



# PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 10-E-21-RZ  
10-D-21-SP

**AGENDA ITEM #:** 12  
**AGENDA DATE:** 10/14/2021

► **APPLICANT:** GRASSY CREEK, LLC  
**OWNER(S):** Grassy Creek, LLC

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**TAX ID NUMBER:** 79 050 & 03301 [View map on KGIS](#)  
**JURISDICTION:** Commission District 6  
**STREET ADDRESS:** 6805 Ball Camp Pike & 0 Schaad Rd.  
► **LOCATION:** East side of Schaad Road at Ball Camp Pike  
► **TRACT INFORMATION:** 2.3 acres.  
**SECTOR PLAN:** Northwest County  
**GROWTH POLICY PLAN:** Urban Growth Area (Outside City Limits)  
**ACCESSIBILITY:** Access is via Schaad Rd, a minor arterial, median separated 4-lane road, with a right-of-way of 112-ft. Access is also via Ball Road, a major collector with pavement width of 20-ft within a right-of-way of 60-ft.  
**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
**WATERSHED:** Grassy Creek

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► **PRESENT PLAN DESIGNATION/ZONING:** MU-SD, NWCO-10 (Mixed Use Special District) & (HP) Hillside Protection / A (Agricultural)  
► **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) & HP (Hillside Protection) / CA (General Business)  
► **EXISTING LAND USE:** Agriculture/forestry/vacant, single family residential  
►  
**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, CA and GC is adjacent to the north and east  
**HISTORY OF ZONING REQUESTS:** 5-A-17-SP: Parcel 079 03301 was requested to be rezoned to CA, but denied.  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Commercial / GC (General Commercial) / CA (General Business)  
South: Rural residential, single family residential / LDR (Low Density Residential) & HP (Hillside Protection) / A (Agriculture)  
East: Agriculture/forestry/vacant / GC (General Commercial) & HP (Hillside Protection) / CA (General Business)  
West: Agriculture/forestry/vacant, single family residential / LDR (Low Density Residential) / A (Agriculture)  
**NEIGHBORHOOD CONTEXT:** The intersection of Oak Ridge Highway and Schaad Road has been building out as a commercial node in recent years. The area surrounding this node is

**STAFF RECOMMENDATION:**

- ▶ **Approve the Northwest County Sector Plan amendment to GC (General Commercial) and HP (Hillside Protection) because it is a minor extension of existing commercial adjacent to the improved Schaad Road/Oak Ridge Highway intersection.**
  
- ▶ **Approve CA (General Business) zoning because it is a minor extension of the commercial node that has been established since 2017.**

**COMMENTS:**

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. In 2017, this node was rezoned to CA to accommodate the Grassy Creek shopping center. This node at Oak Ridge Highway and the Schaad Road improvements has been building out at commercial in the last couple of years.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. The Schaad Road improvements have made this intersection with Oak Ridge Highway better suited for commercial uses.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no significant errors or omissions in the plan for these properties. However, the sector plan changed in 2017, after the Northwest County Sector Plan was updated at this node to accommodate the Grassy Creek Shopping Center.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. The adjacent properties at Oak Ridge Highway and Schaad Road have the GC (General Commercial) Sector Plan land use classification. Commercial uses are appropriate in this area because of the access onto the improved Schaad Road, near Oak Ridge Highway.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The Schaad Road/Oak Ridge Highway intersection has been building out as a commercial node in the last couple of years.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The CA (General Business) zone is intended for general retail business and services but not for manufacturing or for processing materials other than farm products.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The proposed rezoning is consistent with the commercial character of the adjacent area. The property has access onto Schaad Road. Since adjacent properties along the Ball Road frontage are residential, the applicant should follow buffering and landscaping standards in the zoning ordinance to mitigate any potential conflicts.

2. This road is bordered by properties zoned CA (General Business) since 2017.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR

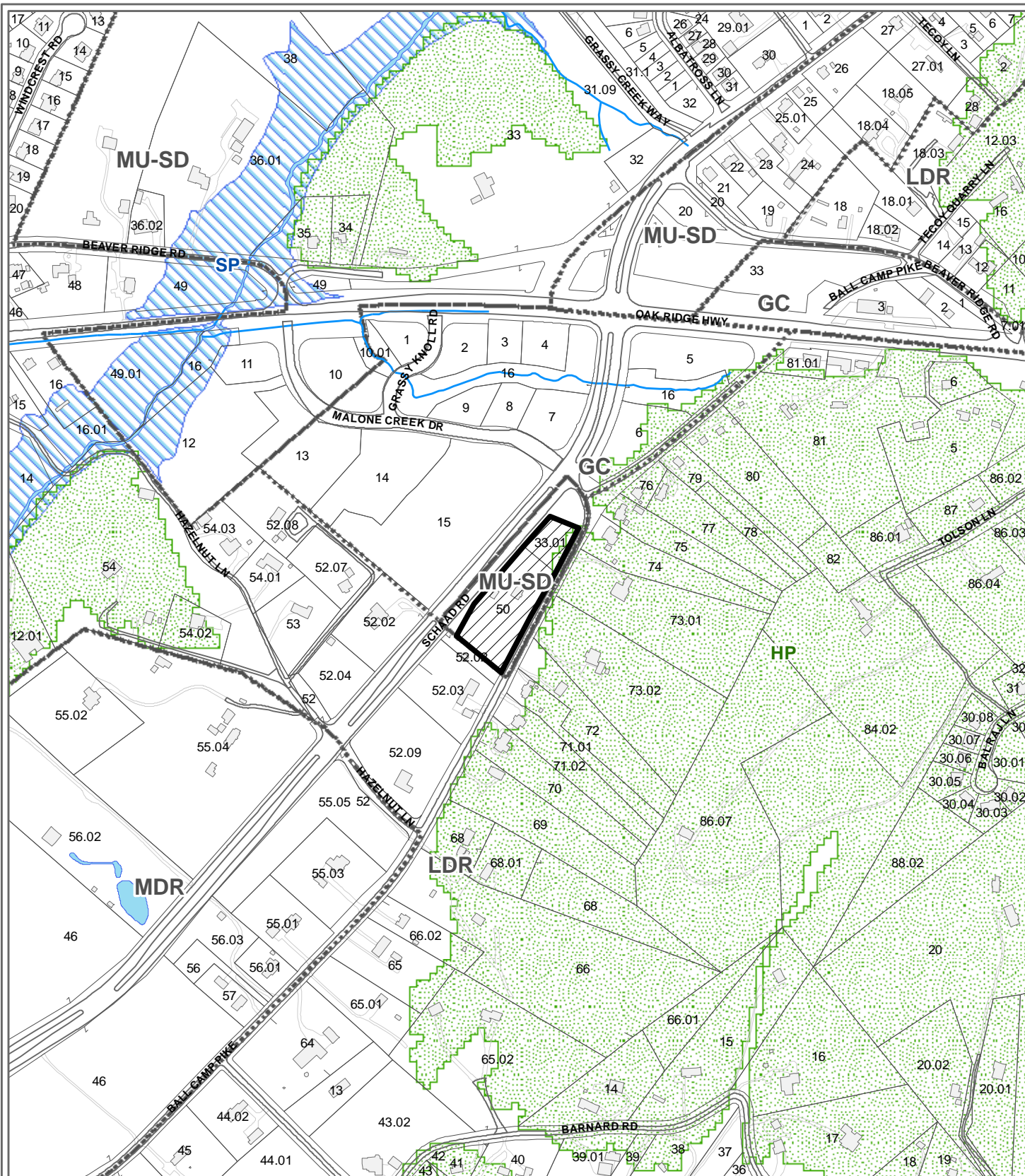
ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment is in conflict with the MU-SD, NWCO-10 (Mixed Use Special District) Sector Plan land use classification. However the applicant has requested a Sector Plan amendment to GC (General Commercial) which supports CA (General Business) zoning in conjunction with this application.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 11/15/2021. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**10-D-21-SP / 10-E-21-RZ  
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

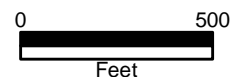


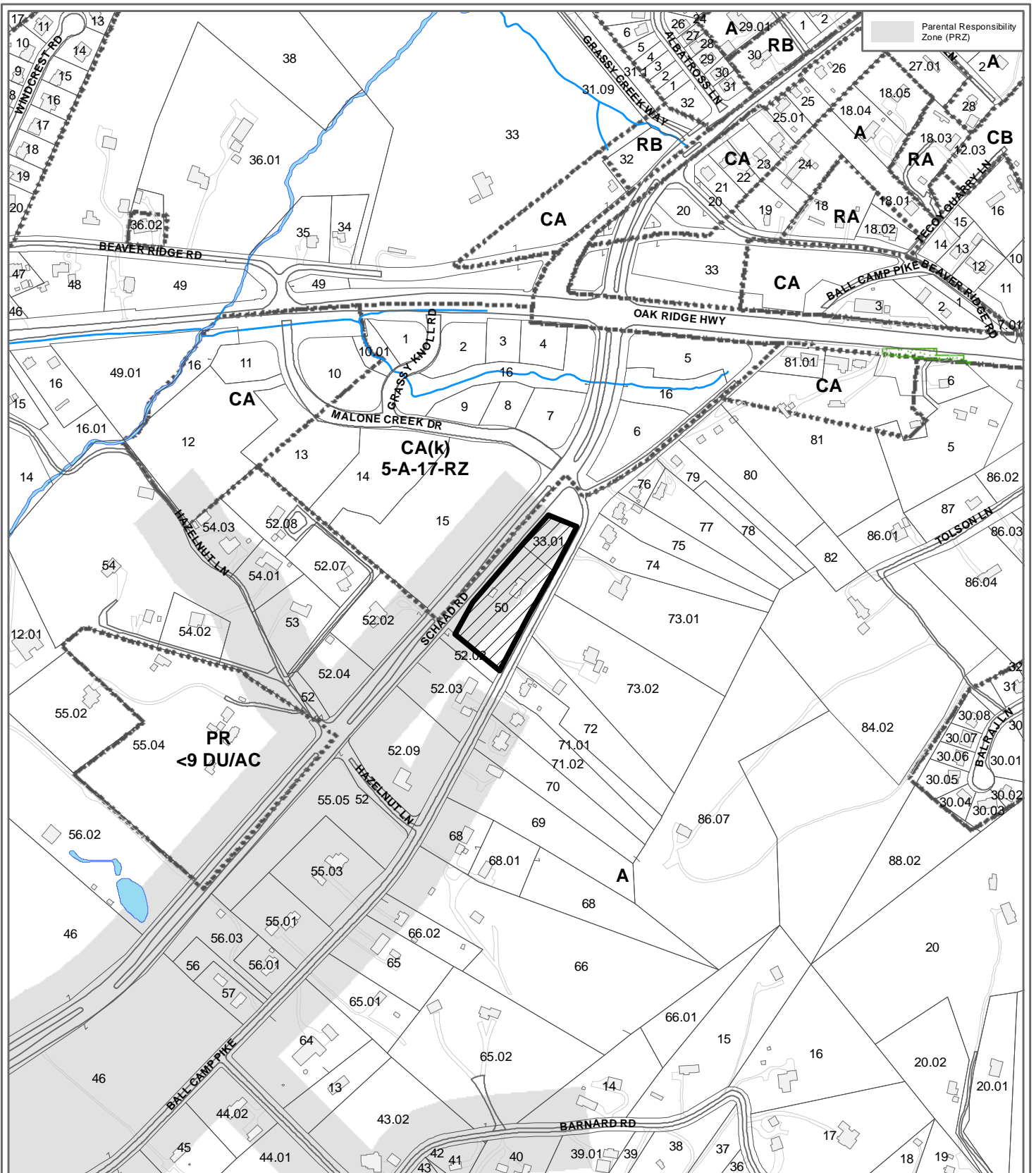
From: MU-SD, NWCO-10 (Mixed Use Special District) & (HP) Hillside Protection  
To: GC (General Commercial) & HP (Hillside Protection)

Original Print Date: 9/8/2021      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Grassy Creek, LLC

Map No: 79  
Jurisdiction: County





**10-E-21-RZ  
REZONING**

From: A (Agricultural)  
To: CA (General Business)



Original Print Date: 9/8/2021  
Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Grassy Creek, LLC

Map No: 79  
Jurisdiction: County

0 500  
Feet



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN***

***WHEREAS***, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

***WHEREAS***, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

***WHEREAS***, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

***WHEREAS***, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan, consistent with the requirements of the General Plan; and

***WHEREAS***, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

***WHEREAS***, Grassy Creek, LLC has submitted an application for an amendment to the Northwest County Sector Plan for property described in the application; and

***WHEREAS***, the Planning Commission recommends approval of an amendment to the Sector Plan from Mixed Use Special District to General Commercial consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

***WHEREAS***, the Planning Commission, at its regularly scheduled public hearing on October 14, 2021, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

***NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:***

***SECTION 1:*** The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan, with its accompanying staff report and map, file #10-D-21-SP.

***SECTION 2:*** This Resolution shall take effect upon its approval.

***SECTION 3:*** The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

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Date

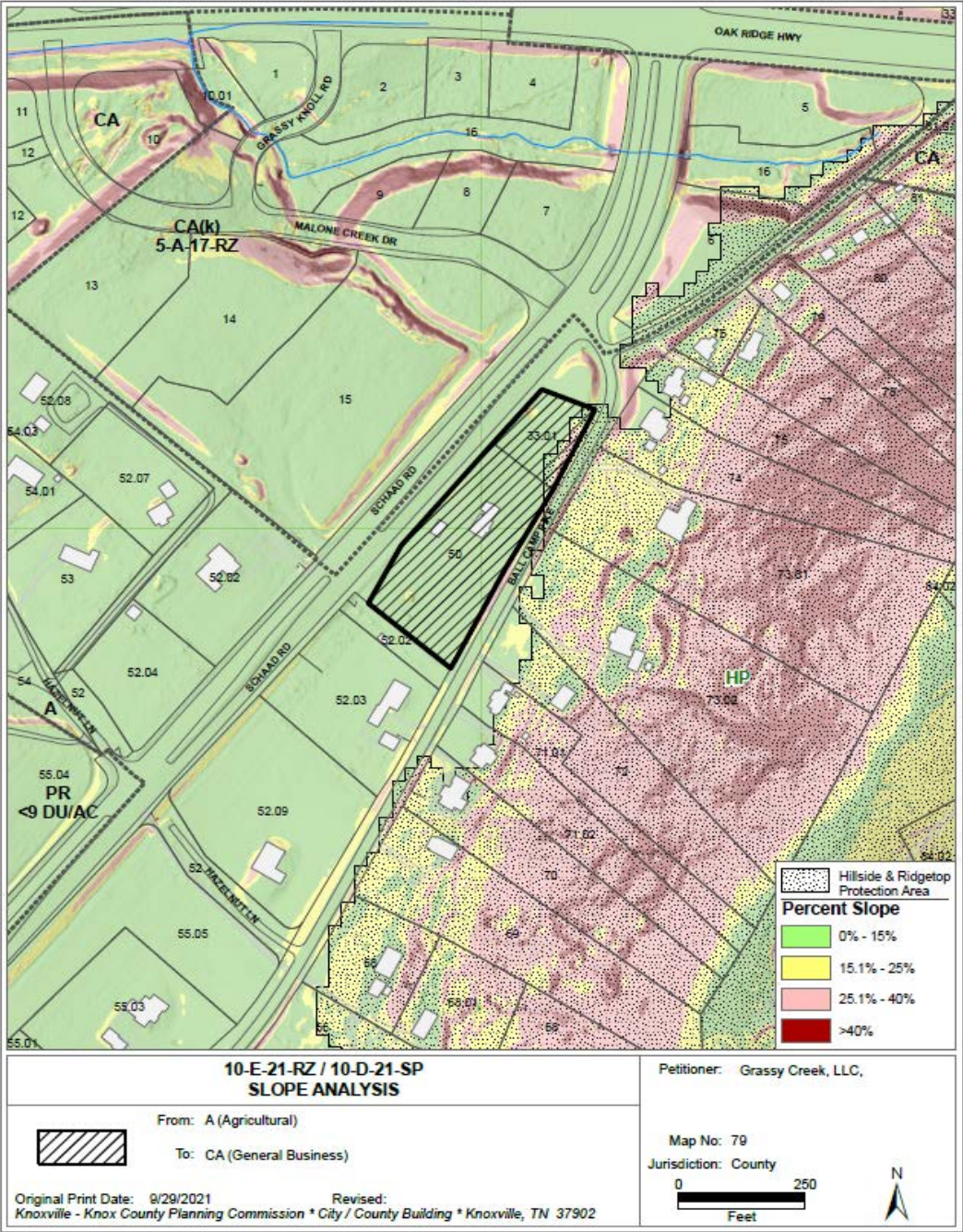
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Chairman

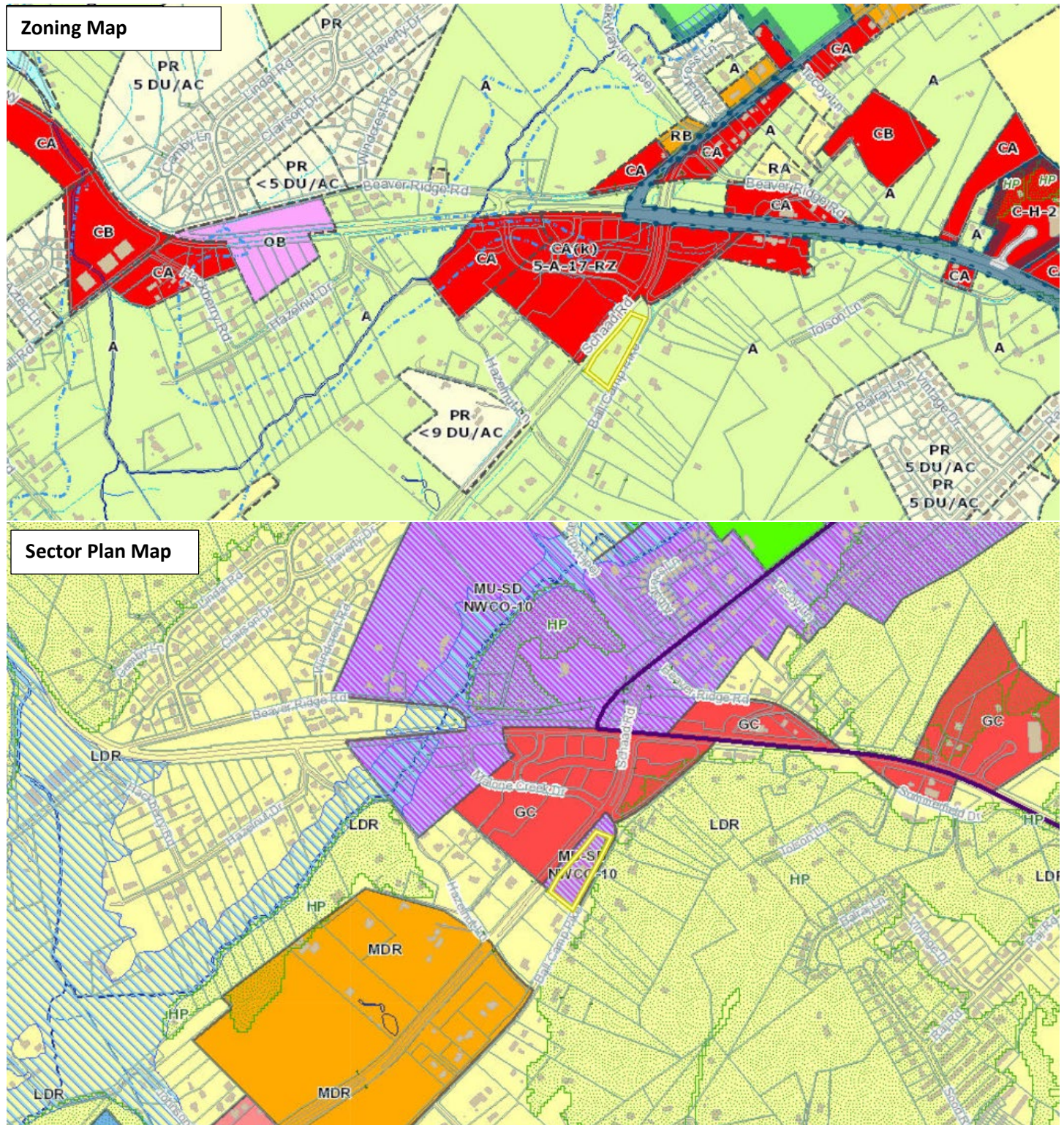
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Secretary

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	2.15	100%	2.2
0-15% Slope	0.07	100%	0.1
15-25% Slope	0.02	50%	0.0
25-40% Slope	0.04	20%	0.0
Greater than 40% Slope	0.01	10%	0.0
Ridgetops	0		
Subtotal: Sloped Land	0.14	Recommended disturbance budget within Hillside Protection Area (acres)	0.1
Total Acreage	2.29		2.2



## Exhibit B. 10-E-21-RZ / 10-D-21-SP Contextual Images



## Exhibit B. 10-E-21-RZ / 10-D-21-SP Contextual Images





# Development Request

## DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ OYP  
☒ Rezoning

Grassy Creek, LLC

Owner/Option Holder

Applicant Name

Affiliation

8/19/21

10/14/2021

Date Filed

Meeting Date (if applicable)

File Number(s)  
10-E-21-RZ  
10-D-21-SP

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☒ Owner ☒ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Steven K. Maddox

Maddox Companies

Name

Company

100 Dalton Place Way Suite 105

Knoxville

TN

37912

Address

City

State

ZIP

865-522-9910

smaddox@maddoxcompany.com

Phone

Email

## CURRENT PROPERTY INFO

Grassy Creek LLC

100 Dalton Place Way Ste 105

865-522-9910

Owner Name (if different)

Owner Address

Owner Phone

6805 Ball Camp Pike & O Schaad Road

079 050 & 079 033.01

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

E/s Schaad Road @ Ball Camp Pike

General Location

2.3 ac. +/-

Tract Size

☐ City ☒ County

6<sup>th</sup>

District

A

Zoning District

SFR, Ag For Vac

Existing Land Use

Northwest County

Planning Sector

MU-SD nwco-10 & HP

Sector Plan Land Use Classification

Urban Growth

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

- ☐ Development Plan   ☐ Use on Review / Special Use   ☐ Hillside Protection COA  
☐ Residential   ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number   ☐ Combine Parcels   ☐ Divide Parcel

Total Number of Lots Created \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements \_\_\_\_\_

Related Rezoning File Number

**ZONING REQUEST**☒ Zoning Change

CA

Proposed Zoning

☒ Plan Amendment ChangeG.C. & HP  
Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review   ☐ Planning Commission

**ATTACHMENTS**

- ☐ Property Owners / Option Holders   ☐ Variance Request

**ADDITIONAL REQUIREMENTS**

- ☐ Design Plan Certification (*Final Plat*)  
☐ Use on Review / Special Use (*Concept Plan*)  
☐ Traffic Impact Study  
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

0326 \$1,000.00  
Fee 20526 \$000.00  
Fee 3

\$1,000.00

**AUTHORIZATION**

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

Grassy Creek, LLC

8/19/2021

865-522-9910

Please Print

Date

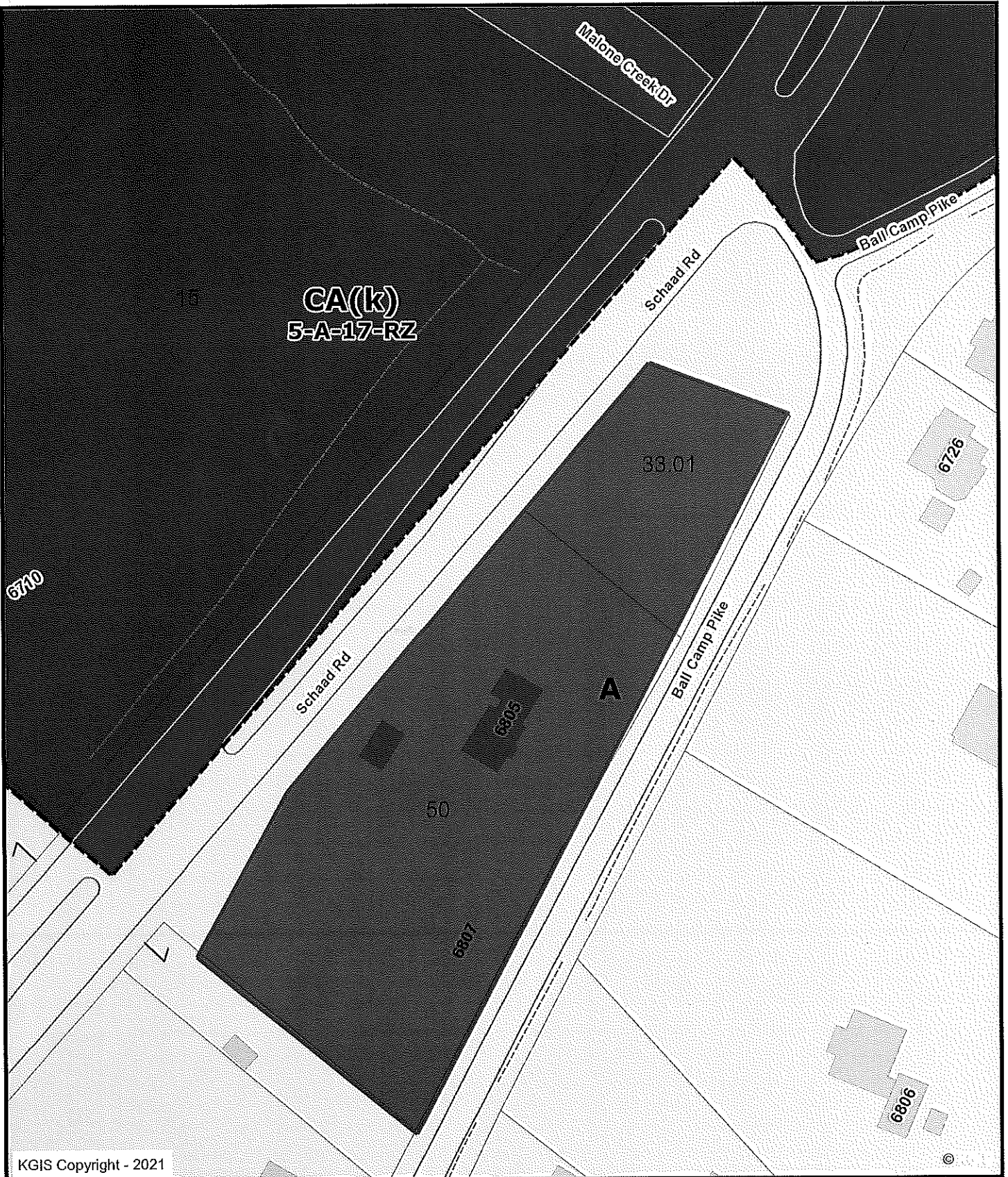
smaddox@maddoxcompany.com

Phone Number

Email

Staff Signature

Marc Payne  
Please Print8.20.2021  
Date

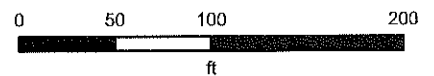


## Letter Portrait

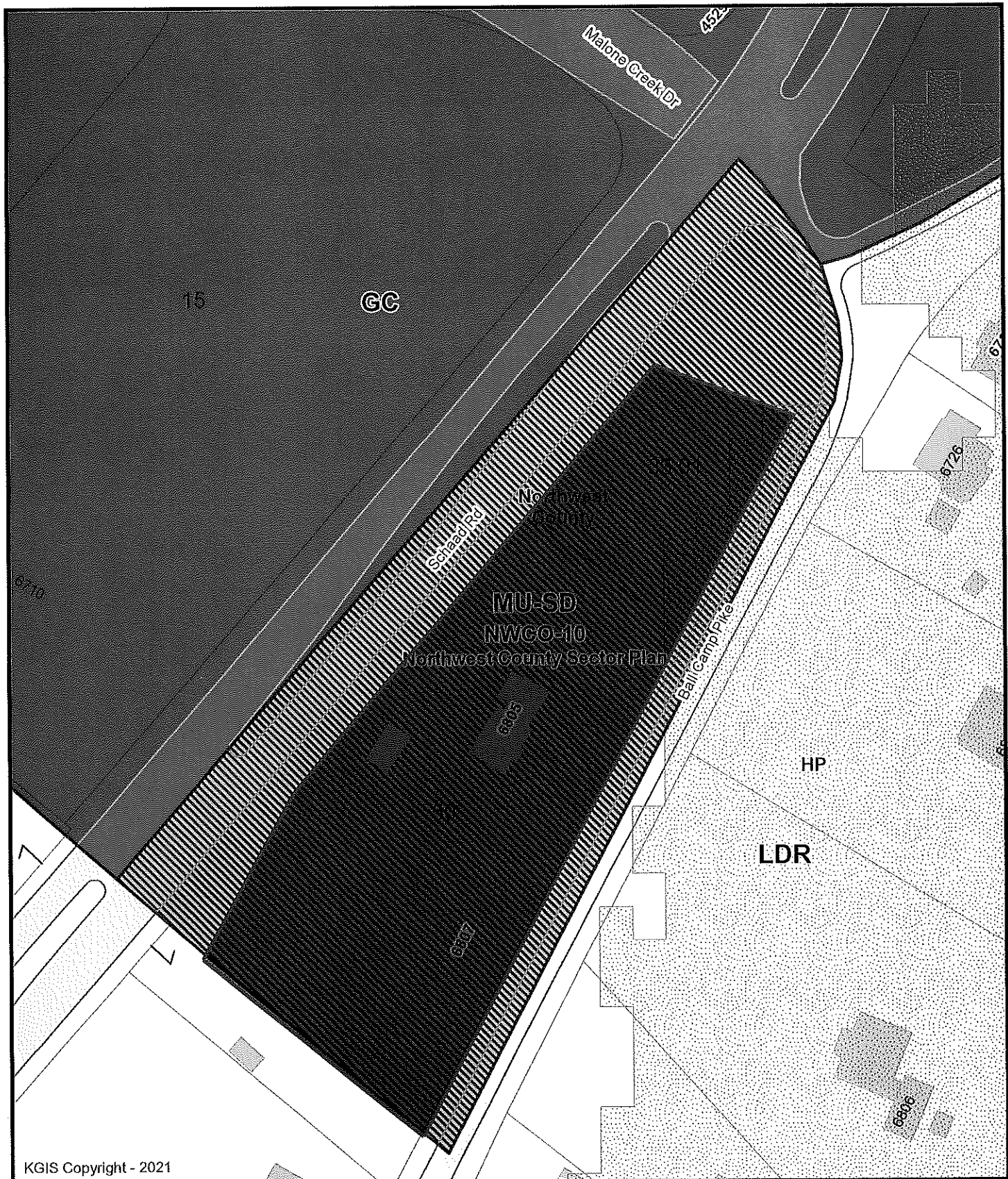
Knoxville - Knox County - KUB Geographic Information System



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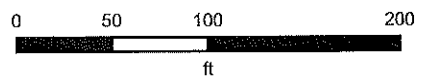
## Letter Portrait

### Knoxville - Knox County - KUB Geographic Information System

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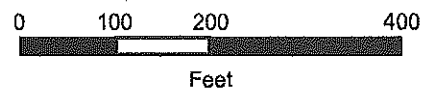


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**Parcels 079 050 & 079 033.01**

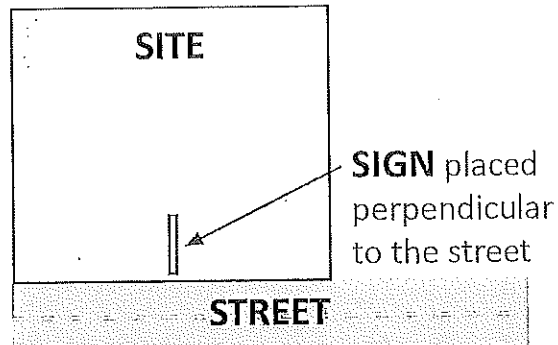


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### LOCATION AND VISIBILITY

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

### TIMING

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

September 29 2021 and October 15 2021  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: [Signature]

Date: 8-20-2021

File Number: 10-E-21-RZ, 10-D-21-SP

- ☐ Sign posted by Staff  
☒ Sign posted by Applicant