

6/2/2010

# Metropolitan Planning Commission - Use On Review

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*Additional Information for Application File Number 6-E-10-UR  
For the June 10, 2010 MPC Meeting*

The Electric Power Research Institute Smart Station – Solar Assisted Vehicle Charging  
with Battery Storage

Updated Application Correspondence Contact:

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John Halliwell of EPRI attended the TTCDA meeting of May 10, 2010. In addition, Mr. Halliwell spoke by phone with Dan Kelly of the MPC on May 25, 2010 regarding this project. This document seeks to answer questions raised by TTCDA members and Mr. Kelly related to EPRI's application for construction of a solar vehicle charging system at their West Knoxville property.

Specific concern was expressed related to the location of a building at the site that houses electrical equipment and a battery storage system. Of primary concern was that the battery storage building was located outside the normal property line set back of 50'. EPRI has worked with their design contractor to address this concern. By selecting equipment that minimizes the overall footprint of the building and by relocating the structure, we are now proposing a site plan that addresses the TTCDA's concern. The overall length of the building has been reduced from 22' down to 16'. In addition, the proposed site for the building has been shifted North by about 20' from the initially proposed site. These two factors in combination result in a structure that resides within the 50' setback. A revised site plan provided by our design contractor is attached. The relocation requires slightly longer wire runs than the initial proposal, but still meets the needs of our project.

Mr. Kelly asked that Mr. Halliwell contact Leo Lacamera of the Knox County Engineering Department related to the storm water detention pond and storm water run-

off, since the proposed site is adjacent to the detention pond. Mr. Halliwell contacted Mr. Lacamera and discussed the detention pond and run-off control issues related to the project. Since our proposed building would only cover approximately 160 square feet of permeable ground, this is under the 10,000 square foot limit that would require a recalculation of storm water run-off for our site.

It was noted that our current plat does not include an easement for the existing detention pond. EPRI will work to have the easement added to plat drawing as soon as is practical. Mr. Lacamera reviewed the original construction drawings for the EPRI building and noted that the original detention pond design was done by Batson Himes Norvell and Poe, a local surveying and engineering firm. EPRI has contacted Batson Himes Norvell and Poe and requested a quote in order to update or site plat drawing to include the detention pond easement. It is understood that the easement will need to be added to our plat in order to obtain a construction permit for our site

A visual inspection of our site indicates that the proposed location for our building that houses electrical equipment and a battery storage system is outside the easement for the detention pond. This will be verified by the updated survey

Respectfully Submitted,

 6/2/2010

John Halliwell  
Project Manager  
The Electric Power Research Institute