

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: December 2, 2010

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the December 9, 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 December 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
18	STEVE & ELIZABETH CARDWELL PROPERTY (10-SA-10-F)	Garron Land Surveying	Nickle Rd, 1100' northwest of Pleasant Ridge Rd	Garron Land Surveying	1	2	1. To reduce the utility and drainage easement on Lot 2 under the existing structure from 10' to 6.6' as shown on plat.	Approve Variance APPROVE Final Plat
19	MARY HERRELL PROPERTY AND PART OF THE JIM DAVIS PROPERTY (12-SA-10-F)	Mary Herrell	Southeast side of East Raccoon Valley Rd, northeast of Heiskell Rd	McGrew	6.49	4		APPROVE Final Plat
20	JAMES R CARDWELL S/D (12-SB-10-F)	Robert G Campbell and Associates	Southeast side of E Emory Rd, east of Dixon Springs Lane	Campbell	1.62	2	1. To reduce the required right of way width of E Emory Road from 56' to 42' from the centerline to the property line. 2. To reduce the required intersection radius at E. Emory Road and Dixon Springs Lane from 25' to 0'.	Approve Variances 1-2 APPROVE Final Plat
21	SWAN FAMILY LIMITED PARTNERSHIP S/D REPLAT (12-SC-10-F)	Pellissippi Pointe Partnership	Southeast quadrant of Dutchtown Rd and Cogdill Rd intersection	Jordan, Jones & Goulding	21.75	5		APPROVE Final Plat
22	LEROY K AND FRANCES ALLISON PROPERTY (12-SD-10-F)	Leroy & Frances Allison	South side of Thorn Grove Pike, west of Flint Gap Rd	Garrett & Associates	2.41	2	1. To reduce the required right of way of Thorn Grove Pike from 50' to 40' from the centerline to the property line. 2. To reduce the utility and drainage easement along Thorn Grove Pike under the existing structure from 10' to 4.81'.	Approve Variances 1-2 APPROVE Final Plat
25	THE OFFICES AT SAINT ANDREWS (12-SG-10-F)	Professional Land Systems	Terminus of E Walker Springs Lane	Professional Land Systems	14.732	6		APPROVE Final Plat

FINAL PLATS

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26	JACKSON ARMATURE (12-SH-10-F)	Professional Land Systems	South quadrant of S. Gay St and W. Jackson Ave.	Professional Land Systems	1.261	1	1. To reduce the required radius at the intersection of W. Jackson Avenue and S. Gay Street from 75' to distance shown on plat. 2. To reduce the utility and drainage easement along all lot lines from required 10' or 5' to 0' under existing structures. 3. To reduce the required right of way of W. Jackson Avenue from 25' to 19.3' from centerline to property line as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
27	THE VILLAS AT TYLER'S GATE (12-SI-10-F)	TC& B Development	Northeast side of Heiskell Rd, northwest of Copeland Dr.	Batson, Himes, Norvell & Poe	7.11	26		APPROVE Final Plat
28	SILVER LEAF PHASE I (12-SJ-10-F)	Knoxville Habitat for Humanity	Southwest intersection of Skyline Dr and James Rd	Batson, Himes, Norvell & Poe	7.555	25	1. To reduce the utility and drainage easement within the detention basin easements from 10' to 0'.	Approve Variance APPROVE Final Plat
29	DAVID AND GLENDA WELLS PROPERTY RESUBDIVISION OF LOT 2 (12-SK-10-F)	David Wells	Southwest side of Catlett Rd, northwest of Gilbert Dr.	Batson, Himes, Norvell & Poe	1	2		APPROVE Final Plat
30	COVENTRY CREEK LLC PROPERTY RESUBDIVISION OF LOT 1R1 AND HAWKINS ESTATES LOT 1 (12-SL-10-F)	Benchmark Associates, Inc.	Northwest side of Washington Pike, southeast side of McCampbell Dr.	Benchmark Associates, Inc.	24.64	3	1. To reduce the utility and drainage easement within the detention easements from 10' to 0'. 2. To reduce the utility and drainage easement under the existing structure from 10' to 9' as shown on the plat.	Approve Variances 1-2 APPROVE Final Plat