

## **MEMORANDUM**

**TO: Metropolitan Planning Commission**

**FROM: Emily Dills**

**DATE: June 30, 2010**

**SUBJECT: Final Plat Recommendations**

**CC: Surveyors, Owners**

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**The attached spreadsheet includes recommendations for all Final Plat requests on the July 8, 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 July 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
13	GROVE POINTE UNIT 2 (7-SA-10-F)	Southland Group, Inc.	Northwest side of McCloud Rd at intersection of Greenscape Dr.	Southland Group, Inc.	17.8	51	1. To reduce the brokenback tangent on Landscape Drive from 150' to 51' as shown on plat.	Approve Variance APPROVE Final Plat
14	SOUTH GROVE PHASE 2 RESUBDIVISION OF LOT 3E (7-SB-10-F)	Smoky Mountain Land Surveying	At the intersection of Chapman Hwy and Majestic Grove Rd	Dawson	5.02	3		APPROVE Final Plat
15	GILLAND ESTATE  (7-SC-10-F)	The Land Surveyors, Inc.	West of Tarklin Valley, south of Knight Rd	Garrett	8	5	1. To leave the remaining portion of previously platted Tract 1 without the benefit of a survey. 2. To reduce the requirements of the Minimum Subdivision Regulations for the JPE to existing conditions. 3. To reduce the utility and drainage easement under the existing shed on Lot 1R from 5' to 0'	Approve Variances 1-3 APPROVE Final Plat
16	DMS PROPERTIES LLC (7-SD-10-F)	DMS Properties	West side of Boruff St, south of Wheeler St	Waddell Surveying and Design	3.56	1	1. To reduce the utility and drainage easement under existing structures from 10' to distances shown on plat.	Approve Variance APPROVE Final Plat
17	RONALD J BAILEY & DARLA E CHANDLER PROPERTY (7-SE-10-F)	Family Homes	North side of Hogskin Rd, east of Idumea Rd	Garrett & Associates	1.52	2		APPROVE Final Plat
18	MCGHEES SECOND ADDITION RESUBDIVISION OF LOTS 72 & PART OF LOTS 71 & 73 (7-SF-10-F)	Inez B. Johnson	South side of W Fourth Ave., west side of James Ave	Dawson	0.337	1	1. To reduce the right of way of James Avenue from 25' to 20' from the centerline to the property line. 2. To reduce the right of way of W Fourth Avenue from 25' to 20' from the centerline to the property line.	Approve Variances 1-2 APPROVE Final Plat

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ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
19	WALNUT GROVE RESUBDIVISION OF LOTS 149-150 & 174 (7-SG-10-F)	Roth Land Surveying	North side of Dreamview Lane, south side of Clear Ridge Rd	Roth	0.64	3		APPROVE Final Plat
20	TURTLE POINT RESUBDIVISION OF LOTS 20R & 21 (7-SH-10-F)	Robert Renfro	East side of Lyons Bend, south of Turtle Point Lane	Batson, Himes, Norvell & Poe	5.299	1	1. To reduce the required right of way of Lyons Bend Road from 30' to 25' from the centerline to the property line.	Approve Variance APPROVE Final Plat
21	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.	Approve Variances 1-3 APPROVE Final Plat
22	W A BRANNERS ADDITION RESUBDIVISION OF LOTS 120-123 (7-SJ-10-F)	Romans Engineering	West side of North Hall of Fame D, south side of N. Fourth Ave	Romans Land Surveying	0.63	1	1. To reduce the corner radius from 75' to distance shown on plat. 2. To reduce the utility and drainage easement under existing retaining walls from 10' to 0' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
23	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		POSTPONE until the August 12, 2010 MPC meeting, at the applicant's request
24	SOUTH GROVE RESUBDIVISION OF LOTS 4R1 & 4R4 (7-SL-10-F)	Smoky Mountain Land Surveying	At the intersection of Chapman Hwy and Majestic Grove	Dawson	2.649	2	1. To reduce the utility and drainage easement under the existing sign on Lot 4R1-1 from 10' to distance shown on plat.	Approve Variance APPROVE Final Plat

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<b>25</b>	CASTLE PINES (7-SM-10-F)	Southland Group	Northwest side of Maloney Rd, southwest side of Belt Rd	Southland Group Inc.	12.37	41		APPROVE Final Plat
<b>26</b>	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	to be determined	POSTPONE until the August 12, 2010 MPC meeting, at the applicant's request
<b>27</b>	WILLIAM DUNCAN PROPERTY (7-SO-10-F)	William Duncan	At the southern intersection of Duncan Rd and Derris Dr	Hinds Surveying	6.18	3		APPROVE Final Plat