

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: June 1, 2006

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all final plat requests on the June 8, 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 June 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
18	SHERLAKE CENTER, LOT 5 (7-V6-03)	Family Bowl, Inc.	South side of Parkside Dr, west side of Hayfield Rd.	Lynch Surveys, LLC	4.591	1	1. Reduction of property line radius at the intersection of Parkside Dr/Hayfield Rd from 75' to 25'	WITHDRAWN at the applicant's request
19	G.S. GILL PROPERTY, RESUB OF LOT 3R1 (5-SB-03-F)	Andre McDowell	North of Ball Camp Pk, west of Byington Solway Rd.	Lynch Surveys, LLC	2.96	4	1. Waive the requirements for the JPE to be built to street design standards. * Revised plat submitted; however, all requirements were not addressed. Legal documents for extension to JPE have not been approved by the Knox Co. Law Dept.	WITHDRAWN, at the applicant's request.
20	W. M. MCNEELY ADDITION (1-SN-06-F)	Doan	Northwest side of Cecil Ave, southwest of Citrus St	Waddell Surveying and Design	2.1	2	1. To reduce the right-of-way width of Citrus Street from 25' to 20' from the centerline to the property line. 2. To reduce the corner radius at the intersection of Citrus Street and Cecil Avenue from 75' to 35'. 3. To reduce the right-of-way width of Cecil Avenue from 30' to 20' from the centerline to the property line. 4. To reduce the corner radius at the corner of Cecil Avenue and a unnamed right-of-way from 25' to 20'. 5. To reduce the utility and drainage easements under the existing buildings from 10' to distances shown.	Postpone until the July 13, 2006 MPC meeting, 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 July 13, 2006 MPC meeting, at the applicant's request.

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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'.	WITHDRAWN at the applicant's request.
23	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		Postponed until July 13, 2006 MPC meeting, at the applicant's request.
24	H. W. SWAN ADDITION TO KNOXVILLE (5-SD-06-F)	Middlebrook Office Condos, LLC	East side of Tennessee River, west of Cherokee Trail, North side of Scottish Pike	Sanders	21793	1	1. To reduce the required right of way of Scottish Pike from 25' to 20' from the centerline to the property line.	Postpone until the July 13, 2006 MPC meeting, at the applicant's request.
25	VARNELL PROPERTY ON DERRIS DRIVE (5-SP-06-F)	Charles Varnell	North side of Derris Drive, East of Wrights Ferry Road	Batson, Himes, Norvell & Poe	20.07	4		Postpone until the July 13, 2006 MPC meeting, at the applicant's request.
26	MOUNTAIN LAKE (5-SAA-06-F)	Cobia Properties	East side of Bell Road, south of Brackett Road	Waddell Surveying and Design	28.48	50		DENY Final Plat
27	THE TOOLE PROPERTY (6-SA-06-F)	Michael Brady, Inc.	Southwest side of Wallace Road, northwest of S. Northshore Drive	Michael Brady, Inc.	23.46	3		APPROVE Final Plat
28	FORTRESS/TRINITY (6-SB-06-F)	Fortress Corporation	At the terminus of Pipkin Lane, north of Fox Road	Land Development Solutions	10.435	2		APPROVE Final Plat
29	JOHN SEVIER ADDITION TO CASWELL, RESUB. OF LOTS 228-229 & 233-234 (6-SC-06-F)	Rob Sanders	Southwest corner Rising Road, south of Rutledge Pike, north of Old Rutledge Pike	Sanders	1.48	4	1. To reduce the required right of way along Fourth Avenue from 25' to 20' from the centerline to the property line. 2. To reduce the required right of way along Rising Road from 25' to 20' from the centerline to the property line.	Approve Variances 1-2 APPROVE Final Plat

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30	JACK STEVENS PROPERTY (6-SD-06-F)	Jack, Sr. Stevens	North side of Ball Camp Pike, east of Ball Road	Professional Land Systems	5.084	4	1. To reduce the right of way of Ball Camp Pike from 56' to 30' from the centerline to the property line.	Approve Variance APPROVE Final Plat
31	H E BOLTON ADDITION RESUB. OF LOT 37 AND THE FARMER AND HALL PROPERTY (6-SE-06-F)	Aaron A. Farmer	Northwest side of Rucker Street, southwest of Henson Road	Garrett	0.53	2		APPROVE Final Plat
32	BRUCE BUNCH PROPERTY (6-SF-06-F)	Bruce Bunch	Southeast side of Pittman Road, northeast of Gray Beal Road	Fraser	3.28	2		DENY Final Plat
33	BOYD HAYNES PROPERTY (6-SG-06-F)	Joe Touchton	Northeast side of McGinnis Road, west side of Robert Road	Touchton	3	3		APPROVE Final Plat
34	JBCH PROPERTIES, LLC (6-SH-06-F)	JBCH Properties, LLC	Southeast intersection of N. Broadway and Essary Drive	Michael Brady, Inc.	14493	1	1. To reduce the required corner radius at N. Broadway and Essary Drive from 75' to existing as shown on plat.	Approve Variance APPROVE Final Plat
35	RHINES PROPERTY (6-SI-06-F)	Romans Land Surveying	Northwest side of Tarklin Valley Road, southwest of Pickens Gap Road	Romans Land Surveying	6.7	3		APPROVE Final Plat
36	BISCAYNE, RESUB. OF LOT 1 AND PART OF LOT 2, BLOCK E (6-SJ-06-F)	Eddie Ray Rudd	East side of Flagler Road, north side of Bay Street	Rudd	23891	3		APPROVE Final Plat
37	B & J ENTERPRISES PROPERTY ON W. EMORY ROAD (6-SK-06-F)	Carraher & Ward, LLC	North and south side of Karns Valley Drive, west side of W. Emory Road	Carraher & Ward, LLC	32.09	3		APPROVE Final Plat
38	SHANNON VALLEY FARMS, UNIT 3, SECTION A, AND RESUB. OF COMMON AREA OF UNIT 4, SECTION A (6-SL-06-F)	Wanis A. Rghebi	At intersection of Horstall Drive and Gallant Lane	Southland Engineering Consultants, LLC	14.13	39		APPROVE Final Plat

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39	SILVERSTONE, PHASE 3 (6-SM-06-F)	Boundary Consultants	West side of Andersonville Pike, northeast of Norris Freeway	Boundary Consultants	17.5	66		APPROVE Final Plat
40	W. T. LOWE ADDITION, RESUB. OF P/O LOT 50 (6-SN-06-F)	Steven W. Abbott, Jr.	Southwest intersection of Tillery Drive and Bounds Road	Abbott, Jr.	13916	2	1. To reduce the required right of way of Tillery Drive from 30' to 20' from the centerline to the property line. 2. To reduce the required corner radius at the intersection of Tillery Drive and Bounds Road from 25' to 0'. 3. To reduce the required right of way of Bounds Road from 25' to 20' from the centerline to the property line.	Postpone until the July 13, 2006 MPC meeting, at the applicant's request
41	SOLOMON PLACE, UNIT 6 (6-SO-06-F)	Holsinger Construction, LLC	southeast terminus of Sunny Hill Road, southeast of Kingdom Lane	Batson, Himes, Norvell & Poe	19.03	42		APPROVE Final Plat
42	BALL CAMP VILLAS (6-SP-06-F)	KL Real Estate Corporation	Southwest side of Ball Camp Pike, northwest of Matlock Road	Batson, Himes, Norvell & Poe	5.27	25	1. To reduce the utility and drainage easement within the detention basin easement from 10' to 0'. 2. To reduce the utility and drainage easement within Lots 4, 5, 6 along the western property lines for the proposed retaining wall from 10' to 0'.	Approve Variances 1-2 APPROVE Final Plat
43	HARRIS - JOHNSON DEVELOPMENT (6-SQ-06-F)	Bradley Johnson Randall Harris	West side of Hall Road, north of Stock Creek Road	Batson, Himes, Norvell & Poe	9.24	3	1. To reduce the required right of way of Hall Road from 30 to 25' from the centerline to the property line.	Approve Variance APPROVE Final Plat

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44	BRUHIN VILLAS APARTMENTS (6-SR-06-F)	Cajun Inv. Partnership	West side of Bruhin Road, south of Broadview Drive	Michael Brady, Inc.	4.81	1	1. To reduce the required right of way of Bruhin Road from 44' to 30' from the centerline to the property line.	Deny Variance DENY Final Plat
45	WARD PROPERTY (6-SS-06-F)	Professional Land Systems - Ralph Smith	Southeast side of E. Brushy Valley Drive, 2500' northeast of Heiskell Road	Professional Land Systems	6	4	1. To reduce the required right of way of Brushy Valley Drive from 35' to 25' from the centerline to the property line.	Approve Variance APPROVE Final Plat
46	CREEK'S EDGE INDUSTRIAL PARK (6-ST-06-F)	Rob Sanders	Northeast side of Morton View Lane at north intersection of W. Beaver Creek Drive	Sanders	4.34	5		APPROVE Final Plat
47	CENTERPOINT BUSINESS PARK, RESUB. OF LOT 7R & B & J ENTERPRISES TRACT (6-SU-06-F)	B & J Enterprises	Northwest of Lovell Road, southwest of Pellissippi Parkway	Cannon & Cannon, Inc.	55.552	4		DENY Final Plat
48	OAK CREEK PLAZA (6-SV-06-F)	Michael Brady, Inc.	South side of Western Avenue, east of Ball Camp Pike	Michael Brady, Inc.	7.99	1	1. To reduce the utility and drainage easement along the property lines from 10' to 5.	Approve Variance APPROVE Final Plat
49	THOMPSON TRAIL (6-SW-06-F)	Cardinal Enterprises	Northeast side of Thompson Road, southeast of Hardin Valley Road	Michael Brady, Inc.	8.793	35		DENY Final Plat
50	THE SUMMIT AT CHOTO (6-SX-06-F)	Scott Williams and Associates	Southeast side of Choto Road, southwest of Whitten Lane	Williams	19.9537	20	1. To leave the remainder of parcel 5.03 without the benefit of a survey.	Approve Variance APPROVE Final Plat
51	MAITLAND WOODS (6-SY-06-F)	Huber Properties, LLC	Northwest side of Sands Road, north of Bakertown.	Batson, Himes, Norvell & Poe	30598	3		APPROVE Final Plat

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52	STRONGS ADDITION, RESUB. OF LOTS 8R, 9R, & 10R (6-SZ-06-F)	Mark Morgan	Southeast side of McDaniel Road, Southwest of Brandville Road	Bailey	1.93	3	1. To reduce the required right of way of McDaniel Road from 25' to 20' from the centerline to the property line.	Postpone until the July 13, 2006 MPC meeting, at the applicant's request.
53	RIVIERA 8 CINEMA RESUBDIVISION (6-SAA-06-F)	City of Knoxville	S. Gay Street at Clinch Avenue	Lynch Surveys, LLC	1.6	3		APPROVE Final Plat
54	FALCON POINTE, UNIT 3 (6-SBB-06-F)	Landview	South of S. Northshore Drive, east of Falcon Pointe Drive	Carraher & Ward, LLC	5.23	15		APPROVE Final Plat
55	HASSIE RULE RESUB. OF LOTS 1, 1B, & 4-7 AND WELLS, WOOD & KLTJ, LLC PROPERTIES (6-SCC-06-F)	Benchmark Associates, Inc.	South side of W. Gov. John Sevier Highway, north side of Tipton Station Road	Benchmark Associates, Inc.	20.79	5	1. To reduce the required road frontage for Lot 2 from 25' to 17.20' on Tipton Station Road.	Deny Variance DENY Final Plat
56	ROBERT & SHARON MORTON PROPERTY (6-SDD-06-F)	Rob Morton	Southeast side of Callahan Drive, southwest of Keck Road	Garron	5.615	1	1. To reduce the required right of way of Callahan Drive from 56' to 50.2' from the centerline to the property line.	Postpone until the July 13, 2006 MPC meeting, at the applicant's request.
57	THE ELMS CONDOMINIUM DEVELOPMENT (6-SEE-06-F)	E. Doyle Johnson Construction Company	Southeast corner of intersection of Maple Lane and Highland Drive	Robert G. Campbell and Associates	2.89	1	1. To reduce the utility and drainage easement from 10' to 0' along property lines adjacent to the detention basin area.	Approve Variance APPROVE Final Plat
58	WESTLAND FOREST, UNIT 1 (6-SFF-06-F)	Jim Sullivan	South side of Westland Drive, west of Morrell Road	Sullivan	0.61	1		APPROVE Final Plat
59	PAINTER FARMS, RESUB. OF LOT 3 (6-SGG-06-F)	Jim Sullivan	West side of Harrell Road, south side of Emory Road	Sullivan	1.47	3		APPROVE Final Plat
60	WILLIAM C. WELLS PROPERTY (6-SHH-06-F)	William C. Wells	South side of E. Copeland Road, north of Bishop Road	Garrett	8.31	2	1. To reduce the utility and drainage easement under the existing garage from 10' to 4.30'.	Deny Variance DENY Final Plat