# **CASE SUMMARY**

APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**

File Number: 9-SE-01-C Related File Number:

**Application Filed:** 8/13/2001 **Date of Revision:** 

**Applicant:** CHARLES HAYS, JR. **Owner:** CHARLES HAYS, JR.



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

# **PROPERTY INFORMATION**

General Location: North side of Sellers Ln., north of Sherrill Ln.

Other Parcel Info.:

Tax ID Number: 118 PT. 215 & PT. 216 Jurisdiction: County

Size of Tract: 0.54 acre

Accessibility: Access is via Sellers Ln. a local street with a pavement width of 26' within a 40' right-of-way at this

location.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant

Surrounding Land Use: Property in the area is zoned BP business park, PC and CB commercial and TO technology overlay.

Adjoining the site is Dead Horse Lake Golf Course which is zoned RP-1 residential and OS open space. In addition to the golf course, development in the area consists of single family dwellings on the older part of Sellers Ln., and office park and cable television company along Pellissippi Parkway and

Webb School off of Mabry Hood Rd.

Proposed Use: Commercial subdivision Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** 

#### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) & TO (Technology Overlay)

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

# PLAN INFORMATION (where applicable)

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**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 sinkhole as defined hatchered

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 offsite 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

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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:

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