

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: April 6, 2006

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all final plat requests on the April 13, 2006 MPC agenda. Included are recommendations for postponement, approval, denial, and withdrawal. Requests for postponement and withdrawal will be heard at the beginning of the meeting when the list of all agenda items requested for postponement or withdrawal is considered.

The items recommended for approval are recommended subject to all required certifications and approvals being shown on the final plat prior to certification for recording. The plats recommended for approval will be heard by consent with all other items recommended for approval.

Regarding those plats recommended for denial, a separate package of staff reports will be prepared for your consideration at the April meeting.

If you have any questions concerning these recommendations, please let me know.

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
19	OAK CREST APARTMENTS, LP (1-SU-06-F)	Oak Crest Apartments, LP	Northeast side of Davenport Road south of Kingland Avenue	QE2/ Beverly	8.04	1	1. To reduce the required right-of-way width of Hall Street from 25' to 15' from the centerline to the property line. 2. To reduce the required right-of-way width of North Fort Road from 25' to 15' from the centerline to the property line. 3. To reduce the standard utility and drainage easement as described in note #9 on the plat.	Approve Variances 1-3 APPROVE Final Plat
20	DERRICK LUNDY PROPERTY (2-SD-06-F)	Derrick Lundy	Southwest side of Elmwood St, southeast of Wilson Ave.	Garrett	5000	1	1. To leave the remainders of Lots 10 & 11 without the benefit of a survey. 2. To reduce the utility and drainage easement along the northwest property line under the existing house from 5' to 4.87'.	WITHDRAWN at the applicant's request.
21	TAYLOR'S VIEW, PHASE II (2-SQ-06-F)	Smoky Mountain Land Surveying	At terminus of Taylor's View Ln south east of Meredith Rd	Dawson	39.78	22		POSTPONE until the May 11, 2006 MPC meeting at the applicant's request.
22	KNOXVILLE HEALTH CARE CENTER (3-SH-06-F)	National Health Care	Northeast corner of 22nd and Laurel Ave.	Cannon & Cannon, Inc.	8223.31	1	1. To reduce the corner radius at Twenty Second St. and Laurel Ave. from 25' to 15'.	POSTPONE until the May 11, 2006 MPC meeting at the applicant's request.
23	BROWNING PROPERTY, RESUB. OF LOTS 1R-1, 2R-2, 3R, & 4R (3-SL-06-F)	Wayne Browning	Intersection of Sevierville Pk. And Hendron Chapel Rd.	Michael Brady, Inc.	6.44	6		POSTPONE until the May 11, 2006 MPC meeting at the applicant's request.
24	DEAVER ESTATES, RESUBDIVISION OF LOTS 1R & 2R1 (3-SY-06-F)	TN Valley Construction, Inc.	Northwest side of Topside Rd., southeast of Beechwood Dr.	Benchmark Associates, Inc.	9.18	2	1. To reduce the utility and drainage easement along the front property line under the rock wall from 10' to 0'.	Deny Variance DENY Final Plat
25	BLACK OAK CREST S/D, RESUB. OF LOTS 14R & 14-R1 (4-SA-06-F)	Steven W. , Jr. Abbott	Southeast intersection of Oakcrest Rd. and Sandford Rd.	Abbott, Jr.	23291	3		APPROVE Final Plat

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26	FINAL PLAT OF EDNA MAE TAYLOR PROPERTY (4-SB-06-F)	Edna Mae Taylor c/o Gary E. Nelson P.O.A.	Northeast side of Majors Rd., northwest of intersection of Wood Rd.	Rudd	1.01	1		APPROVE Final Plat
27	MAYFIELD ADDITION, RESUB. OF LOTS 25 7 52 (4-SC-06-F)	Charles, Jr. Swan	North side of Brown Ave., south side of Cecil Ave.	Dawson	0.6	3	1. To leave the remaining portions of Lots 25 & 52 without the benefit of a survey.	Approve Variance APPROVE Final Plat
28	GEYLAND HEIGHTS, RESUB. OF LOT 3 & PART OF LOT 4 (4-SD-06-F)	Knoxville Habitat for Humanity	Northwest side of England Dr. south of Candora Rd.	Dawson	10559	1	1. To reduce the utility and drainage easement under the existing block wall from 5' to 0'	Approve Variance APPROVE Final Plat
29	PROPERTY OF SAMUEL C. PERRY (4-SE-06-F)	Samuel C. Perry	South side of Tedford Ln., west of Neely Ln.	Trotter-McClellan, Inc.	4.02	2		APPROVE Final Plat
30	JOHN HILL PROPERTY (4-SF-06-F)	John Hill	Southwest side of Hill Rd., southeast of Pleasant Gap Dr.	Robert G. Campbell and Associates	26.28	1	1. To reduce the map scale to 1" = 200'.	Postpone until July 13, 2006 MPC meeting, at the applicant's request.
31	HILL PROPERTY (4-SG-06-F)	Roth Land Surveying	Northwest side of Greenwell Rd., northeast of Pedigo Rd.	Roth Land Surveying	1.32	2		POSTPONE until the May 11, 2006 MPC meeting, at the applicant's request.
32	RIVER ISLAND, UNIT 2 (4-SH-06-F)	Jeff Mill	South side of Kodak Rd., east of Kelly Ln.	Miller Land Surveying	62.67	60		APPROVE Final Plat
33	CANTRELL HEIGHTS, UNIT 1 (4-SI-06-F)	Rick Cantrell	North intersection of Hill Rd. & Cabbage Dr.	Robert G. Campbell and Associates	36.08	83		APPROVE Final Plat
34	FRED R. WALLACE S/D, RESUB. OF LOTS 3 & 4 AND LOT 47R (4-SJ-06-F)	Lynch Surveys, LLC	Southeast corner of Merchant Dr and Schubert Rd	Lynch Surveys, LLC	1.061	1	1. To reduce the utility and drainage easement from 10' to 0' inside the entire perimeter of the property.	Approve Variance APPROVE Final Plat
35	SPRADLIN PLACE, UNIT 2 (4-SK-06-F)	Spradlin Place Development, LLC	Northwest end of Country Brook Ln, northwest of Lantern Ridge Ln	Batson, Himes, Norvell & Poe	20.85	57		DENY Final Plat

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36	SHANNON VALLEY FARMS, UNIT 4 (4-SL-06-F)	Southland Group, Inc.	Northeast end of Cornsilk Dr., northeast of Shannon Valley Farms Blvd.	Batson, Himes, Norvell & Poe	11.8	26		APPROVE Final Plat
37	PEBBLESTONE (4-SM-06-F)	H & J Ditching	Southeast intersection of Tazewell Pike and Murphy Rd	Robert G. Campbell and Associates	10.21	1	1. To remove the Utility and Drainage Easement along the property line inside the Detention Basin.	Approve Variance APPROVE Final Plat
38	PROPERTY OF STANSBERRY (4-SN-06-F)	Jay, Sr Stansberry	Northeast intersection of Shady Ln and Granville Conner Rd	Hinds	1.31	3		APPROVE Final Plat
39	WAYLAND VIEW, UNIT 2 (4-SO-06-F)	Tennessee Valley Surveying	Northwest side of Bell Stanley Rd, southwest of Clinton Hwy.	Tenn Valley Surveying	5.16	11		APPROVE Final Plat
40	WESTMINSTER PLACE, UNIT 1, RESUB. OF LOTS 11-21 AND COMMON AREA (4-SP-06-F)	Westminster, LLC	East side of Poets Corner Way, west side of Westland Dr	LeMay & Associates	1.65	9		APPROVE Final Plat
41	DOWNTOWN WEST COMMERCIAL CENTER (4-SQ-06-F)	Schubert Family Limited Partnership	Downtown West Blvd. at Gleason Dr	LeMay & Associates	21.23	5		APPROVE Final Plat
42	CLEAR SPRING PLANTATION, UNIT 1 (4-SR-06-F)	Land Design, LLC	South side of Old Millertown Pike at Millertown Pike	LeMay & Associates	78.89	109		DENY Final Plat
43	DOLL, MYNDERSE & BROWNLEE'S 2ND, RESUB OF LOTS 11 & 12 (4-SS-06-F)	Stewart, Sr. Ward	Northwest side of Brookside Ave, northeast of College St	Hinds	0.27	1	1. To reduce the utility and drainage easement under the existing house from 5' to 2.0'.	Approve Variance APPROVE Final Plat
44	VIEW POINT (4-ST-06-F)	Luttrell-Bruner, LLC	North & south sides of View Point Ln., northeast side of Keller Bend Rd.	Batson, Himes, Norvell & Poe	48.5	36		APPROVE Final Plat
45	THE RESERVE OF HUNTERS RIDGE, UNIT 4 (4-SU-06-F)	BTLT, LLC	Northwest side of Stony Point Rd, northwest of Broken Ridge Way	W.J. Moore & Assoc.	12.12	9		APPROVE Final Plat

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46	CREEKSTONE (4-SV-06-F)	Creekstone, LLC	North side of Strawberry Plains Pike, north end of Corum Rd	William J. Moore	16.45	43		APPROVE Final Plat
47	STONEWOOD CREEK, PHASE I (4-SW-06-F)	Kenneth Church	South side of Bud Hawkins Rd, east of Shipe Rd	Church	1.329	1		APPROVE Final Plat
48	EMORY PLACE (4-SX-06-F)	Jeffery A. Miller	Northwest side of E. Emory Rd, southwest of Bishop Rd	Miller Land Surveying	8.85	2		POSTPONE until the May 11, 2006 MPC meeting at the applicant's request.
49	PROPERTY OF ALBERT MAYNARD, SR & ALBERT MAYNARD, JR. (4-SY-06-F)	Bruce McClellan	North side of Strawberry Plains Pike, west of Perry Rd	Trotter-McClellan, Inc.	43.234	5	1. To reduce the map scale from 1" = 100' to 1" = 200'.	WITHDRAWN at the applicant's request.
50	L. M. K. PROPERTIES, LP AT MIDDLEBROOK PIKE & BALL CAMP PIKE (4-SZ-06-F)	LMK Properties, LP	Northeast side of Middlebrook Pk., southeast side of Ball Camp Pk.	Batson, Himes, Norvell & Poe	2.33	1	1. To reduce the right of way dedication along Ball Camp Pike from 50' to 25' from the centerline to the property line. 2. To reduce the right of way dedication along Middlebrook Pike from 56' to 48.2" from the centerline to the property line. 3. To reduce the utility and drainage easement along property line under the existing metal building from 10' to 1.3'. 4. To reduce the corner radius at intersection of Ball Camp Pike and Middlebrook Pike from 75' to 0'.	Approve Variances 1-4 APPROVE Final Plat
51	MAITLAND WOODS (4-SAA-06-F)	Huber Properties, LLC	Northeast side of Sands Rd, northeast of Bakertown Rd	Batson, Himes, Norvell & Poe	14.61	43		APPROVE Final Plat

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52	COLONIAL FOREST (4-SBB-06-F)	Glen Whitaker	Northwest side of Northshore Dr., east side of Craig Rd.	LeMay & Associates	6.09	12	1. To reduce the utility and drainage easement along S. Northshore Drive within the detention basin from 10' to 0'	Approve Variance APPROVE Final Plat
53	PROPERTY OF JOHN WORLEY, PHASE I (4-SCC-06-F)	John Worley	South side of Acorn Dr, southwest of Oakland Dr.	Church	9453	1	1. To reduce the utility and drainage easements inside the detention basin along the property lines from 10' to 0'.	Approve Variance APPROVE Final Plat