

## **MEMORANDUM**

**TO: Metropolitan Planning Commission**

**FROM: Emily Dills**

**DATE: July 1, 2009**

**SUBJECT: Final Plat Recommendations**

**CC: Surveyors, Owners**

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The attached spreadsheet includes recommendations for all Final Plat requests on the July 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 July 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	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P/O LOT 3 (4-SS-09-F)	Graysburg Properties	East side of Susan Renee Lane, south of Elna Marie Drive	Campbell	4.63	4		WITHDRAWN at the applicant's request
16	PAUL VICKERS AND JACK JAMES SIMPSON PROPERTY (5-SC-09-F)	Michael Brady Inc.	South side of McCall Lane, east of Prospect Road	Michael Brady, Inc.	6.78	3		POSTPONE until the August 13, 2009 MPC meeting, at the applicant's request
17	OAKLEIGH UNIT 3 (5-SU-09-F)	Jim Sullivan	northeast side of Amherst Road, north and west of Mossy Oaks Lane	Sullivan	6.61	18	1. To reduce the standard utility and drainage easement within the detention basin easement to 0' as shown on plat.	POSTPONE until the August 13, 2009 MPC meeting, at the applicant's request
18	HANNAH W SWAN'S ADDITION TO KNOXVILLE RESUBDIVISION OF PART OF LOTS 33 & 34 (6-SJ-09-F)	City of Knoxville	East side of Proctor Street, west side of Orange Avenue	Lynch Surveys, LLC	1.89	1	1. To reduce the required right of way of Orange Avenue from 25' to 18.8' from the centerline to the property line. 2. To reduce the required right of way of Proctor Street from 35' to 32.9' from the centerline to the property line.	WITHDRAWN at the applicant's request
19	MARLENE MILLS PROPERTY (6-SO-09-F)	James Mills	North side of W. Raccoon Valley Drive, southwest of Crisman Road	McGrew	24.09	2		APPROVE Final Plat
20	HOLLIFIELD PROPERTY (7-SA-09-F)	Roth Land Surveying	Intersection of Wood Smith Road and Barnard Road	Roth	10.08	3		APPROVE Final Plat
21	DENTON PROPERTY (7-SB-09-F)	William Denton	Southwest side of Bakertown Road, north of Ball Camp Pike	Barge Waggoner Sumner & Cannon, Inc.	19.02	2		APPROVE Final Plat
22	MAPLE SUNSET APARTMENTS (7-SC-09-F)	David Varner	Northeast corner of E. Inskip Drive and Maple Road	Campbell	3.08	1	1. To reduce the utility and drainage easement from 10' to 0' within the detention basins as shown on plat.	Approve Variance APPROVE Final Plat

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ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
23	EDWARDS PLACE UNIT 2 (7-SD-09-F)	Michael C. Rhodes, LLC	Thompson School Road north of Emory Road	Sullivan	7551	1		APPROVE Final Plat
24	CONOCO BREADBOX TRANSGLOBAL GAS & OIL COMPANY, INC. (7-SE-09-F)	Michael Brady Inc.	North side of Middlebrook Pike, west side of piney Grove church Road	Michael Brady, Inc.	1.21	1	1. To reduce the intersection radius at Middlebrook Pike and Piney Grove Church Road from 75' to chord length shown on plat.	Approve Variance APPROVE Final Plat
25	SPREADING OAKS UNIT OF CHEROKEE HILLS RESUBDIVISION OF LOTS 1-3 (7-SF-09-F)	Stephen Bailey	Intersection of Scenic Drive and Oak Hurst Drive	Trotter-McClellan, Inc. Trotter-Mc Clellan	1.549	1	1. To reduce the utility and drainage easement under the existing shed along Iskagna Drive from 10' to 3.5'. 2. To reduce the intersection radius at Scenic Drive and Oak Hurst Drive from 25' to 0'. 3. To reduce the intersection radius at Oak Hurst Drive and Iskagna Drive from 25' to 0'.	Approve Variances 1-3 APPROVE Final Plat
26	ELK RIDGE PHASE 1 (7-SG-09-F)	Premier Mountain Realty, Inc.	Southeast side of Kimberlin Heights Road at Terminus of Aaron Lane	Wallace Surveying Company	12.06	7		APPROVE Final Plat
27	MCCALLIE SCHOOL PROPERTY RESUBDIVISION OF LOT 17R4 (7-SH-09-F)	City of Knoxville	South side of Gill Avenue and west side of Gratz Street	City of Knoxville Dept. of Engineering	21180	3		APPROVE Final Plat
28	THE LYLE FARM RESUBDIVISION OF LOTS 1, 2R1, & 2R2 (7-SI-09-F)	Warren Biddle	Northwest side of W. Beaver Creek Drive, northeast of Martingale Drive	Ferguson	16.284	5	1. To reduce the required sight distance to the southwest at the JPE and W. Beaver Creek Drive from 400' to 340'. 2. To reduce the required intersection radius at the JPE and W. Beaver Creek Drive on the northeast side from 25' to 0'.	Deny Variances 1-2 DENY Final Plat

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ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
29	WESTLAND FOREST RESUBDIVISION OF LOTS 20-25 (7-SJ-09-F)	Jim Sullivan	South side of Westland Drive west of Morrell Road	Sullivan	1.17	6		APPROVE Final Plat
30	CARTREF ADDITION  (7-SK-09-F)	KPGP	South side of Sherwood Drive, west of Westland Drive	Waddell Surveying and Design	2.51	5		APPROVE Final Plat
31	RANDES C. SOLOMON, JR. PROPERTY (7-SL-09-F)	Acre by Acre	North side of Brickyard Road, south of Copeland Drive	Acre by Acre	10305	1		APPROVE Final Plat
32	OLIVER, HOPSON, & EVANS PROPERTY  (7-SM-09-F)	Compass Engineering & Surveying	Northwest side of Gamble Drive, southwest of I-75	Compass Engineering	13.04	4		APPROVE Final Plat
33	GEYLAND HEIGHTS RESUBDIVISION OF LOTS 23-25 (7-SN-09-F)	Knoxville Habitat for Humanity	Southwest side of intersection of Candora Road and England Drive	Batson, Himes, Norvell & Poe	18465	2	1. To reduce the utility and drainage easement along the southwest property line under an existing retaining wall from 10' to 4.3'	Approve Variance APPROVE Final Plat
34	SIX FORTY CENTER RESUBDIVISION OF LOT 2 (7-SO-09-F)	Graham Corporation	Southeast side of Hinton Road, southwest side of Shoppers Lane	Sterling Engineering	12.26	3	1. To reduce the utility and drainage easement along the interior lot lines of Lots 2R-2 and 2R-3 from 5' to 0' under the existing buildings.	Approve Variance APPROVE Final Plat
35	AUTUMN WALK RESUBDIVISION OF LOTS 59-61 (7-SP-09-F)	H. R. Davis	South side of Autumn Path Lane, north of Dry Gap Pike	LeMay & Associates	0.375	3		APPROVE Final Plat