

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: November 3, 2009

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the November 12, 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 November 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
12	HENSLEY PROPERTY RESUBDIVISION OF LOT 1R1 (10-SB-09-F)	Denny Norris	West side of Asbury Road, southwest of Archie Wiegel Lane	Norris	2.91	2		POSTPONE until the December 10, 2009 MPC meeting, at the applicant's request
13	VARNER ESTATES (10-SC-09-F)	Michael Luethke	Southwest side of Bob Varner Road, north of Brown Gap Road	Luethke Surveying Co	85080	4		POSTPONE until the December 10, 2009 MPC meeting, at the applicant's request
14	KENNETH & BELINDA RABY PROPERTY RESUBDIVISION OF LOTS 1R & 1R1 (10-SE-09-F)	Smoky Mountain Land Surveying	At the terminus of Harvey Road, south of Boyd Station Road	Dawson	4.577	2	1. To reduce the required width of the JPE from 40' to 25'. 2. To allow a JPE to be established without requiring a turnaround.	Approve Variances 1-2 APPROVE Final Plat
15	VILLAS AT ROCKY HILL UNIT 1 (10-SJ-09-F)	Rocky Hill Land Partners LLC	S. Northshore Drive at LeConte Vista Way	Williams	8.65	5		APPROVE Final Plat
16	WAYLAND-GOODMAN PROPERTIES (11-SA-09-F)	Michael Brady, Inc.	Chapman Highway at E. Martin Mill Pike	Michael Brady, Inc.	0.89	1	1. To reduce the required intersection radius at E. Martin Mill Pike and Chapman Highway from 75' to 25'. 2. To reduce the utility and drainage easement along E. Martin Mill Pike from 10' to 0'. 3. To reduce the utility and drainage easement along the northern property line from 10' to 0'.	Approve Variances 1-3 APPROVE Final Plat
17	WATTS S/D RESUBDIVISION OF LOTS 1 & 2 (11-SB-09-F)	Ralph E. Watts	South side of W. Emory Road, west of Mountain Vista Drive	LeMay & Associates	2	2	1. To reduce the utility and drainage easement under the existing building along front lot line of Lot 1R from 10' to 0'.	WITHDRAWN at the applicant's request
18	IVYBRIDGE (11-SC-09-F)	Southland Engineering	Schaad Road across from Olive Branch Road intersection	Smithbilt, LLC	19.73	54		APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
19	ROBERT D. FOREMAN PROPERTY (11-SD-09-F)	Denny Norris	East side of Ellison Lane north of Wrights Ferry Road	Norris	2.96	2	1. to reduce the utility and drainage easement along front property line under existing structure from 10' to 2.3' as shown on plat.	TABLE at the applicant's request
20	RIDGEFIELD ADDITION RESUBDIVISION OF LOTS 6-7 (11-SE-09-F)	Graham Corporation	Southeast side of Harriett Place, northeast of Clinton Highway	Dawson	17430	1	1. To reduce the right of way of Harriett Place along subject property from 25' to 15' from the centerline to the property line. 2. To reduce the corner radius along the northern portion and western portion of Harriett Place from 75' to 20'. 3. To reduce the intersection radius at Harriett Place and Clinton Highway from 75' to 15'	Approve Variances 1-3 APPROVE Final Plat
21	STANLEY'S ADDITION RESUBDIVISION OF PART OF LOT 11 AND LOTS 12-17 (11-SF-09-F)	Knoxville Habitat for Humanity, Inc.	South side of Stanley Avenue, north side of Nash Road	Batson, Himes, Norvell & Poe	29170	5	1. To reduce the right of way of Linden Avenue along subject property from 25' to 20' from the centerline to the property line. 2. To reduce the right of way of Nash Road along subject property from 25' to 20' from the centerline to the property line. 3. To reduce the right of way of Stanley Avenue along subject property from 25' to 20' from the centerline to the property line. 4. To reduce the intersection radius at Nash Road and Stanley Avenue from 25' to 0'.	Approve Variances 1-4 APPROVE Final Plat
22	BRIARTOWNE (11-SG-09-F)	Briartowne, LLC	South side of Asheville Highway, west of Brakebill Road	Southern Design Group	4.2	4	1. To leave the remaining portion of parcel 083 without the benefit of a survey.	Approve Variance APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
23	CASCADE VILLAS PHASE 2 (11-SH-09-F)	Cascade Falls, LLC	southwest end of Spice Tree Way, southwest of Beacon Light Way	Batson, Himes, Norvell & Poe	3.35	8	1. To leave remaining portion of parcel 211 that is less than 5 acres without the benefit of a survey.	POSTPONE until the December 10, 2009 MPC meeting, at the applicant's request
24	LOY RETAIL CENTER (11-SI-09-F)	Loi Hoang	Parkside Drive at Glade Drive intersection	W.J. Moore & Assoc.	0.849	1	1. To reduce the utility and drainage easement from 5' to 3.89' under existing structure as shown on plat.	POSTPONE until the December 10, 2009 MPC meeting, at the applicant's request
25	HAROLD GLENN & CLARIESE NIPPER PROPERTY (11-SJ-09-F)	Denny Norris	southwest side of Maplegreen Lane, south of Bluegrass Road	Norris	2.79	3		POSTPONE until the December 10, 2009 MPC meeting, at the applicant's request
26	RENO PROPERTY (11-SK-09-F)	Stan Reno	southeast side of Washington Pike, north of McGinnis road	Hinds Surveying	11.2	3		APPROVE Final Plat
27	PROPERTY OF BLALOCK (11-SL-09-F)	Courtesy Lodging Co.	Merchant Drive at Central Avenue Pike intersection	Michael Brady, Inc.	1.9	2		APPROVE Final Plat
28	EAST TOWN PLAZA UNIT 1 LOT 2 (11-SM-09-F)	Robert G. Campbell & Associates	At intersection of Washington Pike and Centerline Drive	Campbell	2.73	2	1. To reduce the utility and drainage easement within the detention basin easement from 10' to 0'.	Approve Variance APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
29	BON VIEW ADDITION AND BROOKSIDE MILLS RESUBDIVISION (11-SN-09-F)	Isabella F. Waters	south side of Beaumont Avenue, southwest side of McSpadden Street	Dawson	0.88	2	1. To reduce the u/d easement under existing structures or walls along all property lines on Lot 91R from 10' to distances shown on plat. 2. To reduce the u/d easement under existing structures or walls along all property lines on Lot 89R from 10' to distances shown on plat. 3. To reduce the required right of way width of Beaumont Avenue along subject property from 35' to 25' from the centerline to the property line.. 4. To reduce the required right of way width of McSpadden Street along subject property from 25' to 20' from the centerline to the property line.	POSTPONE until the December 10, 2009 MPC meeting, at the applicant's request
30	ROEFIELD UNIT 13 PHASE I (11-SO-09-F)	M. A. Schubert, Jr	Intersection of Beechvale Drive and Vale View Road	LeMay & Associates	2.83	8		APPROVE Final Plat
31	RALPH TEAGUE PROPERTY (11-SP-09-F)	Joe Touchton	North side of Greenwell Drive, east of Pedigo Road	Touchton	3.77	2	1. To reduce the requirements of the JPE to existing conditions.	POSTPONE until the December 10, 2009 MPC meeting, at the applicant's request
32	THE BURR & TERRY S/D OF SNEED KING ADDITION TO KNOXVILLE RESUBDIVISION (11-SQ-09-F)	The Courtland Group, LLC	West side of S. Central Avenue, west of Willow Avenue	Sanders	0.156	2	1. To reduce the utility and drainage easement under the existing buildings from 10' to 0' along all property lines. 2. To reduce the required right of way of S. Central Street from 40' to 25' from the centerline to the property line.	Approve Variances 1-2 APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
33	HIGHLAND PARK ADDITION, UNIT 2 RESUBDIVISION OF LOTS 7 AND 8 AND ACREAGE (11-SR-09-F)	Robert Toole Estate	North side of Black Oak Ridge Ln., south side of Rifle Range Dr.	Batson, Himes, Norvell & Poe	14.65	2	1. To reduce the required right of way of Rifle Range Drive from 56' to 35' from the centerline to the property line. 2. To reduce the required right of way of Black Oak Ridge Lane from 25' to 20'. 3. To leave the remainder of Lot 8 without the benefit of a survey.	Approve Variances 1-3 APPROVE Final Plat
34	GRAHAM GP (11-SS-09-F)	LeMay and Associates	Southeast side of McClain Dr., southwest side of Clinton Hwy.	LeMay & Associates	0.62	1	1. Property line corner radius from 75' to 25' at the intersection of McClain Dr. and Clinton Hwy.	Approve Variance APPROVE Final Plat