

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Charles Hays on Sellers Ln.

Surveyor: Batson, Himes, Norvell & Poe

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

Variances Requested: 1. Right-of way variance from 50' to 40' at Sta. 2+00 of Sellers Ln. extended.
2. Corner radius from 75' to 0' at Sta. 2+00 of Sellers Ln. extended
3. Horizontal curve variance from 250' to 190' at Sta. 2+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 11 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. Place a note on the final plat to reflect this requirement.
4. Correcting the typical road section to show a 70' right-of-way as required by the PC Zone.
5. 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.
6. Submitting a revised Concept Plan when the proposed lot arrangement has been determined.
7. All development plans for the surrounding property being approved By MPC through the use on review process and the Tenn. Technology Corridor Development Authority.
8. Provision of street names which are consistent with the Knox County Uniform Street Naming and Addressing System (Ord. 91-1-102).
9. Meeting all applicable requirements of the Knox County Dept of Engineering and Public Works.
10. Meeting all applicable requirements of the Knox County Zoning Ordinance.
11. 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. The road names for the new and old portion of Sellers Ln. will have to be reviewed by the Addressing Division of MPC. This may require the applicant to obtain a street name change for one of the segments.

MPC Action: Approved

MPC Meeting Date: 9/13/2001

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 11 conditions

Date of MPC Approval: 9/13/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: