



Legislation Text

File #: 22-0294, **Version:** 1

Eye Centers of Tennessee Setback Variance from Iris Lane

SUMMARY: Eye Centers of Tennessee is proposing an expansion to their existing facility. The proposed expansion will be on the side fronting Iris Lane. The new portion needs to be on the side of the building to line up with the existing exam rooms. Eye Centers of Tennessee is requesting a variance of 20 feet from the existing 30 foot setback, to leave a 10 foot setback along Iris Lane, in the area of the proposed building.

STAFF RECOMMENDATION: Upon review of the submitted site plan, it was found that an existing 6 inch water line would be impacted by the proposed expansion. Staff informed the contractor. Eye Centers of Tennessee and their contractor will be relocating approximately 70 feet of 6 inch water line, to move it closer to the ROW. This will provide enough space for the expansion. With the property owner and contractor relocating the existing water line, at their expense, staff recommends approval of the setback variance. Their proposed site plan is attached for reference.

NECESSARY PLANNING COMMISSION ACTION: Approve the variance