

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

▶ **FILE #:** 5-SB-09-C **AGENDA ITEM #** 13

POSTPONEMENT(S): 5/14/2009-11/12/2009 **AGENDA DATE:** 9/9/2010

▶ **SUBDIVISION:** CIRCLE LANE EXTENSION

▶ **APPLICANT/DEVELOPER:** JMP DEVELOPMENT COMPANY, LLC

OWNER(S): Expressway 40

TAX IDENTIFICATION: 121 A A 00401

JURISDICTION: City Council District 2

▶ **LOCATION:** East end of Circle Ln., northeast of Westfield Rd.

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Fourth Creek

▶ **APPROXIMATE ACREAGE:**

▶ **ZONING:** O-1 (Office, Medical, and Related Services), C-4 (Highway and Arterial Commercial) & C-6 (General Commercial Park)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Public street

SURROUNDING LAND USE AND ZONING: Property in the area is developed with office and retail commercial uses. Zoning in the area is O-1 office and C-4 and C-6 commercial.

▶ **NUMBER OF LOTS:** 0

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Circle Ln, a dead-end local street with a pavement width of 19' within a 50' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Pavement width from 26' to 13' to match existing section
2. Vertical curve variance from 250' to 150' at sta 2+00 of Circle Ln. extension
3. Horizontal curve variance from 250' to 150' at sta 2+00 of Circle Ln. extension

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant's engineer

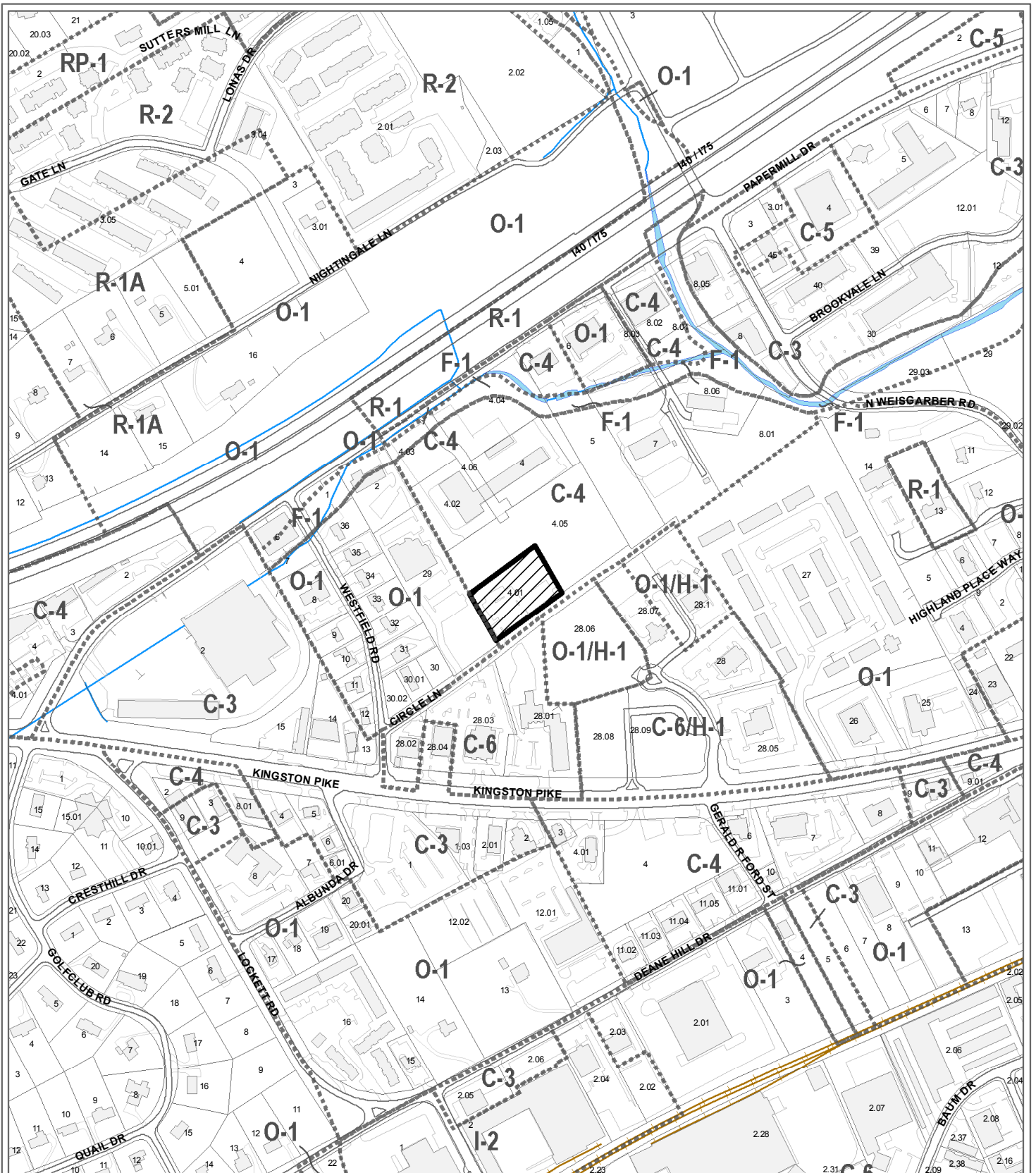
COMMENTS:

The applicant is proposing to extend Circle Ln. within the existing right-of-way. At present, Circle Ln, is a dead-end local street that connects to Westfield Rd. The staff will recommend the road be widened and extended if the existing driveways that access the street will not be negatively impacted.

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.



**5-SB-09-C
CONCEPT PLAN**



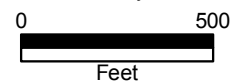
Approval of Concept Plan

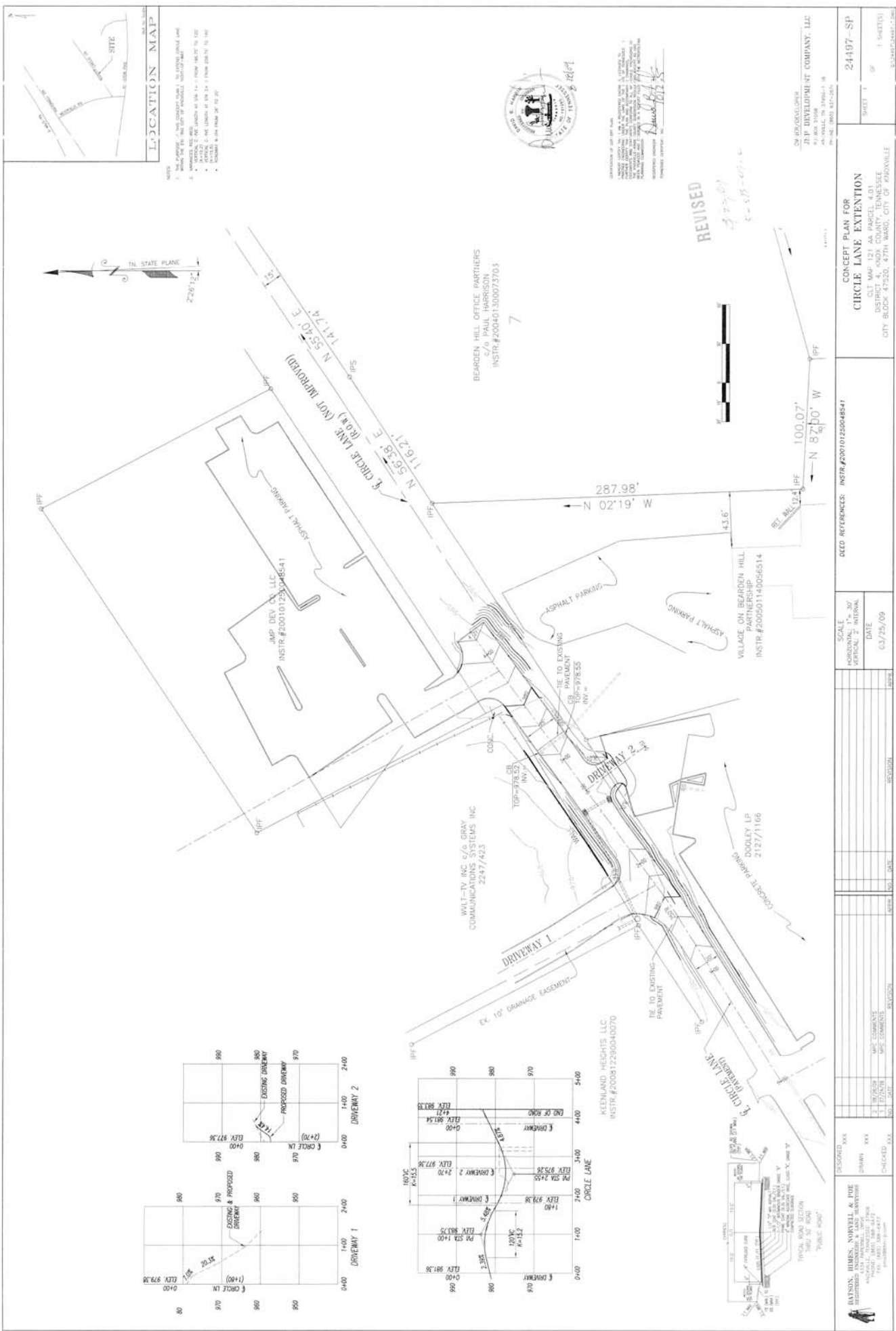
Original Print Date: 4/17/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Subdivision: Circle Lane Extension

Map No: 121
 Jurisdiction: City





LOCATION MAP

NOTES:

1. THIS PROJECT IS A CONCEPTUAL PLAN. ALL DIMENSIONS ARE APPROXIMATE.
2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
4. THE LOCATION OF THIS PROJECT IS SHOWN ON THE MAP.
5. CONTACT THE ENGINEER AT 707.207.1100.

BEARDEN HILL OFFICE PARTNERS
 10 WALL HARRISON
 INSTR. # 200401300073703

VILLAGE ON BEARDEN HILL PARTNERSHIP
 INSTR. # 200501140036514

WALT-TV INC. & G. GRAY COMMUNICATIONS SYSTEMS, INC.
 2247/423

KEENLAND HEIGHTS, LLC
 INSTR. # 200912290040070

JMP DEV. CO. LLC
 INSTR. # 200101230048541

DOOLEY LP
 2127/1166

REVISIONS:
 1. 03/25/09
 2. 03/25/09
 3. 03/25/09

SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 2" = 100'

DATE: 03/25/09

DEED REFERENCES: INSTR. # 200101230048541

CONCEPT PLAN FOR CIRCLE LANE EXTENSION
 CLT MAP 121 AA PARCEL 4.01
 BSEI MAP 0604 QUANTY TENNESSEE
 CITY BLOCK 47330, 4771 (M&G), CITY OF ARBONVILLE

24497-SP
 SHEET 1 OF 1 SHEETS