

## **MEMORANDUM**

**TO: Metropolitan Planning Commission**

**FROM: Emily Dills**

**DATE: May 6, 2010**

**SUBJECT: Final Plat Recommendations**

**CC: Surveyors, Owners**

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**The attached spreadsheet includes recommendations for all Final Plat requests on the May 13, 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 May 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
17	MILLERTOWN CENTER  (3-SL-10-F)	Millertown Development III, LLC	North of I-640, south of Loves Creek Rd.	Thresher	9.66	4		WITHDRAWN at the request of the applicant
18	RODDY KIRBY PROPERTY  (4-SF-10-F)	Roddy Kirby	South side of Robinson Rd, between Windbrook Rd and Wynrush Circle	Garrett & Associates	2.8	3		APPROVE Final Plat
19	HELEN MOFFETT PROPERTY  (5-SA-10-F)	Garrett & Associates	South side of Carter School Rd, east of Cooper Rd	Garrett & Associates	14.32	2	1. To reduce the utility and drainage easement along the front property line under the existing house on Lot 1 from 10' to 6.1'. 2. To reduce the utility and drainage easement along the west property line under the existing house on Lot 2 from 10' to 9.78'.	Approve Variances 1-2 APPROVE Final Plat
20	SIDNEY M. CAMERON PROPERTY RESUBDIVISION OF TRACT 3  (5-SB-10-F)	Roth Land Surveying	West side of Whirlwind Way, south of Mascot Rd.	Roth	1	1		POSTPONE until the June 10, 2010 MPC meeting, at the applicant's request
21	LINDBERGH FOREST RESUBDIVISION OF LOTS 9-10  (5-SC-10-F)	Martin Land Surveying	South side of Chamberlain Blvd. east side of Chapman Hwy.	Martin Land Survey	0.375	1	1. To reduce the utility and drainage easement along the rear property line under the existing garage and portable shed from 5' to distances shown on plat.	Approve Variance APPROVE Final Plat
22	RAYMOND W OGLE JR PROPERTY  (5-SD-10-F)	Smoky Mountain Land Surveying	West side of Rosewood Rd., south of Millertown Pike	Dawson	5	3		APPROVE Final Plat

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23	SNEED, KING & CO ADDITION TO KNOXVILLE RESUBDIVISION OF LOTS 68 & 70 (5-SE-10-F)	Eric Ohlgren	South side of Magnolia Ave., southwest of Central Ave.	Lynch Surveys, LLC	0.161	1	1. To reduce the utility and drainage easement along the front and side property lines under the existing building from 10' or 5' as required to 0'. 2. To reduce the required right of way of W. Magnolia Avenue from 44' to 31.6' from the centerline to the property line. 3. To reduce the required right of way of Common Avenue from 25' to 7' from the centerline to the property line.	Approve Variances 1-3 APPROVE Final Plat
24	WEAVER PROPERTY (5-SF-10-F)	Kenneth & Angie Weaver	North side of Munsey Rd. at intersection of Garland Lane	Campbell	4.92	3		APPROVE Final Plat
25	LOCKETT ADDITION RESUBDIVISION OF LOTS 2-5 & P/O 13 (5-SG-10-F)	Abbott Land Surveying	East side of Lockett Rd. and North Albunda Dr.	Abbott, Jr.	2.557	1	1. To reduce the intersection radius at Lockett and Albunda from 75' to 25'. 2. To reduce the required right of way of Albunda Drive from 25' to 20' from the centerline to the property line.	WITHDRAWN at the applicant's request
26	WESTWOOD RESUBDIVISION OF LOTS 13-14 (5-SH-10-F)	Abbott Land Surveying	North side of Herron Dr. at intersection of Westwood Rd.	Abbott, Jr.	0.456	1	1. To reduce the utility and drainage easement under the existing structure from 5' to 4.13'.	Approve Variance APPROVE Final Plat
27	JAMES R GUTHRIE PROPERTY (5-SI-10-F)	James Guthrie	North side of long Hollow Rd., west of Shade Weaver Rd.	Crutchfield	5.05	3		WITHDRAWN at the applicant's request

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<b>28</b>	CHURCH OF GOD OF THE UNION ASSEMBLY, INC. (5-SJ-10-F)	Church of God of the Union Assembly, Inc.	Northeast quadrant of the intersection of Keith Ave. and Sanderson Rd.	Lackey & Associates, Inc.	2.919	1	<ol style="list-style-type: none"> <li>1. To reduce the required right of way width of Keith Avenue from 35' to 20' and 25' from centerline to property line as shown on plat.</li> <li>2. To reduce the required right of way width of Martha Avenue from 35' to 17.5' from the centerline to the property line.</li> <li>3. To reduce the required right of way width of Calhoun Street from 25' to 12.5' from the centerline to the property line.</li> <li>4. To reduce the required intersection radius at Martha Avenue and Calhoun Street from 25' to 0'.</li> </ol>	Approve Variances 1-4 APPROVE Final Plat
<b>29</b>	J C & E V HOBBS RESUBDIVISION OF LOT 10 (5-SK-10-F)	Professional Land Systems	Northwest side of E. Raccoon Valley Rd., northeast of Gamble Rd.	Professional Land Systems	2.005	2	<ol style="list-style-type: none"> <li>1. To leave the remainder of Lot 11 without the benefit of a survey.</li> <li>2. To reduce the utility and drainage easement under the existing structure on Lot 11R2 from 10' to 7.8' as shown on plat.</li> <li>3. To reduce the requirements of the Minimum Subdivision Regulations for the existing easement (Denny Way) to existing conditions.</li> <li>4. To reduce the utility and drainage easement under the existing structure on Lot 11R1 from 10' to 6.7' as shown on plat.</li> <li>5. To reduce the required right of way of E. Raccoon Valley from 44' to 25' from the centerline to the property line.</li> </ol>	Approve Variances 1-4 Deny Variance 5 DENY Final Plat
<b>30</b>	THE ORCHARD @ KNOXVILLE PHASE II (5-SL-10-F)	The Orchard @ Knoxville Phase II	South side of Cherokee Trail, west of Edington Dr.	Cannon & Cannon	6.88	19		APPROVE Final Plat

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ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
31	KATHLENE S GRAVES RESUBDIVISION OF LOT 1R1 AND THE JAMES E & JUDY B MILLER PROPERTY (5-SM-10-F)	Benchmark Associates	North intersection of S Northshore Dr. and Choto Rd.	Benchmark Associates, Inc.	14.146	3	1. To reduce the utility and drainage easement along the northeast property line under the existing structures from 10' to distances shown on plat.	Approve Variance APPROVE Final Plat
32	NORTHWEST INDUSTRIAL PARK RESUBDIVISION OF TRACT 2 (5-SN-10-F)	Keenland Heights, LLC	West side of Northwest Park Dr. west of Pleasant Ridge Rd.	Batson, Himes, Norvell & Poe	4.8	2	1. To leave the remainder of Parcel 91.04 without the benefit of a survey.	Approve Variance APPROVE Final Plat
33	W & L PROPERTIES REPLAT OF LOT 1 & CLOSED RIGHT OF WAY (5-SO-10-F)	W & L Properties	Southeast side of Fox Lonas Rd., northeast side of Park Village Rd.	Batson, Himes, Norvell & Poe	40784	1	1. To reduce the required intersection radius at Fox Lonas and Park Village from 75' to 25'. 2. To reduce the utility and drainage easement on the southeast property line under the existing building from 10' to 8'.	Approve Variances 1-2 APPROVE Final Plat
34	EAST TENNESSEE AUTOMOBILE CLUB, INC. (5-SP-10-F)	East Tennessee Automobile Club	At the intersection of W. 5th Ave. and Central St.	Barge Waggoner Sumner & Cannon	0.893	1	1. To reduce the required right of way of King Street from 25' to 20' from the centerline to the property line. 2. To reduce the required right of way of Central Street from 35' to 25' from the centerline to the property line. 3. To reduce the required intersection radius at King Street and W. 5th Avenue from 75' to 25'. 4. To reduce the required intersection radius at W. 5th Avenue and Central Street from 75' to 25'. 5. To reduce the required utility and drainage easement along west property line under existing building from 10' to 9.9' as shown on plat.	Approve Variances 1-5 APPROVE Final Plat

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35	PROBUILD EAST LLC PROPERTY (5-SQ-10-F)	ProBuild East LLC	North side of Clinton Hwy., west side of Murray Dr.	Lynch Surveys, LLC	6.5	2	1. To reduce the intersection radius at Clinton Highway and Murray Drive from 75' to 25' 2. To reduce the required right of way of Murray Drive from 30' to 25' from the centerline to the property line.	Approve Variances 1-2 APPROVE Final Plat
36	STAUB, VANGILDER AND HENDERSON ADDITION RESUBDIVISION OF LOTS 273, 275, 416, & 418 (5-SR-10-F)	Holrob Residential LLC	South side of Luttrell St., north of Deery St.	Roth	0.47	4	1. To reduce the utility and drainage easement under the existing structure on Lot 416 from 5' to 4.12' as shown on plat. 2. To reduce the utility and drainage easement under the existing walls on Lot 273 from 10' or 5' as required to 0' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
37	BRADSHAW GARDENS RESUBDIVISION OF LOT 44R2 (5-SS-10-F)	Edward D. Nelson	West side of Paris Rd., south of Tillery Rd. intersection	Waddell Surveying and Design	0.6523	1	1. To reduce the utility and drainage easement under the existing garage as shown on plat from 5' to 2' 2. To reduce the utility and drainage easement under the existing storage building as shown on plat from 5' to 3.9'	Approve Variances 1-2 APPROVE Final Plat
38	DIXIE HIGHWAY ADDITION RESUBDIVISION OF LOT 1R (5-ST-10-F)	David A. Broyles John H Cocke	At the intersection of Kingston Pike and Ben Atchley St.	Batson, Himes, Norvell & Poe	1.02	1	1. To reduce the required right of way of Kingston Pike from 44' to 33' from the centerline to the property line. 2. To reduce the required intersection radius at Kingston Pike and Ben Atchley Street from 75' to 25'. 3. To reduce the required intersection radius at Homberg Place and Ben Atchley Street from 75' to 25'.	POSTPONE until the June 10, 2010 MPC meeting, at the applicant's request