



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

▶ **FILE #:** 3-SB-08-C

**AGENDA ITEM #:** 14

**AGENDA DATE:** 3/13/2008

▶ **SUBDIVISION:** KARNS CROSSING

▶ **APPLICANT/DEVELOPER:** WANNIS RGHEBI

**OWNER(S):** Rufus H. Smith & Co.

**TAX IDENTIFICATION:** 78 158

**JURISDICTION:** County Commission District 6

▶ **LOCATION:** North side of Oak Ridge Hwy., east and west sides of Karns Crossing Ln.

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Beaver Creek

▶ **APPROXIMATE ACREAGE:** 22.23 acres

▶ **ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Industrial/commercial uses & vacant land

▶ **PROPOSED USE:** Commercial subdivision

**SURROUNDING LAND USE AND ZONING:** Property in the area is zoned CA & CB commercial, RA residential and A agricultural. Development consists of scattered commercial uses along Oak Ridge Hwy. Single family dwellings and open land are the primary land uses found in the area.

▶ **NUMBER OF LOTS:** 6

**SURVEYOR/ENGINEER:** Southland Engineering Consultants, LLC

**ACCESSIBILITY:** Access is via Oak Ridge Hwy., a two lane arterial facility with a pavement width of 22' within a 100' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 6 conditions.**

1. Connection to sanitary sewers and meeting all other applicable requirements of the Knox County Health Dept.
2. Place a note on the Final Plat which will require that lot 15 have access to the internal street system only.
3. Provide a 250' long east bound left turn lane with the appropriate taper and a 100' west bound right turn lane with the appropriate taper, per the approved design by TDOT and Knox County Engineering, in the right-of-way of Oak Ridge Highway at the entrance to this subdivision at the time of initial development or at a time it is deemed warranted by the Knox County Dept. of Engineering and TDOT. All costs associated with these improvements are to be the responsibility of the developer.
4. Submitting a revised traffic impact study to the Knox County Dept. of Engineering and Public Works for review and approval prior to obtaining any other building permits within this development. Additional traffic improvements may be required at that time with the costs of the improvements to be the responsibility of the developer.

5. Meeting all other applicable requirements of the Knox County Dept, of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

**COMMENTS:**

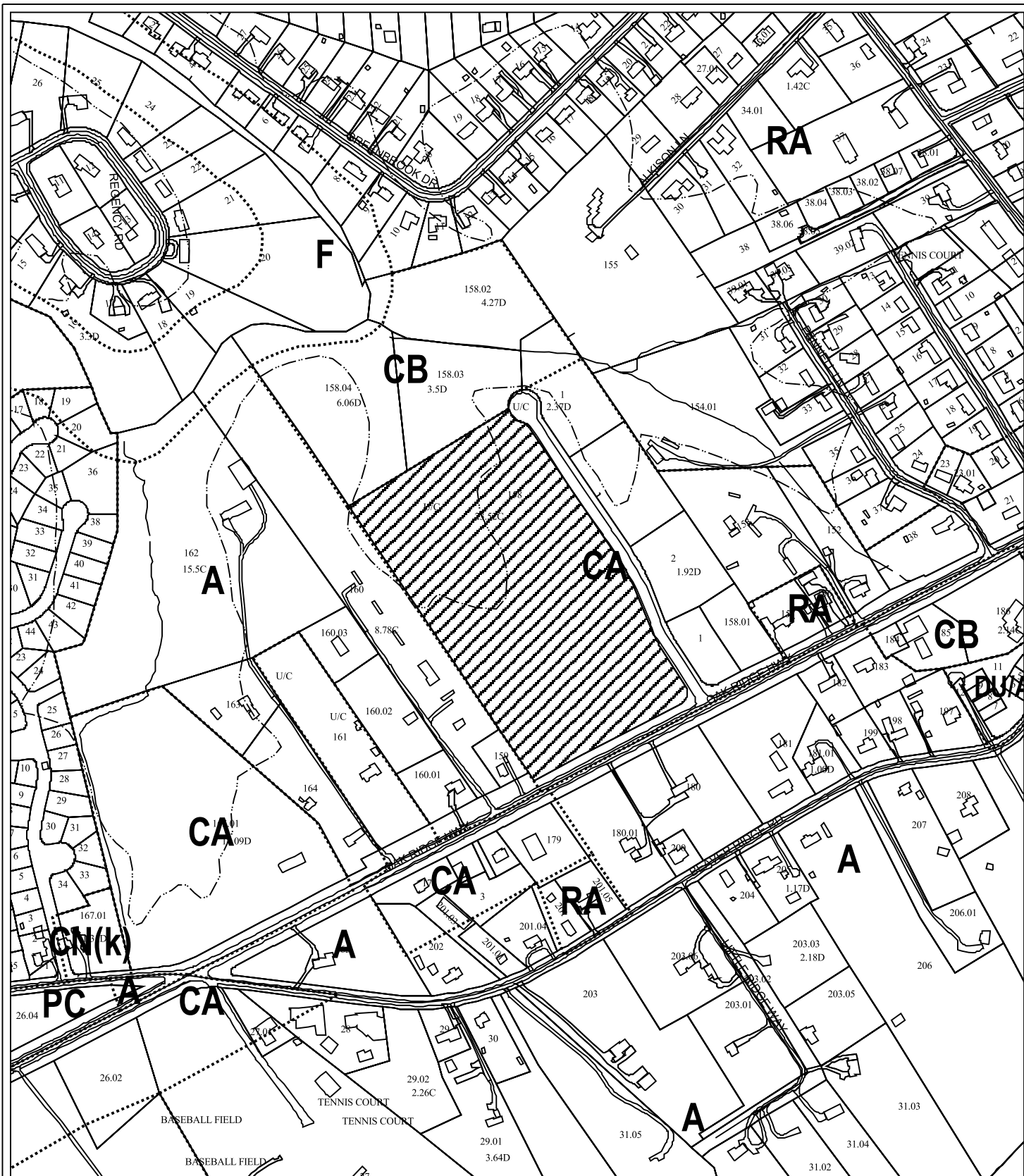
The applicant is proposing to divide this 22.2 acre parcel into 6 lots. A concept plan was submitted for this site in April, 2000. That approval has expired, and the applicant is requesting reapproval of the plan. The MPC Administrative Rules require that a traffic impact study be prepared when a development will generate more than 750 trips per day. With the existing development and the six proposed lots, it is expected that this development will generate the 750 trips per day. A traffic impact study was prepared by the applicant's engineer at the time this project was originally approved. The study called for a number of improvements to be completed in the right-of-way of Oak Ridge Highway. Due to the speculative nature of this commercial development, the staff has required that a revised traffic impact study be prepared at this time. The current zoning of the site will permit a very wide range of uses. Each use has certain traffic generation characteristics. The potential mix of uses is not known at this time. The requirement for the second traffic impact study will allow the developer and staff to get a better understanding of the development that will be occurring on this site

A portion of the site is within the Floodway Fringe area. Minimum floor elevations have been established for the lots that are affected.

ESTIMATED TRAFFIC IMPACT: Not calculated.


ESTIMATED STUDENT YIELD: Not applicable.

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-SB-08-C  
CONCEPT PLAN**

Subdivision: Karns Crossing  
 Map No: 78  
 Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 02/28/08    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

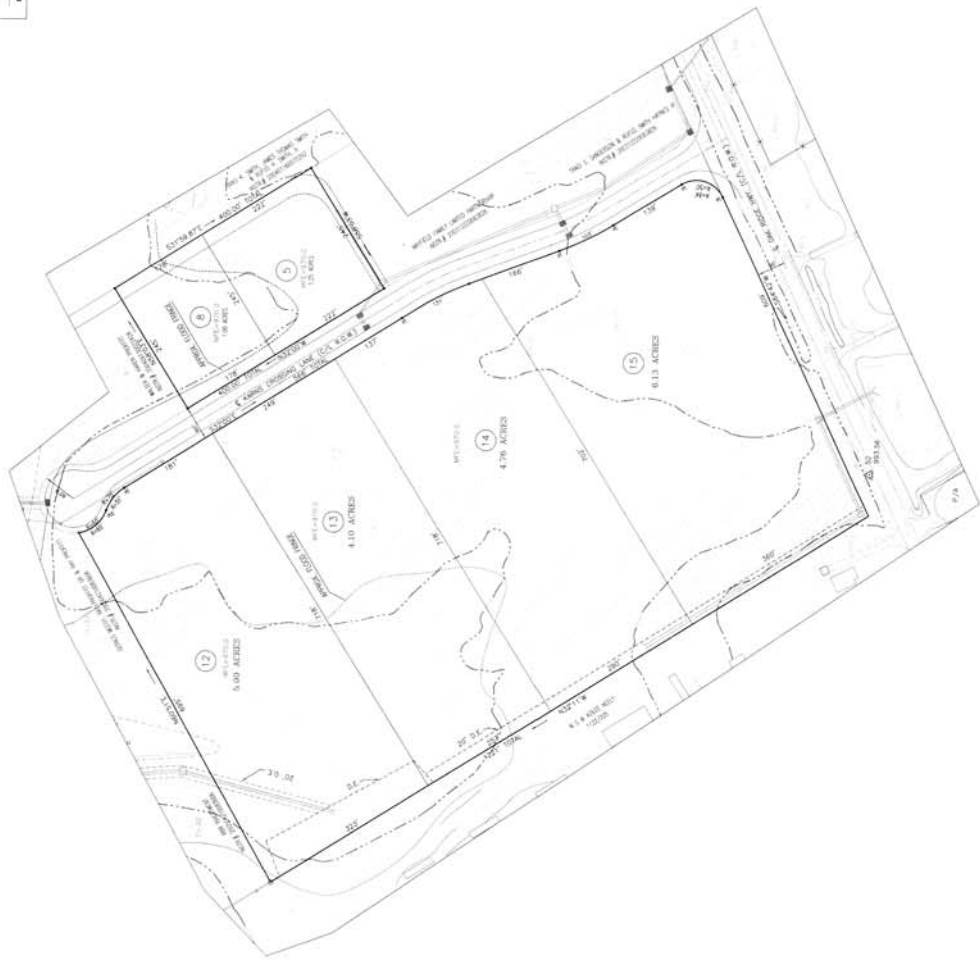




NOTE:  
THREE DAYS PRIOR TO ANY EASTWARDS  
CONSTRUCTION CONTRACTOR MUST  
CONTACT TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR  
CONFIRMATION NUMBER.

LEGEND

---	PROPERTY LINE
---	EXISTING ROAD
---	EXISTING UTILITY
---	PROPOSED ROAD
---	PROPOSED UTILITY
---	PROPOSED CONTOUR
---	PROPOSED DRIVEWAY
---	PROPOSED SIDEWALK
---	PROPOSED CURB
---	PROPOSED DRIVEWAY
---	PROPOSED SIDEWALK
---	PROPOSED CURB
---	PROPOSED DRIVEWAY
---	PROPOSED SIDEWALK
---	PROPOSED CURB



- NOTES:
- ALL DIMENSIONS AND ABRIDGE ARE SCALED AND SUBJECT TO OHP JK ON THE FINAL PLAN.
  - THE UNDERGROUND UTILITIES SHOWN HAVE NOT BEEN LOCATED BY FIELD SURVEY INFORMATION AND EXISTING DRAWINGS BY THE SURVEYOR. NO SUCH UTILITIES IN THE AREA. UTILITIES IN THE AREA WILL BE AN UNDISCOVERED. SURVEYOR DOES NOT WARRANT THAT UNDERGROUND UTILITIES EXIST. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY SUCH UTILITIES. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY SUCH UTILITIES.
  - ZONING IS INDUSTRIAL CA.
  - THERE ARE 17 PARCELS PARKING SPACES INCLUDING 1 HANDICAP SPACE.
  - THIS TRACT CONTAINS APPROX. 22,234 ACRES AND ADJACENT 400+ ACRES.
  - UTILITIES:  
WATER WOULD BE SUPPLIED BY THE CITY OF KNOXVILLE.  
ELECTRIC, NUB AND TELEPHONE BY BELL SOUTH.
  - CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHES AS CITY CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY THE CITY OF KNOXVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RECOMMENDATIONS SET FORTH IN ALL MANUALS TO BE USED IN CONNECTION WITH CONSTRUCTION TO PROTECT LIFE, PROPERTY, OR WORK TO BE COMPLETED BY THE CONTRACTOR.
  - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY GIS.
  - EMBANKMENT TO BE USED FOR FILL WILL BE USED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD) COMPACTED TO 95% PRIOR TO PLACEMENT OF FILL. ALL SOILS WILL BE TESTED TO DETERMINE MOISTURE CONTENT AND DRY DENSITY. ALL SOILS SHOULD BE PERFORMED NO LESS THAN EVERY 10,000 SQ. YD. OF FILL. AREA PER 8-INCH LIFT (APPROX. 1 TEST PER EVERY 5 FEET).
  - MINIMUM FLOOR ELEVATION FOR THIS LOTS IS 970.1.
  - ALL UTILITIES AND DRAINAGE STRUCTURES ARE NOT YET LED AND COMPLETED.

CERTIFICATION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED IN THE STATE OF TENNESSEE AND THAT THE CONCEPT PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING JUDGMENT.

3-58-08-C  
2408



OMNIFLEX DEVELOPER  
BLAUS, J. SMITH & CO.  
4009 W. L. ROAD  
KNOXVILLE, TN 37921  
PHONE: (603) 694-7756  
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SOUTHLAND ENGINEERING CONSULTANTS, LLC 1000 W. BROADWAY, SUITE 1000 KNOXVILLE, TN 37921 PHONE: (603) 694-7756 FAX: (603) 691-9699 Email: wj@sleng.com		DESIGNED DARRIN	CHECKED DARRIN	APPROVED ENGINEER	SCALE HORIZONTAL 1" = 100'	DEED REF. D.B. 2008, PG. 696	K. MS08-02-CP
		DATE 2-4-08	CONTOUR INTERVAL 2'				SHEET 1 OF 1 SHEETS
							KARNS CROSSING SUBDIVISION TAX MAP 78, PARCELS 15B DISTRICT-6, KNOX COUNTY, TENNESSEE