

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 7-B-24-DP                      Related File Number:  
Application Filed: 5/29/2024              Date of Revision:  
Applicant: DALTON MADDOX

## PROPERTY INFORMATION

**General Location:** South side of Oak Ridge Hwy, east and west side of Grassy Knoll Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 79 J E 004, 003, 002                      **Jurisdiction:** County  
**Size of Tract:** 1.84 acres  
**Accessibility:** Access is via Oak Ridge Hwy., a major arterial street with a 25-ft pavement width within a right-of-way that ranges from 93 ft to 108 ft in width; and via Grassy Knoll Rd, a local street with

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Conceptual master plan, phase 2, for the Grassy Creek Commercial Development (lots 2-4)              **Density:**  
**Planning Sector:** Northwest County              **Plan Designation:** CMU (Corridor Mixed-use)  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** The area in general consists of a mix of uses, including commercial, low and medium density residential, and a public golf course, though many parcels remain undeveloped. The site is within the Grassy Creek Shopping Center.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 0 GRASSY KNOLL RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** CA(k) (General Business)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The property was rezoned to CA(k) in 2017 (5-A-17-RZ). There are four conditions requiring conceptual master plan approval, landscape screening, access limitations, and administrative development plan approval by Planning staff.

## PLAN INFORMATION (where applicable)

Current Plan Category: N/A (Outside of city limits)

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve Phase 2 of the Conceptual Master Plan for the Grassy Creek Commercial Development, Lots 2-4, subject to 4 conditions.

Staff Recomm. (Full):  
1) An administrative development plan approval by Planning staff is required prior to building permits being issued for each lot.  
2) All development plans must comply with the landscape standards specified in Condition #2 of the rezoning approval (5-A-17-RZ) for this site.  
3) Access for Lots 2-4 is limited to the access driveways identified on the approved concept plan with adjustments as may be required by the Knox County Department of Engineering and Public Works.  
4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted above, this request meets the requirements for approval of the Conceptual Master Plan.

Comments: This proposal is to approve Phase 2 of the Conceptual Master Plan for the Grassy Creek Commercial Development, Lots 2-4. In 2017, the property was rezoned to CA subject to four conditions, including a conceptual master plan approved by the Planning Commission, specific landscape screening standards, and administrative development plan approval by Planning staff (5-A-17-RZ). In 2018, "Phase 1" of the conceptual master plan was approved for lots 6-15 only (4-J-18-UR). Lots 1-5 were not approved with Phase 1 because they frontage on Oak Ridge Hwy, and the access to Oak Ridge Hwy was not finalized at that time. This proposal for Phase 2 is unchanged from the approved 2018 conceptual master plan. However, it must be formally approved by the Planning Commission before development proposals on these lots can be administratively reviewed and approved by Planning staff.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)  
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE  
CA(k) (General Business):  
A. CA zone: This zone is for general retail business and services but not for manufacturing or for processing materials other than farm products.  
B. Two of the four zoning conditions are relevant to the subject site; approval of the conceptual master plan and landscaping detailed in the zoning condition. The landscaping shown on the conceptual master plan is consistent with the zoning condition.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES  
A. Policy 2.2: Update landscaping, lighting, and parking standards to improve the quality of development proposals. – The landscaping plan for this development is consistent with this recommendation.  
B. Policy 4.2: Require pedestrian and vehicular connectivity with development. – The development has sidewalks along the external and internal street frontages.

3) FUTURE LAND USE MAP  
CMU (Corridor Mixed-Use):  
A. The property is classified as CMU (Corridor Mixed-Use) on the Future Land Use Map. Corridor Mixed-Use areas are appropriate for moderate-scale walkable mixed-use development occurring along

major corridors.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is not in opposition to any of these criteria.

**Action:** Approved with Conditions **Meeting Date:** 7/11/2024

**Details of Action:**

**Summary of Action:** Approve Phase 2 of the Conceptual Master Plan for the Grassy Creek Commercial Development, Lots 2-4, subject to 4 conditions.

**Date of Approval:** 7/11/2024 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:** **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**