

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

KNOXVILLE • KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 12-SB-11-C **Related File Number:**
Application Filed: 10/24/2011 **Date of Revision:**
Applicant: I-40/I-75 BUSINESS PARK, LLC

PROPERTY INFORMATION

General Location: North side of El Camino Ln., west of Watt Rd.
Other Parcel Info.:
Tax ID Number: 141 028,033,03304 **Jurisdiction:** County
Size of Tract: 100.66 acres
Accessibility: Access is via El Camino Ln., a local street with a pavement width of 22' which is located within the Interstate 40/75 right-of-way. Additional access is via Everett Rd. which is classified as minor arterial street with a pavement width of 21' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Zoning in the area consists of CA, CB & PC commercial and I industrial. Development consists of trucking and highway oriented commercial uses.
Proposed Use: Commercial development **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing) and PC (Planned Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Deer Park

No. of Lots Proposed: 46 No. of Lots Approved: 0

- Variances Requested:
1. Right-of-way for a minor collector street from 70' wide to 60' wide between sta 13+00 and 37+00
 2. Maximum grade for a minor collector street from 10% to 12% between sta 7+00 and 15+52
 3. Horizontal curve variances on Road A from 400' to 300' between sta 6+85 and 8+58, between 11+06 and 12+40, between 18+52 and 19+46, between sta 25+30 and 25+63 and between sta 32+26 and 34+99 and from 400' to 308' between sta 2+44 and 3+72
 4. Horizontal curve variance on Road E from 400' to 300' between sta 0+79 and 1+63
 5. Vertical curve variances on Road A from 1220' to 720' at sta 15+52, from 100' to 60' at sta 29+75 and from 400' to 200' at sta 32+00
 6. Right-of-way width for a minor collector from 70' wide to 50' wide for Roads D and E
 7. Vertical curve variance on Road A at sta 7+00 from 100' to 60'

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE variances 1-5 because topographic conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.
DENY variances 6 & 7

APPROVE the concept plan subject to 13 conditions

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance
 2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
 3. Provision of the left turn lane from Watt Rd. on to El Camino Ln. as called for in the traffic impact study . Plans for the turn lane and the timing of its construction must be approved by the Knox County Dept. of Engineering and Public Works and/or TDOT. All construction work done in the public right-of-way must be coordinated through and supervised by the Knox County Dept. of Engineering and Public Works and/or TDOT
 4. Posting a bond with the Knox County Dept. of Engineering and Public Works for up to five years to cover the cost of the traffic signal purchase and installation at the intersection of Watt Rd. and El Camino Ln. at the time that it is warranted as called for in the traffic impact study
 5. All other road improvements called for in the traffic impact study to be installed as required by the Knox County Dept. of Engineering and Public Works and TDOT
 6. Roads constructed within the project will be built to the County's standard for a "commercial/ industrial" street as required by the Knox County Dept. of Engineering and Public Works
 7. Provision of a minimum of 60' of right-of-way for Roads D & E
 8. Provision of the 100' vertical curve at sta 7+00 of Road A as required
 9. Provision of cross section drawings for every proposed street at 50' intervals that tie back to natural grades
 10. Provision of written permission from adjoining property owners and Loudon County prior to commencing any grading off of the site as shown on the grading plan
 11. Meeting all requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
 12. All cut slopes within the development not exceeding a 2 to 1 slope. A landscaping plan must be submitted that addresses the revegetation of the cut slopes.
 13. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

Comments: These applicants are proposing a 100 acre commercial development. Based on the size of the development and the projected uses, this development will generate over 750 trips per day. A traffic impact study has been submitted addressing the development of this site. Staff from the Knox County Dept. of Engineering and Public Works, TDOT and MPC have reviewed the traffic impact study and agree with its findings. Initially, the applicant will be required to construct a north bound left turn lane in Watt/Everett Rd. at the intersection with El Camino Ln. Additionally, this project is expected to generate enough traffic that a traffic signal at the same intersection will be warranted in the near future. Staff will require the applicant to post a bond with the County that will cover the cost of purchasing and installing the traffic signal when it is warranted.

A significant amount of grading has already occurred on this site. More grading is yet to be done. Staff will limit all cut slopes to a maximum of a two to one slope. Additionally, the staff expects the cut slopes to be stabilized and revegetated . Staff will require the applicant to provide a landscaping plan that will address the exposed slopes on this site.

Action: Approved

Meeting Date: 12/8/2011

Details of Action:

Summary of Action:

APPROVE variances 1-5 because topographic conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.
DENY variances 6 & 7

APPROVE the concept plan subject to 13 conditions

Date of Approval: 12/8/2011

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: