



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 8-SB-06-C **AGENDA ITEM #:** 14
POSTPONEMENT(S): 8/10/2006-9/14/2006 **AGENDA DATE:** 10/12/2006

▶ **SUBDIVISION:** I-40 / I-75 BUSINESS PARK
▶ **APPLICANT/DEVELOPER:** WATT ROAD PARTNERS, LLC
OWNER(S): WATT ROAD PARTNERS, LLC

TAX IDENTIFICATION: 141 33 & 33.04
JURISDICTION: County Commission District 6

▶ **LOCATION:** North side of El Camino Ln., west of Watt Rd.
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area
▶ **APPROXIMATE ACREAGE:** 45.55 acres

▶ **ZONING:** CB (Business and Manufacturing)
▶ **EXISTING LAND USE:** Vacant land
▶ **PROPOSED USE:** Commercial subdivision
SURROUNDING LAND USE AND ZONING: Zoning in the area consists of CA, CB & PC commercial and I industrial. Development consists of trucking and highway oriented commercial uses.

▶ **NUMBER OF LOTS:** 12
SURVEYOR/ENGINEER: The Campbell Co.
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.
▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

- ▶ **APPROVE the Concept Plan subject to 10 conditions**
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.

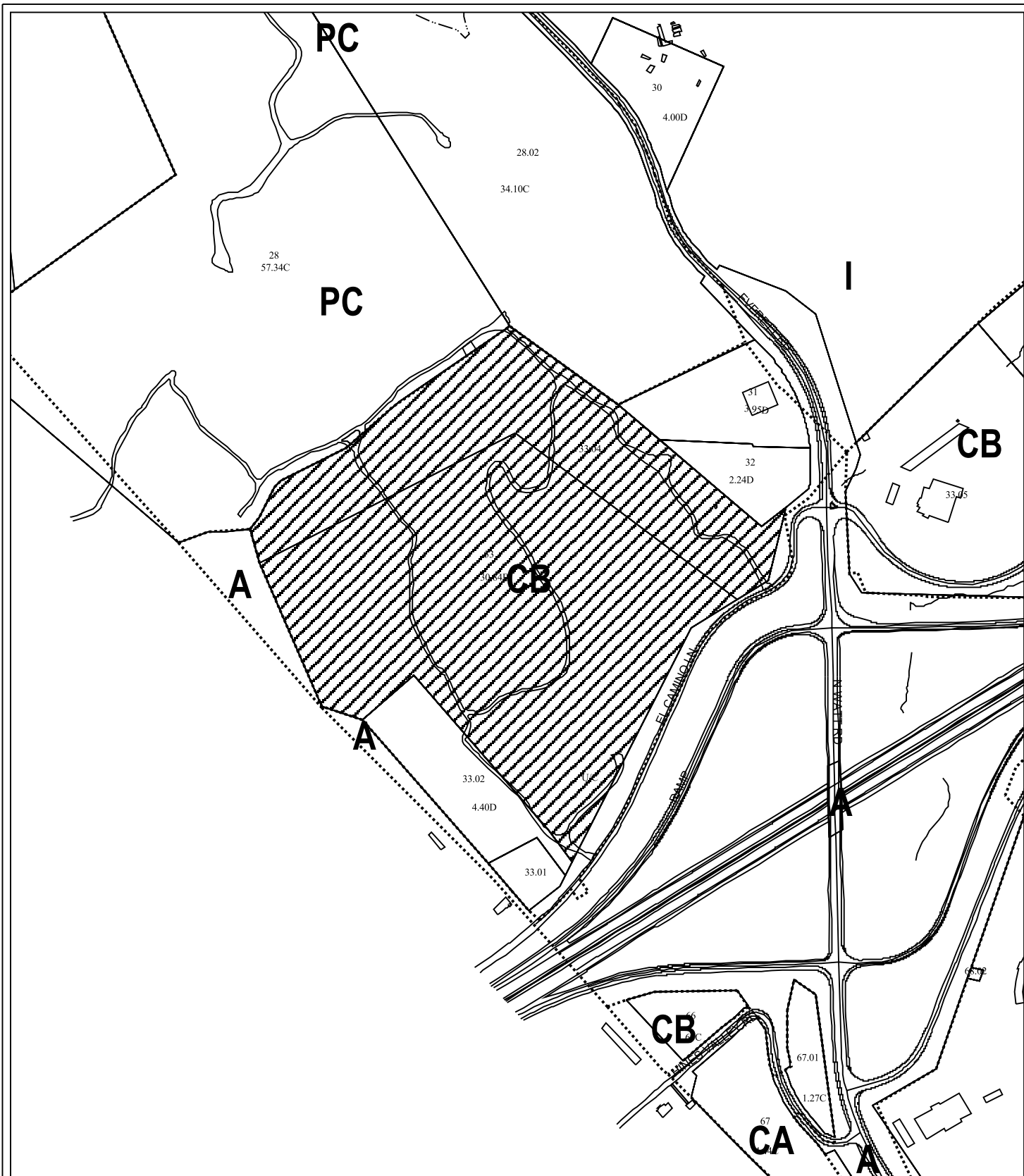
10. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

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's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.

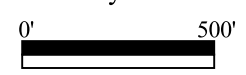


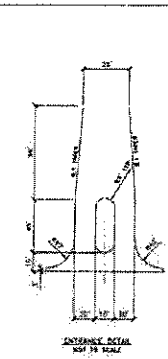
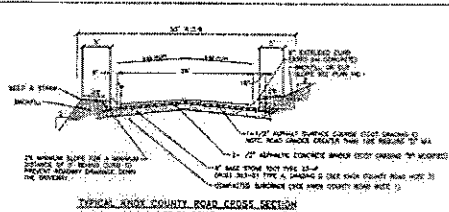
8-SB-06-C
CONCEPT PLAN

Subdivision: I-40 / I-75 Business Park
 Map No: 141
 Jurisdiction: County

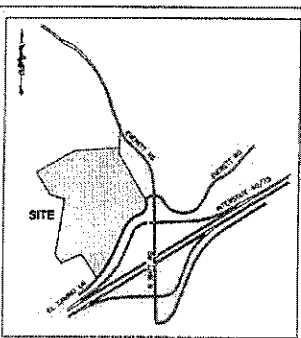
 Approval of a Concept Plan

Original Print Date: 08/01/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





- GENERAL NOTES**
1. CONTRACTOR TO VERIFY ASSUMPTIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE MOST RECENT RECORD DRAWINGS ONLY. UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AFFECTED AGENCIES.
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REMAINING LANDS OF WAIT ROAD PARTNERS, LLC

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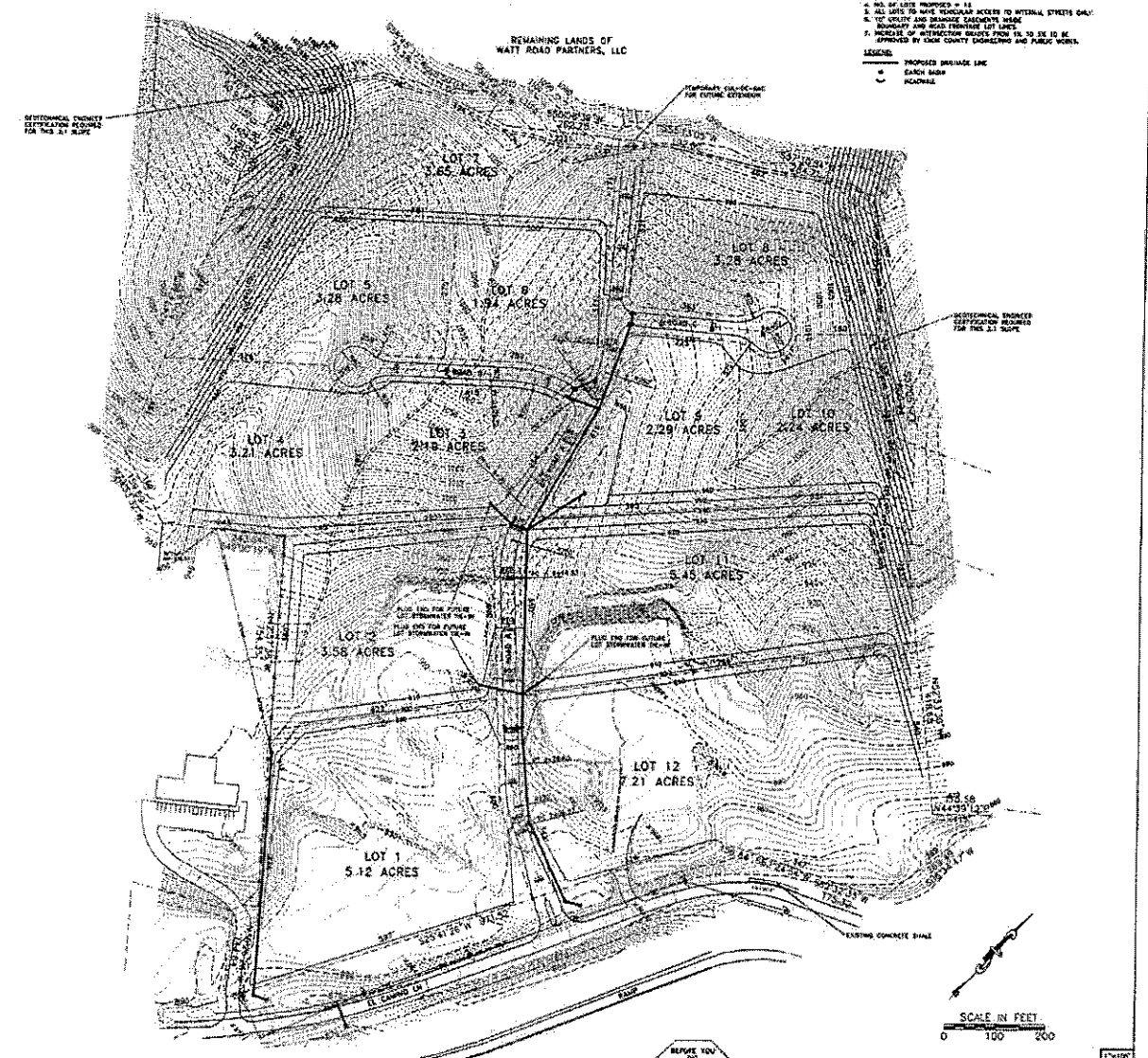
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CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM AN ENGINEER LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURNISH THESE PLANS AND ACCOMPANYING EXHIBITS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE PROFESSIONAL ENGINEERING REGULATION ACT AS HAS BEEN AMENDED AND DESCRIBED IN A REPORT FILED WITH THE NORTHERN TENNESSEE COUNCIL OF ENGINEERS.

[Signature]

PE 32340

STOP

CALL 1-800-555-1111

TENNESSEE ONE CALL

ITS THE WAY

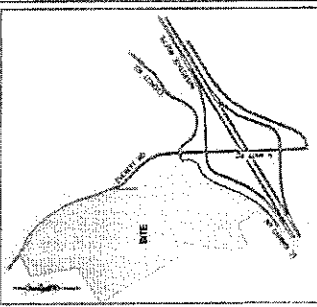
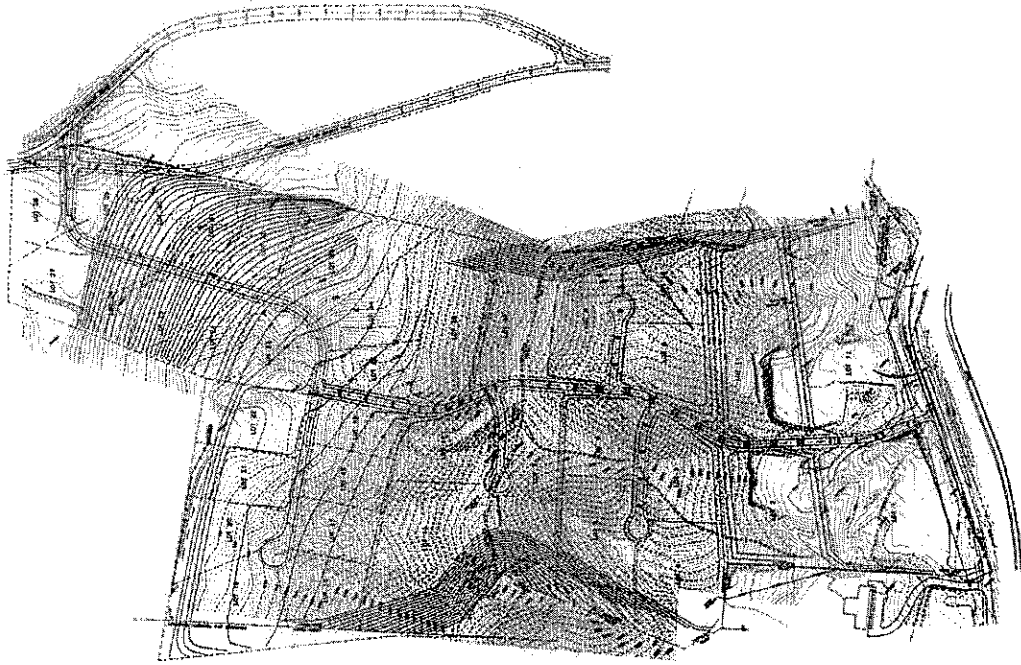
The Campbell Company, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

CONCEPT PLAN SHEET ONE

I-40/I-75 BUSINESS PARK, PHASE ONE
Knox County, Tennessee

Prepared For:
Wait Road Partners, LLC
First Priority Building
101 Dallon Place Way
Knoxville, Tennessee 37912
(865) 522-9910

Planning Agency:
Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902
(865) 215-2500



VICINITY MAP
 1. SITE
 2. I-75
 3. US-421
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SCALE IN FEET
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83-58-06-C



OVERALL SITE DEVELOPMENT PLAN
 I-40/I-75 BUSINESS PARK
 Knox County, Tennessee
 Prepared For:
 Wolf Road Partners, LLC
 First Priority Building
 101 Gibson Place Way
 Knoxville, Tennessee 37912
 (865) 522-8910
 Planning Agency:
 Knoxville-Knox County MPC
 400 Main Street, Suite 403
 Knoxville, Tennessee 37902
 (865) 215-2500

The Campbell Company
 INCORPORATED
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 325 Woodard Lane
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