



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

▶ **FILE #:** 3-SE-07-C

**AGENDA ITEM #:** 21

**AGENDA DATE:** 3/8/2007

▶ **SUBDIVISION:** I-40 / I-75 BUSINESS PARK REVISED

▶ **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 Everett Rd.

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 46.55 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:** 18

**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 8 conditions**

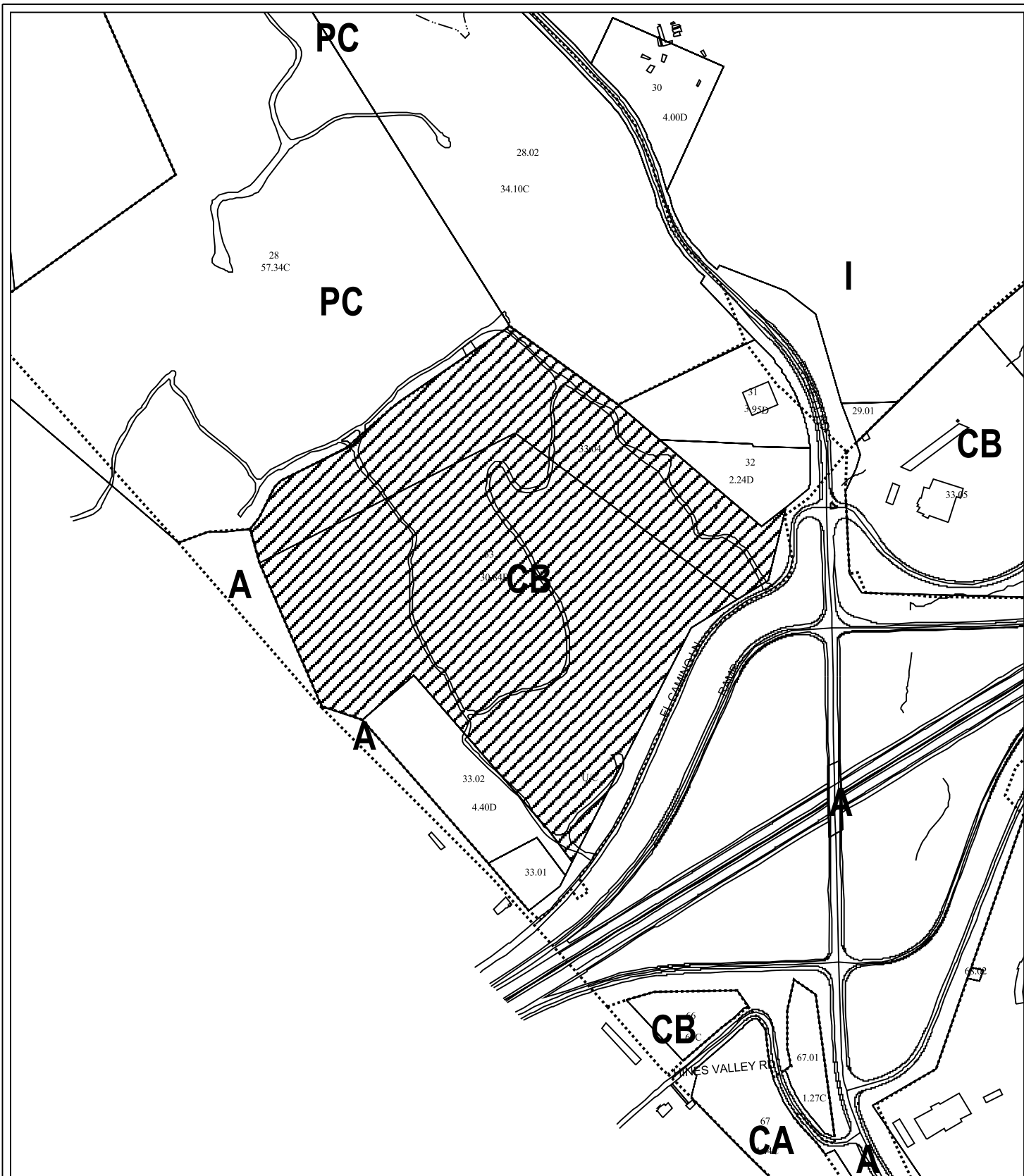
1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Provision of the left turn lane from Watt Rd. on to El Camino Ln. as called for in the traffic impact study . Plans for the turn 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'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.

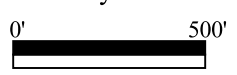


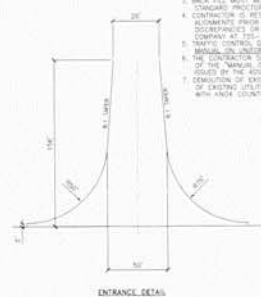
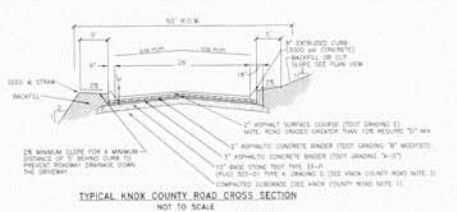
**3-SE-07-C  
CONCEPT PLAN**

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

 Approval of a Concept Plan

Original Print Date: 02/28/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





- GENERAL NOTES**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-551-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITY LOCATION.
  - CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION, DEPTH, AND REQUIREMENT FOR PROTECTIVE CASING, SHIELDING AND SLOPE BEFORE ANY CONSTRUCTION.
  - BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ELEVATIONS PRIOR TO CONSTRUCTION. RETAIN AND CORRECTNESS OF INCONSISTENCIES TO THE CAMPBELL COMPANY AT 25% COST.
  - CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION, DEPTH, AND REQUIREMENT FOR PROTECTIVE CASING, SHIELDING AND SLOPE BEFORE ANY CONSTRUCTION.
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**TYPICAL KNOX COUNTY ROAD CROSS SECTION**  
NOT TO SCALE

**KNOX COUNTY ROAD BUILDING REQUIREMENTS**

- PLACEMENT OF FILL MATERIAL FOR USE SHALL BE COLLECTED AND TESTED FOR MINIMUM DRY DENSITY AND OPTIMUM MOISTURE. COVER STANDARD PROCTOR WITH CARE PRIOR TO CONSTRUCTION OF FILL PLACEMENT ACTIVITIES. ALL SOILS WILL BE COMPACTED TO THE DENSITY OF ALL BUILT HAVING BEEN PROVEN BY COMPLETION OF FILL PLACEMENT ACTIVITIES. ALL SOILS SHALL BE COMPACTED TO THE DENSITY OF ALL BUILT HAVING BEEN PROVEN BY COMPLETION OF FILL PLACEMENT ACTIVITIES. ALL SOILS SHALL BE COMPACTED TO THE DENSITY OF ALL BUILT HAVING BEEN PROVEN BY COMPLETION OF FILL PLACEMENT ACTIVITIES.
- SUBGRADE SHALL BE PREPARED BY A QUALIFIED INDIVIDUAL. THE PREPARED SURFACE SHALL BE REFINISHED AND COMPACTED TO THE DENSITY OF ALL BUILT HAVING BEEN PROVEN BY COMPLETION OF FILL PLACEMENT ACTIVITIES. ALL SOILS SHALL BE COMPACTED TO THE DENSITY OF ALL BUILT HAVING BEEN PROVEN BY COMPLETION OF FILL PLACEMENT ACTIVITIES.
- THE KNOX COUNTY SUBDIVISION APPLICATION SHALL BE REVIEWED WITH THE BUREAU OF PUBLIC WORKS. THE BUREAU OF PUBLIC WORKS SHALL VERIFY THE COMPLETED WORK OF THE SUBDIVISION APPLICATION. THE BUREAU OF PUBLIC WORKS SHALL VERIFY THE COMPLETED WORK OF THE SUBDIVISION APPLICATION. THE BUREAU OF PUBLIC WORKS SHALL VERIFY THE COMPLETED WORK OF THE SUBDIVISION APPLICATION.

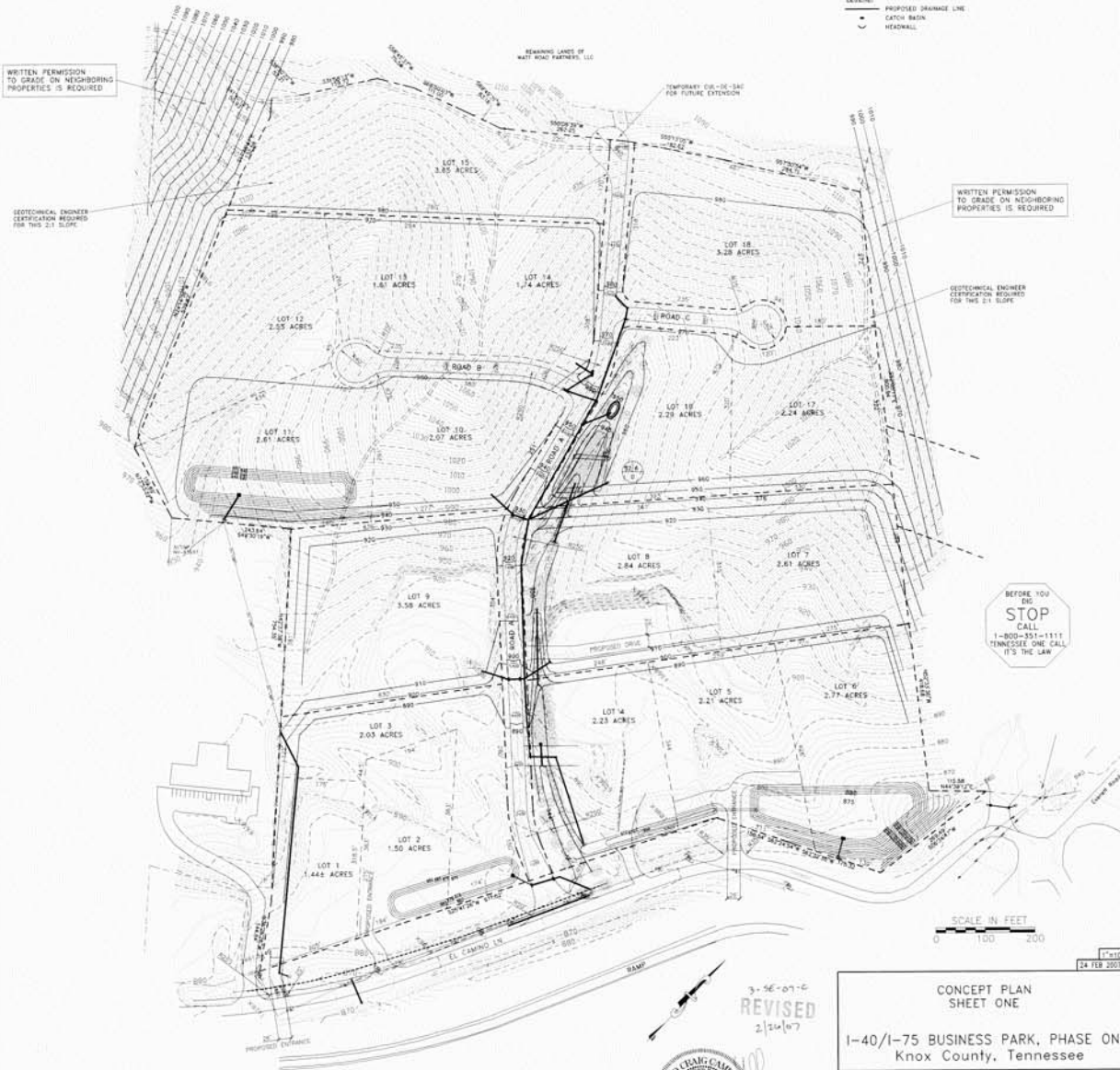
**VICINITY MAP**  
NOT TO SCALE

**PROPERTY NOTES**

- LOT 141 PARCELS 03504 AND 035
- TOTAL AREA 46.85+ ACRES
- ZONING C-2
- NO. OF LOTS PROPOSED = 18
- ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY, EXCEPT WHERE NOTED.
- 10' UTILITY AND DRAINAGE EASEMENTS INSIDE BOUNDARY AND ROAD FRONTAGE LOT LINES.
- INCREASE OF INTERSECTION GRADES FROM 1% TO 3% TO BE APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS.

**LEGEND:**

- PROPOSED DRAINAGE LINE
- CATCH BASIN
- HEADWALL



WRITTEN PERMISSION TO GRADE ON NEIGHBORING PROPERTIES IS REQUIRED

GEOTECHNICAL ENGINEER CERTIFICATION REQUIRED FOR THIS 2:1 SLOPE

WRITTEN PERMISSION TO GRADE ON NEIGHBORING PROPERTIES IS REQUIRED

GEOTECHNICAL ENGINEER CERTIFICATION REQUIRED FOR THIS 2:1 SLOPE

BEFORE YOU STOP CALL 1-800-551-1111 TENNESSEE ONE CALL IT'S THE LAW



**CERTIFICATION OF CONCEPT PLAN**

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN TEMPERED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

DN Campbell  
TN PE 22540

3-96-07-6  
REVISED  
2/24/07



**CONCEPT PLAN SHEET ONE**

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

Prepared For:  
Watt Road Partners, LLC  
First Priority Building  
101 Dalton 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

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