

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Sellers Lane

Surveyor: ETE Consulting Engineer, Inc.

No. of Lots Proposed: 10 **No. of Lots Approved:** 0

Variances Requested: 1. Right-of way variance from 50' to 40' at Sta. 0+00 of Sellers Ln. extended.
2. Corner radius from 75' to 0' at Sta. 0+00 of Sellers Ln. extended
3. Horizontal curve variance from 250' to 190' at Sta. -1+00 of Sellers Ln. extended.

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 variances 1-3 due to the shape of the property and the proposed variances will not create a traffic hazard

APPROVE the Concept Plan subject to 9 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Health Dept.
2. Meeting all applicable requirements and obtaining all necessary permits from the Tenn. Dept. of Environment and Conservation.
3. No building construction within 50' of the top of the top of the sinkhole as defined hatched contours unless a geotechnical study has been reviewed and approved by the Knox County Dept. of Engineering and Public Works. Place a note on the final plat to reflect this requirement.
4. Limiting all grading for the extension of Sellers Ln. to the applicant's property only or obtaining off-site grading easements, if required, before commencing any grading on this site for the road extension.
5. Tenn. Technology Corridor Development Authority approval of all development plans prior to issuance of any building permits in this development.
6. Provision of a street name which is consistent with the Knox County Uniform Street Naming and Addressing System (Ord. 91-1-102). Since the proposed road is a continuation of Sellers Ln., it should carry that name
7. Meeting all applicable requirements of the Knox County Dept of Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to MPC staff.

Comments: When the State of Tennessee rebuilt the I-40/ 75 interchange at Pellissippi Parkway, they extended Sherill Bv. to function as a frontage road. As part of that project they relocated Sellers Ln. It was constructed with a pavement width of 26'. At the end of the reconstructed portion of the road the right-of-way narrows to approximately 40'. Additionally, the old portion of Sellers Ln. turns to the west. In order to extend the road as shown, the applicant will need a variance to the right-of-way width at the property line of his site.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services. Water, sewer, electrical and natural gas service is available to the site.
2. The proposed commercial subdivision is consistent in use and density with the zoning and subdivision development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached single-family subdivision meets the standards for development within the CB (Business & Manufacturing) zone and all other requirements of the Zoning Ordinance.
2. The Tenn. Technology Corridor Development Authority will review all development plans within this project.

CONNFIRMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identify this property for mixed use. The development of the site as proposed complies with the mixed use designation of the plan.

MPC Action: Approved

MPC Meeting Date: 5/12/2005

Details of MPC action:

Summary of MPC action: APPROVE variances 1-3 due to the shape of the property and the proposed variances will not create a traffic hazard

APPROVE the Concept Plan subject to 9 conditions

Date of MPC Approval: 5/12/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: