

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: January 7, 2010

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the January 14, 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 January 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
11	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.	Approve Variances 1-4 APPROVE Final Plat
12	KINGSTON PIKE CARWASH RESUBDIVISION OF LOT 1 (1-SA-10-F)	Hinds Surveying	North side of Kingston Pike, east of Morrell Road	Hinds Surveying	1.25	2	1. To reduce the utility and drainage easement along common lot lines of Lot 1R and 1R1 from 5' to 0' under existing retaining wall. 2. To reduce the utility and drainage easement along the north property line from 10' to 4' under the existing retaining wall. 3. To reduce the utility and drainage easement along west property line from 10' to 0' under the existing retaining wall.	Approve Variances 1-3 APPROVE Final Plat
13	WILLIAMS-HENSON LUTHERN HOME FOR CHILDREN, INC. RESUBDIVISION OF LOT 4R (1-SB-10-F)	Alley Realty & Auction, Inc.	North side of Maryville Pike, west of Rudder Road	Sterling Engineering	5.037	2		APPROVE Final Plat

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15	ACKER PLACE RESUBDIVISION OF LOT 2R (1-SD-10-F)	Mountain View Partners	Northeast side of E. Weisgarber Road, northwest side of Weisbrook Lane	LeMay & Associates	5.26	2		APPROVE Final Plat
16	FURROW PROPERTY RESUBDIVISION OF LOT 2 (1-SE-10-F)	Trotter-McClellan, Inc.	South side of Lexington Drive, west side of Simmons road	Trotter-McClellan, Inc. Trotter-Mc Clellan	11.057	2	1. To reduce the intersection radius at Simmons Road and Lexington Drive from 75' to 25'.	POSTPONE until the March 11, 2010 MPC meeting, at the applicant's request
17	BURLINGTON SPEEDWAY ADD. BLOCK C RESUBDIVISION OF LOT 21 (1-SF-10-F)	Knoxville Habitat for Humanity, Inc.	Northwest side of Dickson Street, southwest of Porter Avenue	Batson, Himes, Norvell & Poe	5667	1	1. reduce the required right of way of Dickson avenue from 25' to 19' from the centerline to the property line.	Approve Variance APPROVE Final Plat
18	HABITAT FOR HUMANITY NICHOLS AVENUE & MUNDY STREET PROPERTY (1-SG-10-F)	Knoxville Habitat for Humanity	The south quadrant of intersection of Nichols Avenue and Mundy Street	Batson, Himes, Norvell & Poe	11799	2	1. To reduce the required right of way of Mundy Street from 25' to 16' from the centerline to the property line. 2. To reduce the required intersection radius at Mundy Street and Nichols Avenue from 25' to 0'.	Approve Variances 1-2 APPROVE Final Plat
19	KINGSTON PIKE COMMERCIAL PARK LOTS 5, 9, & 12R1 (1-SH-10-F)	Dave Burleson	West side of Sherlake Lane, north of Kingston Pike	Batson, Himes, Norvell & Poe	6.24	3	1. To reduce the utility and drainage easement along the rear lot line of Lot 10R under the existing building from 10' to 6.	Approve Variance APPROVE Final Plat
20	MPM DEVELOPMENT ON OAKMEADE ROAD (1-SI-10-F)	MPM Development, LLC	Northeast side of Oakmeade Road, northwest of Irwin Drive	Batson, Himes, Norvell & Poe	0.997	3		APPROVE Final Plat

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21	MARK EDWARD AND EDITH WESTERHOLD PROPERTY (1-SJ-10-F)	Edith Westerhold	north side of Ramsey lane east of strawberry plains pike	Garrett & Associates	3.8	1	1. To reduce the required utility and drainage easement along front property line under existing garage from 10' to 0'. 2. To reduce the required utility and drainage easement along west property line under existing garage from 10' to 0'. 3. To reduce the right of way of Ramsey Lane along subject property from 25' to 20.27' from the centerline to the property line.	Approve Variances 1-3 APPROVE Final Plat
22	CRUMLEY PROPERTY RESUBDIVISION OF LOT 2R & EAST TENNESSEE REALTY AUCTION RESUBDIVISION OF LOT 10R (1-SK-10-F)	Terry Nicely	West side of Ellistown Road, south of Munsey Road	Garrett & Associates	8.39	2		APPROVE Final Plat
23	TALBOTT SUBDIVISION LOTS 1-3 (1-SL-10-F)	Vision Engineering	North side of Duncan Road, east of Badgett Road	Vision Engineering and Development Services, Inc.	18.91	3		APPROVE Final Plat
24	DANNAHER PLACE (1-SM-10-F)	Sundown Properties	Northeast side of Conner Road, northwest of Emory Road	Land Development Solutions	41.97	5		APPROVE Final Plat
25	VILLA GARDENS RESUBDIVISION OF LOTS 30, 41, AND PARTS OF LOTS 29 & 31 (1-SN-10-F)	Professional Land Systems	Northeast quadrant of Fulton Drive and Garden Drive	Professional Land Systems	7.366	4	1. To leave the remainder of Lot 41 without the benefit of a survey. 2. To reduce the required utility and drainage easement under the existing retaining wall on Lot 29R1 from 5' to 0'.	Approve Variances 1-2 APPROVE Final Plat
26	ROY L. CLARK PROPERTY (1-SO-10-F)	Miller Land Surveying LLC	East side of Duncan Road, southeast of Badgett Road	Miller Land Surveying	20.29	2	1. To reduce the utility and drainage easement under the encroaching shed from 5' to 0'.	Approve Variance APPROVE Final Plat

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27	EMORY PLACE RESUBDIVISION OF LOTS 27R, 29-31, & 32R (1-SP-10-F)	Vision Engineering	North side of Emory Place, west side of N. Central Street	Vision Engineering and Development Services, Inc.	0.45	8	1. To reduce the required corner radius at intersection of Emory Place and N. Central Street from 75' to 0'. 2. To reduce the utility and drainage easement under all existing/proposed buildings along all property lines from 10' or 5' to 0'. 3. To reduce the required right of way along subject property on N. Central Street from 35' to 30' from the centerline to the property line.	Approve Variances 1-3 APPROVE Final Plat
28	EMERY PROPERTY RESUBDIVISION OF LOT 2 (1-SQ-10-F)	Hinds Surveying Co.	East side of Triplett Lane, south of Kingston Pike	Hinds Surveying	1.2	2		APPROVE Final Plat
29	SHERRILL HILL RESUBDIVISION OF LOTS 1 & 2 (1-SR-10-F)	Michael Brady, Inc.	South side of Kingston Pike, south of Market Place Drive	Michael Brady, Inc.		8		APPROVE Final Plat
30	SHARON MILLER PROPERTY REPLAT OF LOT 1R (1-SS-10-F)	Sharon Miller Pryse	south side of Kingston Pike, east of Cherokee Blvd.	Waddell Surveying and Design	2.159	1	1. To reduce the interior and boundary line utility and drainage easements from 5' and 10' to 0' under existing stone and brick walls.	Approve Variance APPROVE Final Plat