

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: May 7, 2009

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the May 14, 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 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
20	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		TABLE at the applicant's request
21	HARDIN VALLEY CROWN CENTER RESUBDIVISION OF LOTS 3 & 4 (11-SO-08-F)	RDP, Inc.	South side of Hardin Valley Road between Schaeffer and Iron Gate	Cannon & Cannon, Inc.	9.693	3		TABLE at the applicant's request
22	LECONTE VISTA (11-SP-08-F)	Land Development Solutions	Kelly Lane near intersection of Kodak Road	Land Development Solutions	24.05	18		TABLE at the applicant's request
23	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		TABLE at the applicant's request
24	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	1	1. To leave the remainder of Lot 3 without the benefit of a survey.	Approve Variance APPROVE Final Plat
25	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 K value (vertical curve) from 15' to 10' as shown on plat.	Approve Variance APPROVE Final Plat
26	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 June 11, 2009 MPC meeting, at the applicant's request
27	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 June 11, 2009 MPC meeting, at the applicant's request

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28	GLADYS M. BRASHER PROPERTY (5-SA-09-F)	George C. Brasher	Northeast side of Legg Lane, north of Millertown Pike	Norris	2.27	2	1. To reduce the requirement of the Minimum Subdivision Regulations 64-24 requiring 25' of frontage on a public road or an approved easement from 25' to 12' on a public street. 2. To reduce the utility and drainage easement along the front lot line under the existing propane tank. 3. To reduce the required right of way of Legg Lane along the 2 lots shown on the plat from 25' to 12' from centerline to property line. 4. To reduce the utility and drainage easement along the side lot line of Lot 1 under the existing shed from 10' to 4'.	Approve Variances 1-4 APPROVE Final Plat
29	STEPHANIE WHITE JOHNSON PROPERTY (5-SB-09-F)	Stephanie White Johnson	Northeast side of Stony Point Road, northwest of Thorn Grove Pike	Garrett & Associates	1.5	1		APPROVE Final Plat
30	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 June 11, 2009 MPC meeting, at the applicant's request
31	HUNTERS RIDGE RESUBDIVISION OF LOTS 27 & 29 (5-SD-09-F)	BTLT, LLC	West side of Stony Point Road, north of Kay's Ridge Lane	Sterling Engineering	7.195	3		APPROVE Final Plat
32	RESUBDIVISION OF THE ALLEN ATWOOD PROPERTY (5-SE-09-F)	Allen Atwood	North side of Garrison Drive, east of Beaver Ridge Road	Denton	1.49	3	1. To reduce the required right of way of Garrison Drive from 25' to 20' from the centerline to the property line. 2. To reduce the utility and drainage easement under the encroaching garage from 5' to 0'.	Approve Variances 1-2 APPROVE Final Plat

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33	SAND DOLLAR LLC PROPERTY RESUBDIVISION OF LOTS 2R1 & 3R1 (5-SF-09-F)	Richard Lynch	North side of S. Middlebrook Pike at Henson Road	Lynch Surveys, LLC	2.451	2	1. To reduce the standard utility and drainage easement within the detention basin easement from the required width to 0'.	Approve Variance APPROVE Final Plat
34	TJ WALKER SPRINGS PARTNERSHIP PROPERTY (5-SG-09-F)	Michael Brady Inc.	North side of Sutherland Avenue at Tobler Lane	Michael Brady, Inc.	4.77	1	1. To reduce the utility and drainage easement along the rear lot line under the existing metal building from 10' to 5'.	Approve Variance APPROVE Final Plat
35	JEROME TEMPLETONS S/D RESUBDIVISION OF LOTS 7 & 8 (5-SH-09-F)	Abbott Land Surveying LLC	South side of Kingston Pike, west of Neyland Drive	Abbott, Jr.	1.04	1	1. To reduce the utility and drainage easement under the existing boat dock from 10' to 0'. 2. To reduce the utility and drainage easement under the existing retaining wall from 5' to 0' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
36	ARP PROPERTY (5-SI-09-F)	Scott Williams and Associates	southeast side of W. Raccoon Valley Drive, southwest of Depot Street	Williams	0.863	1	1. To reduce the required right of way of W. Raccoon Valley Drive from 44' to 25' from the centerline to the property line. 2. To reduce the utility and drainage easement under the existing wood fence as shown on plat from 5' to 0'.	Approve Variances 1-2 APPROVE Final Plat
37	GENEVA M. ROBINSON RESUB (5-SJ-09-F)	Professional Land Systems	Southeast side of Messer Lane, east of the intersection of Weaver Road	Professional Land Systems	4.167	4		APPROVE Final Plat
38	WEST ARDEN PHASE II (5-SK-09-F)	Adam Price	South side of Haversack Drive to Heathgate Road and over to Hammerstone Lane	Lynch Surveys, LLC	1.641	3		APPROVE Final Plat

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39	CHARLES L & LOIS A ROSE PROPERTY RESUBDIVISION OF LOT 2 (5-SL-09-F)	David Houk	South side of Blazier Road, southwest of Martin Mill Pike	Houk	2	2		APPROVE Final Plat
40	RON C NEWCOMB PROPERTY (5-SM-09-F)	David Houk	At the southeast quadrant of intersection of Nichols Avenue and Munday Street	Houk	0.111	1	1. To reduce the required right of way of Nichols Avenue from 25' to 17.5' from the centerline to the property line. 2. To reduce the required right of way of Mundy Street from 25' to 16' from the centerline to the property line. 3. To reduce the intersection radius at Nichols Avenue and Munday Street from 25' to 0'.	Approve Variances 1-3 APPROVE Final Plat
41	WILLOW BAY (5-SN-09-F)	Arnold Treece	North side of Quarry Road, between E Emory Road and Maynardville Pike	Campbell	7.18	11		APPROVE Final Plat
42	MAITLAND WOODS PHASE 3 (5-SO-09-F)	B & J Enterprises	Northeast of Sands Road, north of intersection of Airtree Lane and Ancient Oak Lane	Batson, Himes, Norvell & Poe	3.83	14		APPROVE Final Plat
43	BALLCAMP VILLAS RESUBDIVISION OF LOT 1-R (5-SP-09-F)	KL Real Estate Corporation	south side of Ball Camp Pike, east of McKamey Road	Batson, Himes, Norvell & Poe	5.2	29		APPROVE Final Plat
44	RUBY W. LETSINGER PROPERTY (5-SQ-09-F)	Paul Letsinger	Southeast side of Snyder Road, northeast of Catlett Road	Hinds Surveying	4.32	3		APPROVE Final Plat
45	BLEDSON PROPERTY (5-SR-09-F)	Dwayne Bledsoe Lisa Monroe	Northwest quadrant at intersection of Washington Pike and Shell Lane	Hinds Surveying	5.73	4		APPROVE Final Plat

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46	CAROLINE AND DAVID BOYD FISER IRREVOCABLE TRUST PROPERTY (5-SS-09-F)	Benchmark Associates	East of intersection of Walker Springs Road and Walbrook Drive	Benchmark Associates, Inc.	1.54	1	1. To reduce the utility and drainage easement from 10' to 0' along the most westerly property line between the building shown on the plat and the property line.	Approve Variance APPROVE Final Plat
47	FOX RIDGE RESUBDIVISION OF LOT 29R (5-ST-09-F)	Lynch Surveys LLC	South of Washington Pike, west of Link Roads	Lynch Surveys, LLC	3	1		APPROVE Final Plat
48	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.	Approve Variance APPROVE Final Plat
49	JAMES A HART RESUBDIVISION OF LOT 1R (5-SV-09-F)	Roger M., Jr. Moore	W. Gallaher Ferry Road at Hickory Creek Road	Cannon & Cannon, Inc.	16.566	5		APPROVE Final Plat
50	CASCADE VILLAS RESUBDIVISION OF LOTS 43-47 (5-SW-09-F)	Cascade Falls, LLC	Northwest end of Beacon Light Way, northwest of Spice Tree Way	Batson, Himes, Norvell & Poe	28270	5		APPROVE Final Plat