

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: March 2, 2006

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all final plat requests on the March 9, 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 March 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
25	CHUKAR STATION (12-SE-05-F)	Roth Land Surveying	At the terminus of Chukar Road, north of Piney Grove Church Road	Roth Land Surveying	5	12		APPROVE Final Plat
26	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.	Postpone until the April 13, 2006 MPC meeting, at the applicant's request.
27	MAITLAND WOODS (2-SL-06-F)	Huber Properties, LLC	Northeast side of Sand Rd, northeast of Bakertown Rd	Batson, Himes, Norvell & Poe	14.61	46		APPROVE Final Plat
28	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 April 13, 2006 MPC meeting, at the applicant's request.
29	SCENIC HILLS, UNIT 1, RESUB. OF LOTS 6-14, 19-23R, CLOSED KENTWOOD RD., & ACREAGE (2-SR-06-F)	Wallace Memorial Baptist Church, Inc.	Northwest side of Merchant Dr, southeast side of Scenicwood Rd	Batson, Himes, Norvell & Poe	9.81	1	1. To reduce the required right of way along Merchant Drive from 44' to 40' from the centerline to the property line. 2. To reduce the required radius at the intersection of Merchant Drive and Scenicwood Road from 25' to 0'.	Approve Variances 1-2 APPROVE Final Plat

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30	PILOT STORE NO. 138A (3-SA-06-F)	Pilot Oil Company	East side of N. Northshore Drive, west side of Bearden Drive	Lynch Surveys, LLC	19500	1	1. To reduce the Utility and Drainage Easement along south boundary line from 10' to 2' under proposed building. 2. To reduce the Utility and Drainage Easement along N. Northshore Dr. from 10' to 0'. 3. To reduce the required right of way on Bearden Rd.. from 25' to 20' from the centerline to the property line. 4. To reduce the required radius at the intersection of Bearden Rd. and N. Northshore Dr. from 75' to 0'.	Approve Variances 1-4 APPROVE Final Plat
31	C. W. PEAK ESTATE, RESUB. OF LOTS 14 & P/O 15 (3-SB-06-F)	Robert A. Morris	North side of W. Gallaher Ferry Rd., northwest of Hickory Creek Rd.	Professional Land Systems	12.409	1	1. To reduce the required right-of-way width of West Gallaher Ferry Road from 25' to 20' from the centerline to the property line.	Deny Variance APPROVE Final Plat
32	PROPERTY OF MARSHA L. SNEED (3-SC-06-F)	Marsha L. Sneed	Southwest side of Maloney Rd., north of Ginn Rd.	Trotter-McClellan, Inc.	8.65	2	1. To subdivided existing 8.65 acre tract into 2 Lots on an existing 20' Access Easement.	Approve Variance APPROVE Final Plat
33	BOB BISHOP PROPERTY (3-SD-06-F)	Robert G. Campbell & Associates	Southeast intersection of Wood Road and Coppuck Road	Robert G. Campbell and Associates	1	1	1. To reduce the right of way of Coppock Road from 25' to 20' from the centerline to the property line.	Approve Variance APPROVE Final Plat
34	ROEFIELD, PHASE I, UNIT 7 (3-SE-06-F)	Wide Horizon Development	Intersection of Mesa Verde Ln., and Staffwood Rd.	LeMay & Associates	3.54	10		APPROVE Final Plat
35	ROEFIELD, PHASE I, UNIT 10 (3-SF-06-F)	Wide Horizon Development	West side of Staffwood Rd., north of Mira Vista Ln.	LeMay & Associates	4.64	13		APPROVE Final Plat

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36	ROEFIELD, PHASE I, UNIT 9 (3-SG-06-F)	Wide Horizon Development	West side of Staffwood Rd., north of Mesa Verde Ln.	LeMay & Associates	4.21	12		APPROVE Final Plat
37	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 April 13, 2006 MPC meeting, at the applicant's request.
38	CITY VIEW AT RIVER WALK (3-SI-06-F)	Michael Brady Inc.	River side of W. Blount Avenue, south of Chapman Hwy. and Henley St. intersection.	Michael Brady, Inc.	5.125	4		APPROVE Final Plat
39	CAROL CHAPMAN PROPERTY (3-SJ-06-F)	Carol Chapman	South side of Crenshaw Rd., west side of Ottinger Dr.	Trotter-McClellan, Inc.	5.102	3		APPROVE Final Plat
40	SHANNON VALLEY FARMS, LOTS 164- 165 & RESUB. OF LOT 163 (3-SK-06-F)	Southland Group, Inc.	Northwest side of Creekrock Ln., southwest of Sunday Silence Ln.	Batson, Himes, Norvell & Poe	31215	3		APPROVE Final Plat
41	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 April 13, 2006 MPC meeting, at the applicant's request.

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42	UNIVERSITY ADDITION TO KNOXVILLE, RESUB. OF LOTS 1-3 (3-SM-06-F)	Landmark Surveying Associates	Northeast intersection of Folsom Ave. and West Glenwood Ave.	Landmark Surveying	0.74	2	1. To reduce the right of way width of Folsom Avenue from 25' to distance shown on survey. 2. To reduce the corner radius at West Glenwood Avenue and Freemont Place from 25' to 0'. 3. To reduce the corner radius at West Glenwood Avenue from Folsom Avenue from 25' to 0'. 4. To reduce the Utility/Drainage Easement under existing walls along exterior property and right of way lines from 10' to 0'. 5. To reduce the Utility/Drainage Easement under existing wall along common line between Lots 1R & 2R from 5' to 0'. 6. To reduce the Utility/Drainage Easement on Lot 2R under the existing house from 5' to 4.3'.	Approve Variances 1-6 APPROVE Final Plat
43	PROSPERITY PARK, RESUB. OF DR. TROY BAGWELL FARM (3-SN-06-F)	Ray Huffaker	Bagwell Road, north of Asheville Hwy.	Hodge Engineering	32.258	54		APPROVE Final Plat
44	COLONIAL FOREST (3-SO-06-F)	Glen Whitaker	North side Northshore Dr., east side of Craig Rd.	LeMay & Associates	6.09	12	1. To reduce the standard utility and drainage easement from 10' to 0' within the detention basin easement located along S. Northshore Dr.	Approve Variance DENY Final Plat
45	LOUIE FIELDEN S/D, RESUB. OF LOT 2R2 (3-SP-06-F)	Bill Trent	Intersection of Fennel Rd. and Elyria Dr.	Robert G. Campbell and Associates	4.81	1	1. To reduce the Utility and Drainage Easement along the northwest property line inside the Detention Basin from 10' to 0'.	Approve Variance APPROVE Final Plat

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46	FOX SPRINGS (3-SQ-06-F)	David Varner	Intersection of Elder Rd. and E. Inskip Dr.	Robert G. Campbell and Associates	3.78	1	1. To reduce the Utility and Drainage Easement along the property lines inside the Detention Basin Easement from 10' to 0'.	Approve Variance APPROVE Final Plat
47	AYMAN OBEISSY PROPERTY (3-SR-06-F)	Ayman Obeissy	North side of Western Ave., northwest of Piedmont St.	Dawson	1.42	1	1. To reduce the Utility and Drainage Easement along the northern property line from 10' to distances shown under existing buildings. 2. To reduce the Utility and Drainage Easement along the eastern property line from 10' to 3.8' under existing building. 3. To reduce the Utility and Drainage Easement along the southern property line from 10' to 8.1' under existing bulding.	Approve Variances 1-3 APPROVE Final Plat
48	WESTMORELAND HEIGHTS (3-SS-06-F)	Lynch Surveys LLC	North side of Sherwood Dr., east of Gate Head Rd.	Lynch Surveys, LLC	22.818	2	1. To reduce the required right of way of Sherwood Drive from 25' to 21.5' from centerline to property line. 2. To leave the remainder of Lot 2 (parcel 23) without the benefit of a survey.	Approve Variances 1-2 APPROVE Final Plat
49	FRED WALLACE 2ND S/D, RESUB. OF LOTS 3 & 4, RESUB. OF LOT 47R OF FRED R. WALLACE S/D (3-ST-06-F)	Lynch Surveys LLC	Southeast corner of Merchant Dr. at Schubert Rd.	Lynch Surveys, LLC	1.061	1	1. To reduce the required right of way of Merchant Dr. from 44' to 40' from the centerline to the property line. 2. To reduce the required right of way of Schubert Rd. from 25' to 20' from the centerline to the property line. 3. To reduce the required corner radius at Merchant Dr. and Shubert Rd. from 75' to 43'	Approve Variances 1-3 APPROVE Final Plat

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50	KELLER BEND COVE (3-SU-06-F)	Charles Barnett	East side of Keller Bend Rd., north of view Point Ln.	Carraher & Ward, LLC	4.42	4		APPROVE Final Plat
51	WELLINGTON CHASE, RESUBDIVISION OF LOTS 2-6 & 45-49 (3-SV-06-F)	Carraher & Ward, LLC	East side of Thompson Rd., at intersection of Windsor Pointe Ln.	Carraher & Ward, LLC	1.78	10	1. To reduce the utility and drainage easement along the interior lot lines from 5' to 0' on Lots 2R - 6R, & Lots 45R - 49R.	Approve Variance APPROVE Final Plat
52	SEVENTH DAY CHRISTIAN ASSEMBLY PROPERTY (3-SW-06-F)	Smoky Mountain Land Surveying	North intersection of Maryville Pike and Woodson Dr.	Dawson	2.61	2	1. To reduce the Utility and Drainage Easement under the existing storage shed on Lot 4R from 10' to 1.4'. 2. To leave the remainders of Lots 11 & 12 without the benefit of a survey.	Approve Variances 1-2 APPROVE Final Plat
53	RIVIERA 8 CINEMA (3-SX-06-F)	Public Building Authority	East side of S. Gay St., north of Clinch Ave.	Lynch Surveys, LLC	1.102	2		WITHDRAWN at the applicant's request.
54	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'.	Approve Variance APPROVE Final Plat