CONC

File Number:8-SB-06-CRelated File Number:Application Filed:7/7/2006Date of Revision:Applicant:WATT ROAD PARTNERS, LLCOwner:STEVE MADDOX

PROPERTY INFORMATION

 General Location:
 North side of El Camino Ln., west of Watt Rd.

 Other Parcel Info.:
 Jurisdiction:

 Tax ID Number:
 141 33 & 33.04

 Jurisdiction:
 County

 Size of Tract:
 45.55 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

Zoning in the area consists of CA, CB & PC commercial and I industrial. Development consists of

Proposed Use:	Commercial subdivision	
Sector Plan:	Northwest County	Sector Plan Designation:
Growth Policy Plan:	Planned Growth Area	

trucking and highway oriented commercial uses.

Neighborhood Context:

Existing Land Use:

Surrounding Land Use:

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

Vacant land

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

CB (Business and Manufacturing)

Current Zoning: Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 400 Main Street

KNOXVILLE·KNOX COUNTY

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Density:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	I-40 / I-75 Business Park		
Surveyor:	The Campbell Co.		
No. of Lots Proposed:	12	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 10 conditions		
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Zoning Ordinance Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works Provision of the left turn lane from Watt Rd. on to El Camino Ln. as part of the initial phase of the development of this site as called for in the traffic impact study . Plans for the turn lane 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 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 Provision of a 50' property line and pavement radius on Road A at El Camino Ln. 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 Meeting all requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation Eliminating the proposed boulevard section at the entrance to the project 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. 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.		
MPC Action:	Approved	MPC Meeting Date: 10/12/2006	
Details of MPC action:			
Summary of MPC action:	APPROVE the Concept Plan subject to 10 conditions		
Date of MPC Approval:	Date of Denial:	Postponements: 8/10/2006-9/14/2006	
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:		
	LEGISLATIVE ACTION AND DISPOSI	TION	

Knox County Chancery Court

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: