

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 3-SE-07-C **Related File Number:**
Application Filed: 2/5/2007 **Date of Revision:**
Applicant: WATT ROAD PARTNERS, LLC

PROPERTY INFORMATION

General Location: North side of El Camino Ln., west of Everett Rd.
Other Parcel Info.:
Tax ID Number: 141 33 & 33.04 **Jurisdiction:** County
Size of Tract: 46.55 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.

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 subdivision **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)
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: I-40 / I-75 Business Park Revised
No. of Lots Proposed: 18 **No. of Lots Approved:** 0
Variances Requested: None
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 the Concept Plan subject to 8 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. Roads constructed within the project will be built to County's standard for a "commercial/ industrial" street as required by the Knox County Dept. of Engineering and Public Works
6. Meeting all requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
7. 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.
8. 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 45 acre commercial development. Based on the size of the development and the projected uses, staff anticipates 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 provide a landscaping plan that will address the exposed slopes on this site.

MPC Action: Approved **MPC Meeting Date:** 3/8/2007

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan subject to 8 conditions

Date of MPC Approval: 3/8/2007 **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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: