

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: February 4, 2010

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the February 11, 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 February 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
19	WOODFORD PROPERTY RESUBDIVISION (2-SA-10-F)	Roth Land Surveying	southwest side of Central Avenue Pike at Murray Drive	Roth	4.83	2		APPROVE Final Plat
20	JUHA A. & WHITNEY L. MIETTINEN PROPERTY RESUBDIVISION (2-SB-10-F)	Oak Valley Construction	South side of Haggard Drive, southwest of Hale Road	Howell	0.48	2	1. To reduce the requirements of the Minimum Subdivision Regulations for the existing JPE to existing conditions.	Approve Variance APPROVE Final Plat
21	JOEY STOCKTON AND DENNIS BARGER PROPERTY RESUBDIVISION (2-SC-10-F)	Benchmark Associates	Northeast of Bakertown Road, north side of Ball Road	Benchmark Associates, Inc.	2.22	3		APPROVE Final Plat
22	WESTHAVEN (2-SD-10-F)	Clayton Bank & Trust	West side of Sisk Road, south of Pleasant Ridge Road	Batson, Himes, Norvell & Poe	9.32	30	1. To reduce the required sight distance at the intersection of Floret Way and Sisk Road from 300' to 240'. 2. To reduce the utility and drainage easement within the detention basin easement from 10' to 0'.	Approve Variances 1-2 APPROVE Final Plat
23	HABITAT FOR HUMANITY CREEKHEAD DRIVE PROPERTY (2-SE-10-F)	Habitat for Humanity	South side of Creekhead Drive, southwest of Helmbolt Road	Batson, Himes, Norvell & Poe	1.58	3		APPROVE Final Plat
24	VERNON STINNET PROPERTY RESUBDIVISION OF LOT 1 (2-SF-10-F)	James H. Loveday	East side of Carmichael Road, north of Yarnell Road	Century Surveying	3.56	2		APPROVE Final Plat
25	GERALD ALLEN OAKES ESTATE (2-SG-10-F)	Boyer's Survey Company	South side of Ridgeview Road, east of Clapp's Chapel Road	Boyer	5.21	3		APPROVE Final Plat
26	BEELER'S LAST ADDITION (2-SH-10-F)	Touchton & Associates	At intersection of Carter Road and Atkins Road	Touchton	5.53	4		APPROVE Final Plat

FINAL PLATS

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27	KINGSTON PIKE COMMERCIAL PARK LOTS 1, 3 & 4 (2-SI-10-F)	Burleson Construction Company	Northwest side of Kingston Pike at northeast intersection of Sherway Road	Batson, Himes, Norvell & Poe	1.73	3	1. To reduce the required right of way of Kingston Pike along subject property from 50' to 40' from the centerline to the property line. 2. To reduce the intersection radius at Kingston Pike and Sherway Road from 75' to 30'. 3. To reduce the utility and drainage easement along the rear lot line of Lot 1R from 10' to 4.6' under the existing building.	Approve Variances 1-3 APPROVE Final Plat
28	LAKEWOOD ADDITION RESUBDIVISION OF LOTS 5-8 AND PART OF LOTS 4 & 9 (2-SJ-10-F)	Steve Abbott	North side of Westland Drive, east of Bream Drive	Abbott, Jr.	2.468	4	1. To reduce the utility and drainage easement located along property lines under any existing structures or walls from 10' or 5' to distances shown.	Approve Variance APPROVE Final Plat
29	MAPLEWOOD DEVELOPMENT (2-SK-10-F)	Professional Land Systems	North side of Garden Drive, east of Fulton Drive	Professional Land Systems	3.778	4	1. To permit a maximum grade of 15% along the JPE.	Approve Variance APPROVE Final Plat
30	WILL J. PUGH TRACT & J. C. STERCHI ADDITION ,BLOCK 7, RESUB. OF LOTS 12-20 & P/O 21 (2-SL-10-F)	City Of Knoxville	At southeast intersection of Western Avenue and Proctor Street	Cannon & Cannon, Inc.	6.288	1	to be determined	POSTPONE until the March 11, 2010 MPC meeting, at the applicant's request