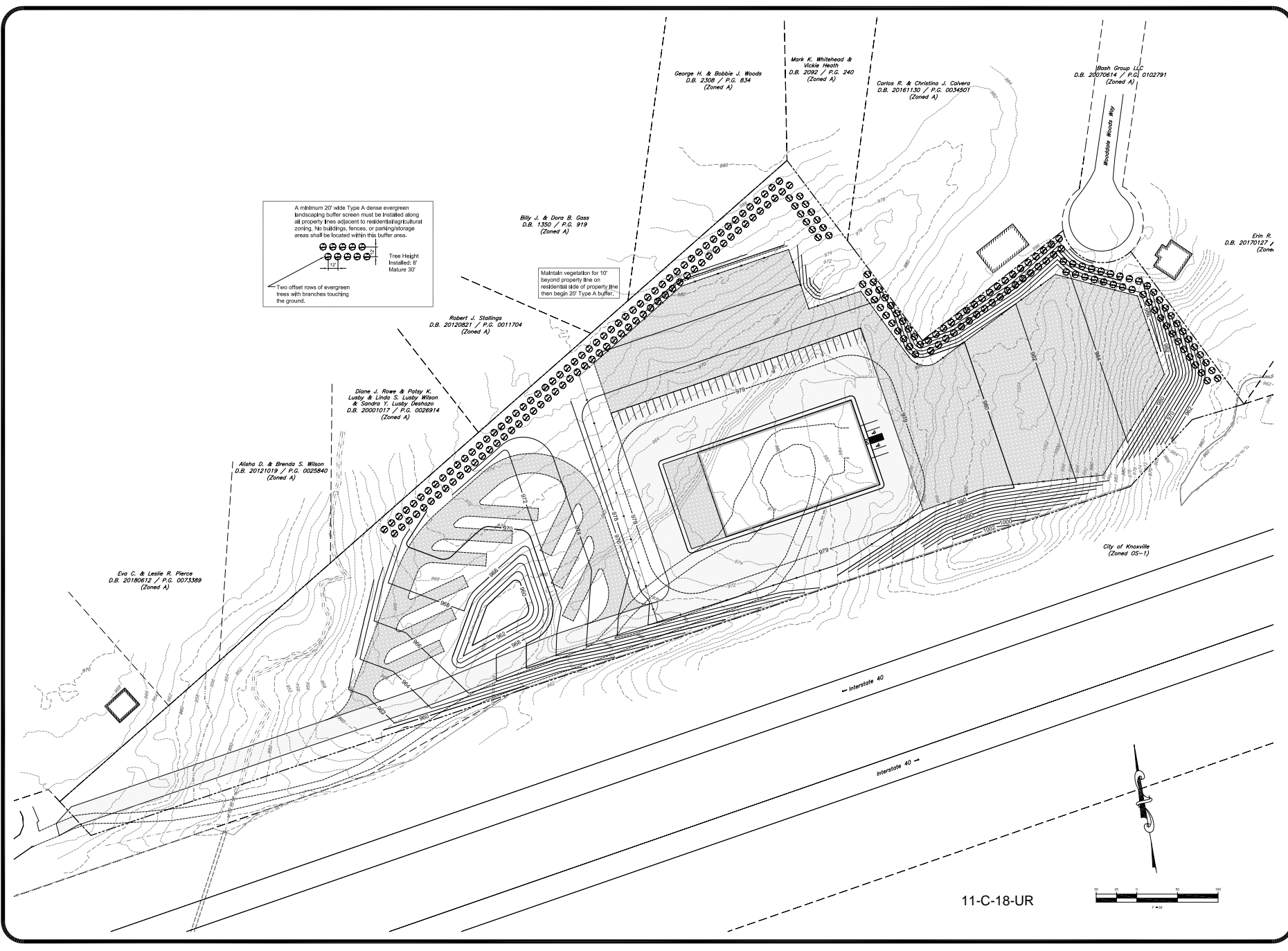
**Preliminary Not For Construction**

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. 865-871-2281

Drawing Description:  
 Revision  
 No. Date

**Site Landscaping Plan**

**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

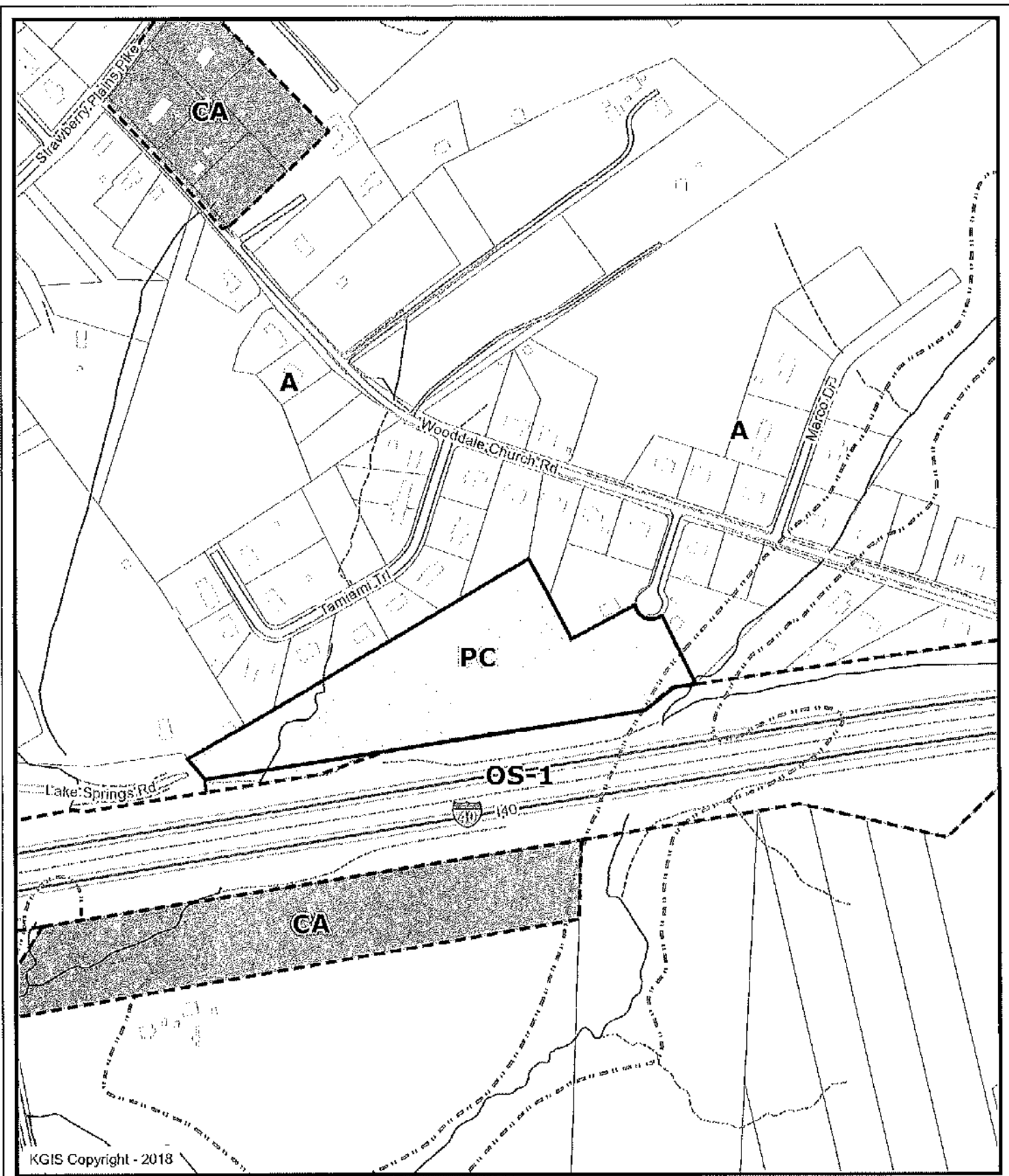
Address: 310-K Simmons

City: Knoxville State: TN Zip: 37922

Telephone: 865-671-2281

E-mail: rbaksa@ldstn.com



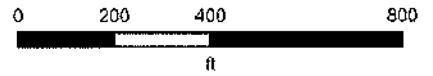


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Letter Portrait

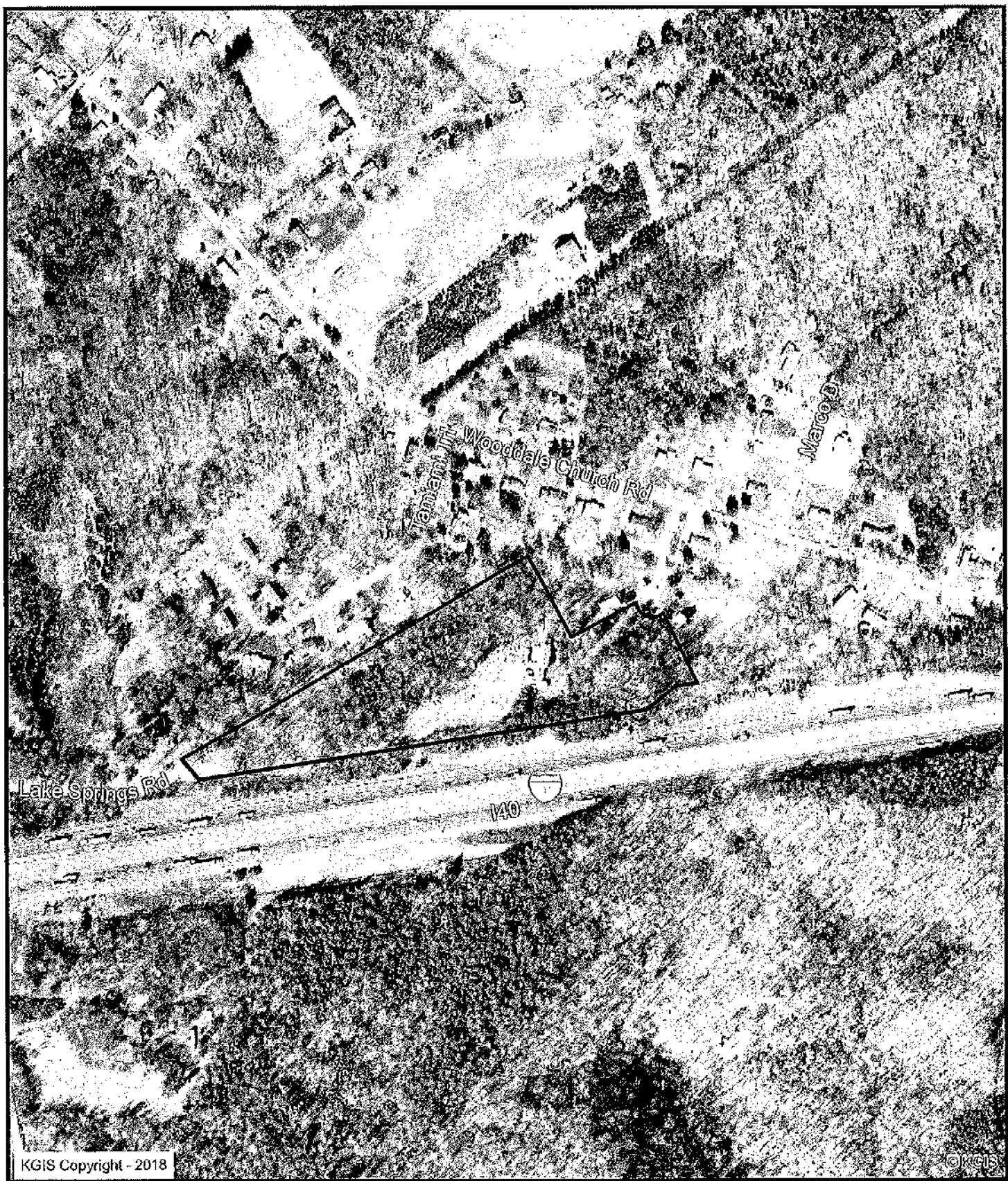


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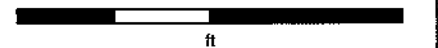
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### Letter Portrait



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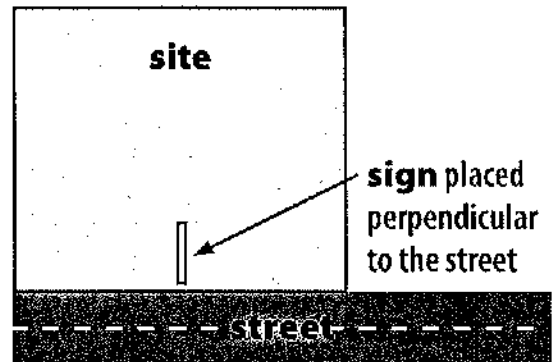
## REQUIRED SIGN POSTING AGREEMENT

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