

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):

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 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
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. Provision of a 50' property line and pavement radius on Road A at El Camino Ln.
6. 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
7. Meeting all requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
8. Eliminating the proposed boulevard section at the entrance to the project
9. 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.
10. 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:** 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 DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: