

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: August 5, 2010

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the August 12, 2010 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 August 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
17	CHEROKEE RIDGE RESUBDIVISION OF LOTS 17 & 18 (7-SI-10-F)	Lynch Surveys LLC	East side of Schaad Rd, north and south side of Stekoia Lane	Lynch Surveys, LLC	23053	2	1. To reduce the utility and drainage easement within the detention basin from 10' to 0'. 2. To reduce the corner radius at Schaad Road and Stekoia Lane on both lots from 75' to 25' as shown on plat. 3. To reduce the required right of way of Schaad Road from 56' to 46.8' from the centerline to the property line as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
18	SIMPSON FAMILY PROPERTY (7-SK-10-F)	Eagle River Surveying	Northeast side of Hightop Rd, north of Stony Point Rd	Eagle River Surveying	3.891	3		APPROVE Final Plat
19	KEENER HEIGHTS RESUBDIVISION OF LOT 41A-1R (7-SN-10-F)	Benchmark Associates	Southeast side of Papermill Rd and northwest of Circle Dr	Benchmark Associates, Inc.	5.01	1		APPROVE Final Plat
20	SALLIE R JOHNSON ADDITION REPLAT OF LOT 1R (8-SA-10-F)	Dan Hale	Northeast corner of gate Lane & Nightingale	Crutchfield	1.01	1	1. To reduce the utility and drainage easement along Nightingale Lane from 10' to 8' within the detention basin and under the retaining walls.	Approve Variance APPROVE Final Plat
21	CAMPBELL CREEK PHASE 2 (8-SB-10-F)	Eric Moseley	Southeast side of Yarnell Road, east of N. Campbell Station Road	Cannon & Cannon, Inc.	7.118	21		APPROVE Final Plat
22	DAMRON'S ADDITION (8-SC-10-F)	Three Rivers Market	At the intersection of N. Central Street and East Baxter Avenue	Hamby/ADS, Inc.	0.82	1	1. To reduce the utility and drainage easement under existing structures and retaining walls from 10' to distances shown on plat.	Approve Variance APPROVE Final Plat
23	JIM HASSON PROPERTY (8-SD-10-F)	LeMay and Associates	North side of Sherwood Drive, east of Orchard Road	LeMay & Associates	3.94	3		APPROVE Final Plat

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24	STRONG & THOMPSON EAST END ADDITION (8-SE-10-F)	KCDC & Partners Development	corner of S. chestnut and Selma Avenue	Vision EDS	17714	2	1. To reduce the required right of way along S. Chestnut Street from 30' to 25' from the centerline to the property line.	Approve Variance APPROVE Final Plat
25	STRONG & THOMPSON EAST END ADDITION (8-SF-10-F)	KCDC and Partners Development	Corner of S. Chestnut Street and Wilson Avenue	Vision EDS	22366	2	1. To reduce the required right of way along S. Chestnut Street from 30' to 25' from the centerline to the property line.	Approve Variance APPROVE Final Plat
26	THE HERITAGE AT ROEFIELD (8-SG-10-F)	M. A. Jr. Schubert	South side of Westland Drive, east side of Woodsboro Road	LeMay & Associates	7.56	29		POSTPONE until the September 9, 2010 MPC meeting, at the applicant's request
27	STRONG & THOMPSONS EAST END ADDITION (8-SH-10-F)	KCDC and Partners Development	Corner of S chestnut and Selma Avenue	Vision EDS	22366	2	1. To reduce the required right of way along S. Chestnut Street from 30' to 25' from the centerline to the property line.	Approve Variance APPROVE Final Plat
28	THE COTTAGE RETREAT (8-SI-10-F)	Retreat Holdings LLC	Southwest side of Edington Road, northeast side of Wells Road	Williams	22.4113	1		APPROVE Final Plat
29	BLACK OAK HEIGHTS RESUBDIVISION OF PART OF LOTS 84-88 (8-SJ-10-F)	Knoxville Habitat for Humanity	Northeast side of Primus Road, south side of I-75	Dawson	8705	1	1. To reduce the required right of way of Primus Road from 25' to 15' from the centerline to the property line as shown on plat.	Approve Variance APPROVE Final Plat
30	ADELL REE PARK LOT 1 (8-SK-10-F)	Professional Land Systems	Northwest quad. Of intersection of Middlebrook Pike and Adell Ree Park Lane	Ferguson	0.637	1	1. To reduce the utility and drainage easement within the detention basin easement along Adell Ree Park Lane from 10' to 0'. 2. To reduce the utility and drainage easement under the existing retaining walls from 10' to distances shown on plat.	Approve Variances 1-2 APPROVE Final Plat

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31	NORMA HERRON PROPERTY LOT 1 (8-SL-10-F)	Janet Nabors	West side of Williams Road, northwest of Soaring Hawk Way	Urban Engineering	5.14	3		APPROVE Final Plat
32	EASTPORT SCHOOL REPLAT OF LOT 2R- 1 (8-SM-10-F)	Passport Development Corp.	South side of Bethel Ave., west side of McConnell Street	Cannon & Cannon, Inc.	3.63	1	1. To reduce the utility and drainage easement within the detention basin easement and under any proposed walls from 10' to 0'.	Approve Variance APPROVE Final Plat
33	SANDERS/OHLGREN PROPERTY (8-SN-10-F)	John I. Sanders	At intersection of N. Broadway and W. Jackson Avenue	Vision Engineering and Development Services, Inc.	0.89	1	1. To reduce the intersection radius at N. Broadway and W. Jackson Avenue from 75' to 34.23'	Approve Variance APPROVE Final Plat
34	WELLS PROPERTY (8-SO-10-F)	Romans Engineering	North side of McCammon Road, northeast of martin mill pike	Romans Land Surveying	9.62	3	1. To reduce the utility and drainage easement under carport and barn on east property line from 10' to distances shown on plat.	Approve Variance APPROVE Final Plat
35	BRANDYWINE AT TURKEY CREEK PHASE I (8-SP-10-F)	Brandywine at Turkey Creek, LLC	West side of Fretz Road, south of Campbell Station Road	Lackey & Associates, Inc.	6.799	39		TABLED at the request of the applicant
36	BISHOP RIDGE RESUBDIVISION OF LOT 1R-1 (8-SQ-10-F)	Atlas Tri-State SPE, LLC	East side of Bishop Road, south of N. meadow Blvd.	LeMay & Associates	3.02	5		APPROVE Final Plat
37	THE VILLAGE AT HARDIN VALLEY (8-SR-10-F)	Benchmark Associates	South side of Hardin Valley Road, east of Bryant Lane	Benchmark Associates, Inc.	29.26	6	1. To reduce the utility and drainage easement under the existing structure from 10' to 3.1' on Lot 5 as shown on plat.	Approve Variance APPROVE Final Plat