

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: March 4, 2010

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the March 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 March 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
23	ISAIAH'S LANDING RESUBDIVISION (8-SR-08-F)	Boundary Consultants	South side of S. Mall Rd, south of East Towne Rd	Boundary Consultants	23.71	3		POSTPONE until the April 8, 2010 MPC meeting, at the applicant's request
24	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'. 2. To reduce the requirements of the Minimum Subdivision Regulations for the Joint Permanent Easement to existing conditions.	Approve Variances 1-2 APPROVE Final Plat
25	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 Ave and Proctor St.	Cannon & Cannon, Inc.	6.288	1	1. To reduce the required right of way of Western Avenue from the centerline to the property line from 50' to distances shown on plat. 2. To reduce the required right of way of Proctor Street from centerline to the property line from 35' to distances shown on plat. 3. To reduce the intersection radius at Proctor Street and Western Avenue from 75' to 0'.	Approve Variances 1-3 APPROVE Final Plat
26	OAK FOREST RESUBDIVISION OF LOTS 31R & 32R (3-SA-10-F)	Scot Braun	South side of Gleason Dr, East side of Silver Maple Lane	Sanders	0.79	3		APPROVE Final Plat
27	GLEASON COURT RESUBDIVISION OF LOTS 7-10 (3-SB-10-F)	Jim Sullivan	Gleason Rd, west or Morrell Rd.	Sullivan	0.74	4		APPROVE Final Plat
28	ELY PARK PHASE I (3-SC-10-F)	Oakleigh GP	Southeast side of Millertown Pike, northeast of Ellistown Rd.	Carraher & Ward, LLC	17.76	51		APPROVE Final Plat

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29	THE VILLAS AT TYLER'S GATE (3-SD-10-F)	TC&B Development	North side of Heiskell Rd west of E. Copeland Rd intersection	Southland Engineering Consultants, LLC	7.1	30		APPROVE Final Plat
30	MCCLOUD SUBDIVISION UNIT 1 (3-SE-10-F)	Southland Group, Inc.	North side of McCloud Rd, north of Larue Lane, south of Oaken Dr.	Southland Engineering Consultants, LLC	1.65	1		APPROVE Final Plat
31	KNOXVILLE'S COMMUNITY DEVELOPMENT CORP. PROPERTY (3-SF-10-F)	City of Knoxville	Southeast side of Proctor St, north of News Sentinel Dr., west of Western Ave.	Payne	10.34	1		APPROVE Final Plat
32	J. C. STERCHI ADDITION, BLOCK 6, LOTS 1-6 (3-SG-10-F)	City of Knoxville	East side of Proctor St, south of Western Ave.	Payne	2.06	1		APPROVE Final Plat
33	GEYLAND HEIGHTS RESUBDIVISION OF LOTS 1-7 (3-SH-10-F)	Knoxville Habitat for Humanity	Northwest side of England Dr, between Geyland Heights Rd and Winford Rd.	Batson, Himes, Norvell & Poe	1.13	5	1. To reduce the required right of way along subject property on Geyland Heights from 25' to 20' from the centerline to the property line.	Approve Variance APPROVE Final Plat
34	KNOXVILLE LANDING (3-SI-10-F)	Michael Brady Inc.	South of Hill Ave. and James White Parkway along Tennessee River	Michael Brady, Inc.	8.31	1	1. To reduce the utility and drainage easement along the east and south property lines from 10' to 0'. 2. To reduce the required right of way of E Hill Avenue from 35' to 22' from the centerline to the property line as shown on plat.	Approve Variances 1-2 APPROVE Final Plat

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ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
35	CEDARDALE RESUBDIVISION OF LOTS 5 & 6, 11, 13-17 (3-SJ-10-F)	Richard Vogt	North side of Drinnen Ave, east side of W. Martin Mill Pike	Hinds Surveying	2.44	1	1. To reduce the required right of way width of Brady Street from 25' to 15' from the centerline to the property line. 2. To reduce the required intersection radius at Brady Street and Childress Street from 75' to 40'. 3. To reduce the required intersection radius at Brady Street and Drinnen Avenue from 75' to 25'.	Approve Variances 1-3 APPROVE Final Plat
36	CATE RIDGE RESUBDIVISION OF LOTS 14-18 (3-SK-10-F)	Smithbilt LLC	Intersection of Falling Star Lane and Star Flower Lane	Southland Engineering Consultants, LLC	0.66	5		APPROVE Final Plat
37	MILLERTOWN CENTER (3-SL-10-F)	Millertown Development III, LLC	North of I-640, south of Loves Creek Rd.	Thresher	9.66	4		POSTPONE until the May 13, 2010 MPC meeting, at the applicant's request
38	BILLY J. & JUDY A. SMITH PROPERTY (3-SM-10-F)	Bill & Judy Smith	North side of Rutledge Pike, southwest of Rosewood	Acre by Acre	6.02	2	1. To reduce the requirements of the Minimum Subdivision Regulations for the Joint Permanent Easement to existing conditions.	Approve Variance APPROVE Final Plat