

## MEMORANDUM

TO: Metropolitan Planning Commission  
FROM: Emily Dills  
DATE: May 4, 2006  
SUBJECT: Final Plat Recommendations  
CC: Surveyors, Owners

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The attached spreadsheet includes recommendations for all final plat requests on the May 11, 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 May 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	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 June 8, 2006 MPC meeting, at the applicant's request.
26	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 June 8, 2006 MPC meeting, at the applicant's request.
27	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 June 8, 2006 MPC meeting, at the applicant's request.
28	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		APPROVE Final Plat
29	HILL PROPERTY (4-SG-06-F)	Roth Land Surveying	Northwest side of Greenwell Rd., northeast of Pedigo Rd.	Roth Land Surveying	1.32	2		TABLE at the applicant's request.
30	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.

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31	WILLIAM JONES PROPERTY (5-SA-06-F)	William Jones Property	Northeast side of Norman Lane, north of Copeland Road	Roth Land Surveying	4.97	4		APPROVE Final Plat
32	CRIPPEN PARK, UNIT 2 (5-SB-06-F)	Professional Land Systems	Southeast side of Crippen Road, southwest of Doris Circle	Professional Land Systems	5.894	3	1. To reduce the right of way requirement along Crippen Road from 30' to 25' from the centerline to the property line.	Approve Variance APPROVE Final Plat
33	CENTURY PARK, PHASE II, RESUBDIVISION OF LOT 3 (5-SC-06-F)	Commercial & Investment Properties Co.	Dutchtown Road at Sherrill Blvd.	Cannon & Cannon, Inc.	64.123	2		WITHDRAWN, at the applicant's request.
34	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 June 8, 2006 MPC meeting, at the applicant's request.
35	BILLY RAY & RUBY FLYNN PROPERTY (5-SE-06-F)	Jim Boyer	Southeast side of Pilgrim Lane, northwest of Clear Springs Road	Boyer	3	2		APPROVE Final Plat
36	SAMUEL EUGENE BRUNER PROPERTY (5-SF-06-F)	James Boyer	Northeast side of Clear Springs Road, northeast of Pilgrim Lane	Boyer	1.65	2	1. To reduce the required right of way width of Clear Springs Road from 30' to 25' from the centerline to the property line.	Approve Variance APPROVE Final Plat
37	WHISPER RIDGE, UNIT 1, RESUB. OF LOTS 1-4 (5-SG-06-F)	Gary Butler	Intersection of Maloneyville Road and Whisper Ridge Lane	Robert G. Campbell and Associates	1.01	3		APPROVE Final Plat

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38	SWAN & MABRY ADDITION (5-SH-06-F)	KCDC	Walnut Street at Union Avenue	Barge, Waggoner, Sumner & Cannon	1.278	2	1. To reduce the right of way along Union Avenue from 20.22' to 18.79' from the centerline to the property line. 2. To reduce the right of way along Walnut Street from 21.35' to 19.13' from the centerline to the property line. 3. To reduce the utility and drainage easement from 10' to 0' under the proposed building.	Approve Variances 1-3 APPROVE Final Plat
39	PARK REALTY & TRUST CO., SECOND UNIT, RESUB. OF LOTS 9- 11 (5-SI-06-F)	Anthony Edwards	Northeast side of Letterman Road, southeast of Echo Drive	Dawson	17299	1	1. To reduce the right of way of Echo Drive from 25' to 20' from the centerline to the property line. 2. To reduce the right of way of Letterman Road from 25' to 20' from the centerline to the property line. 3. To reduce the corner radius at Echo Drive and Letterman Road from 75' to 25'.	Approve Variances 1 - 3 APPROVE Final Plat
40	GROVE HEIGHTS, RESUB. OF LOTS 55 & 56 (5-SJ-06-F)	Fadi Aboush	Southwest side of Liberty Street, southeast side of Knott Avenue	Luethke	11656	1	1. To reduce the required right of way width of Liberty Street from 30' to 20' from the centerline to the property line. 2. To reduce the required right of way width of Knott Avenue from 25' to 15' from the centerline to the property line.	Approve Variances 1 - 2 APPROVE Final Plat
41	STRATFORD PARK (5-SK-06-F)	Stratford Park Development, LLC	Northwest side of Dry Gap Pike, northeast of Nature Lane	Batson, Himes, Norvell & Poe	2.67	2		APPROVE Final Plat

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42	STRATFORD PARK, UNIT 2 (5-SL-06-F)	Stratford Park Development, LLC	West of Dry Gap Pike, southwest of Jim Sterchi Road	Batson, Himes, Norvell & Poe	26.98	83	1. To reduce the required right of way along Nature Lane from 25' to 7.5' from the centerline to the property line.	Approve Variance APPROVE Final Plat
43	SHANNON VALLEY FARMS, UNIT 4B (5-SM-06-F)	Southland Group, Inc.	Northwest side of Shannon Valley Dr., northeast side of Murphy Rd.	Batson, Himes, Norvell & Poe	11.86	27		APPROVE Final Plat
44	HAAS HAUS LLC PROPERTY (5-SN-06-F)	Michael S. Funderlic	Southeast side of Laurel Ave., northwest side of Clinch Ave.	Boundary Consultants	0.6	2	1. To reduce the utility and drainage easement under the existing stone wall along W. Clinch Avenue from 10' to 0'. 2. To reduce the utility and drainage easement under the existing building on Lot 2 along the common property line with Lot 1 from 5' to 0'. 3. To reduce the utility and drainage easement under the existing building on Lot 1 along Laurel Avenue from 10' to 7.4'. 4. To reduce the utility and drainage easement under the existing building along the common line with parcel 6 from 10' to 6.2'. 5. To reduce the utility and drainage easement under the existing building along the common line with parcel 1 from 10' to 4.6'. 6. To reduce the required right of way of Laurel Avenue from 25' to 20' from the centerline to the property line.	Approve Variances 1-6 APPROVE Final Plat
45	HUNTCREST (5-SO-06-F)	Southland Group, Inc.	Southeast side of Ball Road, northeast of Lobetti Road, northwest of Ball Camp Pike	Batson, Himes, Norvell & Poe	15.97	50		APPROVE Final Plat

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46	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 June 8, 2006 MPC meeting, at the applicant's request.
47	VILLAS OF SADDLEBROOKE (5-SQ-06-F)	William Hicks Robert Moore	Northwest terminus of Saddlebrooke Drive, northwest side of Wedgewood Drive	Batson, Himes, Norvell & Poe	7.06	23		APPROVE Final Plat
48	WHELAHAN FARM, UNIT 1 (5-SR-06-F)	Luttrell Development, LLC	South side of Babelay Road, east of Washington Pike	Batson, Himes, Norvell & Poe	18.6	60		APPROVE Final Plat
49	RE-PLAT OF THE STANFIELD YORK PROPERTY (5-SS-06-F)	Heartwood Properties, LLC	North side of Middlebrook Pike, southwest of Sanderson Road	Cumberland Land Surveying	8.75	2	1. To reduce the utility and drainage easement along property lines inside the detention easement from 10' to 0'.	Approve Variance APPROVE Final Plat
50	NICK WHITE ADDITION, RESUB. OF LOTS 1 & 2 (5-ST-06-F)	Frank Treece	Northeast intersection of Velma Drive and Warlex Road	Trotter-McClellan, Inc.	25491	2	1. To reduce the required corner radius at the intersection of Velma Drive and Warlex Road from 75' to 25'.	Approve Variance APPROVE Final Plat
51	JODY RUSH PROPERTY (5-SU-06-F)	Jody Rush	East side of Dodson Road, south of Hodges Ferry Road	Michael Brady, Inc.	1.21	1		APPROVE Final Plat
52	DEVANSHIRE, UNIT IV (5-SV-06-F)	Lynch Survey LLC	Southeast side of Lovell Road, northeast of Pellissippi Parkway	Lynch Surveys, LLC	11.45	38	1. To reduce the 20' drainage easement along Lots 2, 3, 34, & 35 from 20' to 0' under structures. 2. To reduce the standard utility and drainage easement along lot lines under structures from 5' to 0'.	Approve Variances 1 - 2 APPROVE Final Plat
53	THE CHARLES BENSON PROPERTY (5-SW-06-F)	Charles Benson	Intersection of Emory Church Road and Henderson Lane	Hinds	13.28	3	1. To leave the remainder of parcel 21.01 which is less than 5 acres without the benefit of a survey.	Approve Variance APPROVE Final Plat

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54	COUNTRYSIDE CENTER, LOTS 4 & 7 (5-SX-06-F)	Allene E. Brown	Northeast side of Countryside Center Lane, southeast of Middlebrook Pike	Batson, Himes, Norvell & Poe	20.38	2		APPROVE Final Plat
55	BEAU-MONDE, PHASE II (5-SY-06-F)	James Doran Company	Northshore Drive at Pellissippi Parkway	Cannon & Cannon, Inc.	10.881	58	<ol style="list-style-type: none"> <li>1. To reduce the radii of property lines and curbs at intersections from 25' to 15'.</li> <li>2. To reduce the required lot frontage from 25' to 22' on a public street or JPE.</li> <li>3. To reduce the width of the JPE from 40' to 20' for alleys only.</li> <li>4. To reduce the standard utility and drainage easement from 10' to 5' on external property lines and from 5' to 3.5' on interior lot lines.</li> </ol>	Approve Variances 1- 4 APPROVE Final Plat
56	JOHN H. LEWIS S/D, RESUB. OF PART OF TRACT 4 (5-SZ-06-F)	Joe Touchton	At the terminus of Mooreland Heights School Road, southeast of Magazine Road	Touchton	2.92	4	1. To reduce the utility and drainage easement on Lot 4R-3 from 10' to 8.4' under the existing building.	Approve Variance APPROVE Final Plat
57	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
58	WILLIFORD, UNIT 1 (5-SBB-06-F)	Saddlebrook Development	South side of Bluegrass Road, east of Cheney Road	Jim Sullivan	17.31	37	<ol style="list-style-type: none"> <li>1. To reduce the required right of way of Pope Joy Road from 25' to 20' from the centerline to the property line.</li> <li>2. To reduce the entrance right of way width into the subdivision from 70' to 60'.</li> </ol>	Approve Variances 1-2 APPROVE Final Plat
59	RICHLAND ADDITION, RESUB. OF LOTS 6-11 (5-SCC-06-F)	Chris Fortune	Northwest side of Duncan Road, west of Polkwright Lane	Dawson	1.2	3	1. To reduce the utility and drainage easement under the existing wall along common lot line between Lots 8R and 12 from 5' to 1'.	Approve Variance APPROVE Final Plat

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<b>60</b>	PINE GROVE, RESUB. OF LOTS 1- 40 (5-SDD-06-F)	Jim Sullivan	southwest side of Pine Grove Road, northwest of Strawberry Plain Pike	Jim Sullivan	10.65	27		APPROVE Final Plat
<b>61</b>	PROPERTY OF MCNABB AND THE CHEROKEE COUNTY CLUB (5-SEE-06-F)	Roth Land Surveying	Northwest side of Lyons View Pike, northeast of Grandview Drive	Roth Land Surveying	110.14	1	1. To reduce the right of way width along Lyons View Pike from 30' to 25' from the centerline to the property line. 2. To reduce the right of way width along Staub Street from 25' to 15' from the centerline to the property line. 3. To reduce the utility and drainage easement along Staub Street from 10' to 0'. 4. To reduce the map scale from 1" = 100' to 1" = 200'.	Approve Variances 1 - 4 APPROVE Final Plat
<b>62</b>	LOVELL SPRINGS BUSINESS PARK, UNIT 1 (5-SFF-06-F)	C. Douglas Irwin	West side of Dalen Lane, south of Gilbert Drive	Williams	134174	2		APPROVE Final Plat