

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: April 2, 2009

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the April 9, 2009 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
15	FINAL PLAT OF HAYNES PROPERTY (8-SGG-08-F)	Joe Haynes	Northeast side of Ridgewood Rd., northeast of Edonia Dr.	Hinds Surveying	1.93	3		POSTPONE until the May 14, 2009 MPC meeting, at the applicant's request
16	LECONTE VISTA (11-SP-08-F)	Land Development Solutions	Kelly Lane near intersection of Kodak Road	Land Development Solutions	24.05	18		DENY Final Plat
17	COVERED BRIDGE AT HARDIN VALLEY PHASE 5 (3-SJ-09-F)	Cornerstone Development Group	Northwest side of E. Gallaher Ferry Road, northeast of Rustic Bridge Trail	Batson, Himes, Norvell & Poe	5.02	2		POSTPONE until the May 14, 2009 MPC meeting, at the applicant's request
18	THORNHILL PROPERTY (4-SA-09-F)	Lester Thornhill	East side of Shipetown Road, north of Mascot Road	Garrett & Associates	1.3	3		APPROVE Final Plat
19	WANZA C. HILL & EDWARD G. HILL PROPERTY RESUBDIVISION OF LOT 2 (4-SB-09-F)	Wanza & Edward Hill	Southwest side of Hill Road, southeast of Pleasant Gap Drive	Campbell	3.5	1		APPROVE Final Plat
20	WHITTLE SPRINGS PARK RESUBDIVISION OF LOT 2 (4-SC-09-F)	Tennessee Valley Surveying, Inc.	North side of Valley View Drive, east of Whiteoak Lane	Tennessee Valley Surveying, Inc.	1.2654	3		APPROVE Final Plat
21	GRAVESTON ESTATES RESUBDIVISION OF LOT 2 & P/O LOT 3 (4-SD-09-F)	Roth Land Surveying	Tazewell Pike at Ridgeland Drive	Roth	0.746	2		POSTPONE until the May 14, 2009 MPC meeting, at the applicant's request

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22	R. J. WININGER ADDITION TO DANTE RESUBDIVISION OF LOTS 1-8 (4-SE-09-F)	Roth Land Surveying	Sam Tillery Road between Maple Street and Dante Road	Roth	0.55	1	1. To reduce the required right of way of Dante Road from 56' to 35' from the centerline to the property line. 2. To reduce the required right of way of Maple Drive from 25' to 10' from the centerline to the property line. 3. To reduce the intersection radius at Sam Tillery and Maple from 25' to 0'. 4. To reduce the utility and drainage easement under the existing structure from 10' to 4.20' as shown on plat.	Approve Variances 1-4 APPROVE Final Plat
23	W & L PROPERTIES, LLC (4-SF-09-F)	W & L Properties LLC	At the intersection of Fox Lonas Road and Park Village Road	Batson, Himes, Norvell & Poe	38953	1	1. To reduce the required intersection radius at Fox Lonas Road and Park Village Road from 75' to 0'. 2. To reduce the utility and drainage easement under the existing car wash on the northeast property line from 10' to 1.2'.	Approve Variances 1-2 APPROVE Final Plat
24	W. J. BUCHANAN PROPERTY RESUBDIVISION OF LOTS 11-12 (4-SG-09-F)	Libby Myers	South side of Central Avenue Pike, southeast of Murray Drive	Garrett & Associates	0.8	2	1. To reduce the utility and drainage easement under the existing house on Lot 2 from 10' to distances shown on plat. 2. To reduce the utility and drainage easement under the existing retaining wall on both lots from 10' or 5' to distances shown on plat. 3. To reduce the required width of the access easement under the existing house from 25' to 20.55'.	Approve Variances 1-3 APPROVE Final Plat

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25	TED RUSSELL NISSAN PROPERTY (4-SH-09-F)	Michael Brady, Inc.	North side of Kingston Pike, west of Bridgewater Road	Michael Brady, Inc.	7	2	1. To reduce the intersection radius at Kingston Pike and Bridgewater Road from 75' to 25'. 2. To reduce the utility and drainage easement along the common lot line of Lots 1 & 2 from 5' to 0'. 3. To reduce the required right of way of Kingston Pike along subject property from 50' to 40' from the centerline to the property line.	Approve Variances 1-3 APPROVE Final Plat
26	SOUTH KNOXVILLE WATERFRONT PHASE I (4-SI-09-F)	City of Knoxville	North of Langford Avenue and Phillips Avenue between Barber Street and Lincoln Street	Vaughn & Melton	18.976	7	1. To reduce the required right of way width of Phillips Street from 50' to 30'.	Approve Variance APPROVE Final Plat
27	CASTLE PINES (4-SJ-09-F)	J. K. Rymer Company, Inc.	Northwest side of Maloney Road, southwest of Belt Road	Batson, Himes, Norvell & Poe	12.37	40		APPROVE Final Plat
28	GERDAU AMERISTEEL PROPERTY (4-SK-09-F)	Gerdau Ameristeel US, Inc.	Southeast of Sherman Street, northwest side of Louisiana Avenue	Barge Waggoner Sumner & Cannon	7.065	1	1. To reduce the utility and drainage easement along the front lot line under the existing metal building from 10' to 5.6'.	Approve Variance APPROVE Final Plat
29	CROSSROADS PARTNERS, LLC (4-SL-09-F)	Miles E., Jr. etal Cullom	East side of Norris Freeway, north side of E. Emory Road	Site Inc.	8.26	3	1. To reduce the required radius at the intersection of Norris Freeway and E. Emory Road from 75' to as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
30	BDNST&T PROPERTY (4-SM-09-F)	Site, Inc.	South side of Hardin Valley Road, east of Reagan Road	Site Inc.	10.15	3	1. To add 0.12 acres from parcel 86.03 to parcel 86.02 without the benefit of a survey of parcel 86.02.	Approve Variance APPROVE Final Plat
31	KENSINGTON TOWN HOMES (4-SN-09-F)	Michael Brady, Inc.	West side of Tammy Drive, north of Gregg Road	Michael Brady, Inc.	4	2		POSTPONE until the May 14, 2009 MPC meeting, at the applicant's request

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32	WALTERS LANDING RESUBDIVISION OF LOTS 1-8 (4-SO-09-F)	Sugar Properties, LLC	North side of Keck Road at intersection of lacy Road	Smoky Mountain Land Surveying	2.06	6		APPROVE Final Plat
33	WESTMORELAND HILLS RESUBDIVISION OF LOT 9R (4-SP-09-F)	Jean Barr	At the terminus of Hayslope Drive, south side of Westland Drive	Land Development Solutions	1.61	2	1. To reduce the required right of way of Westland Drive along Lot 9R1 as shown on plat from 44' to 40' from the centerline to the property line. 2. To reduce the utility and drainage easement under the existing wrought iron fence along Westland Drive from 10' to 0'.	Approve Variances 1-2 APPROVE Final Plat
34	LKM PROPERTIES, LP (4-SQ-09-F)	LKM Properties, LP	At the northeast intersection of Hardin Valley Road and Charlevoix Road	Batson, Himes, Norvell & Poe	3.19	1	1. To reduce the required intersection radius at Hardin Valley Road and Charlevoix Road from 75' to 50'. 2. To reduce the required intersection radius at Charlevoix Road and Pentwater Drive from 75' to 30'.	Approve Variances 1-2 APPROVE Final Plat
35	THE SHOPS AT MURPHY ROAD LOT 2 (4-SR-09-F)	Murphy Road Partnership, LLC	south side of Washington Pike, northeast of Murphy Road	Batson, Himes, Norvell & Poe	33756	1	1. To reduce the utility and drainage easement within the detention basin from 10' or 5' to 0'.	Approve Variance APPROVE Final Plat
36	GRAYSBURG RESUBDIVISION OF LOTS 21-23 AND DR TROY BAGWELL FARM P/O LOT 3 (4-SS-09-F)	Graysburg Properties	East side of Susan Renee Lane, south of Elna Marie Drive	Campbell	4.63	4		POSTPONE until the May 14, 2009 MPC meeting, at the applican't request

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37	ST. JOSEPH'S SCHOOL (4-ST-09-F)	St. Joseph's School	North side of Cedar Lane, west side of Montrose Road	Campbell	9.85	1	1. To reduce the utility and drainage easement within the proposed detention basin easement along Howard Drive from 10' to 0'. 2. To reduce the utility and drainage easement along Cedar Lane from 10' to 3' where the wall is proposed as shown on the plat.	Approve Variances 1-2 APPROVE Final Plat