

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: December 1, 2011

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the December 8, 2011 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 December 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
15	THE CHURCH OF GOD OF THE UNION ASSEMBLY, INC. (6-SA-11-F)	Church of God of the Union Assembly, Inc.	At the intersection of Shipetown Rd and Mitchell Rd	Payne Professional Survey	0.322	1	1. To reduce the utility and drainage easement from 10' or 5' as required to 0' under existing and proposed buildings.	Approve Variance APPROVE Final Plat
16	MILLERTOWN COMMERCIAL CENTER (9-SF-11-F)	David Thresher	West of Millertown Pike, south of Loves Creek Road	Thresher	9.878	9		POSTPONE until the January 12, 2012 MPC meeting, at the applicant's request
17	CARTREF ADDITION RESUBDIVISION OF LOTS 10 & 16 BLOCK A (11-SB-11-F)	Smoky Mountain Land Surveying	South side of Sherwood Dr, west of Westland Dr.	Dawson	1.027	1	1. To reduce the required right of way of Sherwood Drive from 25' to 20' from the centerline to the property line.	POSTPONE until the January 12, 2012 MPC meeting, at the applicant's request
18	RESUBDIVISION OF W & L PROPERTIES LLC AND TRINITY UNITED METHODIST CHURCH (11-SC-11-F)	W & L Properties, LLC	Southeast side of Palmetto Rd at northeast side of Western Ave.	Batson, Himes, Norvell & Poe	1.795	2	1. To reduce the required intersection radius at Palmetto Road and Western Avenue from 75' to 40' 2. To reduce the standard utility and drainage easement under proposed retaining wall from 10' to 0' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
19	W JACKSON AVENUE PROPERTY (12-SA-11-F)	City of Knoxville	Intersection of N Gay St and W Jackson Ave.	City of Knoxville - Dept of Engineering	1.87	1	1. To reduce the utility and drainage easement along all exterior property lines from 10' to 0'. 2. To reduce the intersection radius at N. Gay Street and W. Jackson Avenue from 75' to 0'.	Approve Variances 1-2 APPROVE Final Plat
20	MADGETT PROPERTY (12-SB-11-F)	Robert G Campbell & Associates	West side of Washington Pike, south of Dunsmore Ln.	Campbell	8.04	2		APPROVE Final Plat
21	FOREST PARK ADDITION RESUBDIVISION OF LOTS 26-29 BLOCK A (12-SC-11-F)	Robert Monday	Southwest intersection of Dinwiddie St. and Rudy St.	Ferguson	9572	1	1. To reduce the intersection radius at Dinwiddie Street and Rudy Street from 75' to 0'.	Approve Variance APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
22	RESUBDIVISION OF THE RAYMOND W OGLE JR PROPERTY (12-SD-11-F)	Aaron Roberts	Southeast side of Rosewood, south of Millertown Pike	Dawson	4	2		APPROVE Final Plat
23	WOODLAND TERRACE ADDITION RESUBDIVISION OF LOTS 5 & 6 (12-SE-11-F)	Doug and Susan Oliver	South side of Buffat Mill Rd, east of Carsdale St.	Century Surveying	17121.6	1	1. To reduce the utility and drainage easement under the existing structure from 5' to 2.55' as shown on plat.	Approve Variance APPROVE Final Plat
24	SILVER LEAF PHASE 2 (12-SF-11-F)	Knoxville Habitat for Humanity	Both side of Anniversary Ln, southeast of Skyline Dr.	Batson, Himes, Norvell & Poe	2.351	11	1. To reduce the utility and drainage easement within the detention basin easement from 10' or 5' as required to 0' as shown on plat.	Approve Variance APPROVE Final Plat
25	JOE MALCOLM MENCER PROPERTY (12-SG-11-F)	Benchmark Associates	Northwest side of Westland Dr, southwest of Clover Hill Ln.	Benchmark Associates, Inc.	2.18	2	1. To reduce the required right of way width of Westland Drive from 44' to 24.6' from the centerline to the property line as shown on plat. 2. To reduce the utility and drainage easement under the existing house on Lot 1 from 10' to 2.1' as shown on plat. 3. To reduce the utility and drainage easement under the existing shed on Lot 2 from 10' to 2' as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
26	JAMES F KING FARM RESUBDIVISION OF LOTS 1-3 (12-SH-11-F)	Ronald Thompson	East side of W Ford Valley, South side of Chapman Hwy.	Hinds Surveying	1.09	1	1. To reduce the required utility and drainage easement under the existing building from 10' to 0' as shown on plat.	Approve Variance APPROVE Final Plat
27	FALCON POINTE RESUBDIVISION OF LOTS 106R & 112R1 (12-SI-11-F)		North and south side of Sawgrass Road at current terminus, south of Sailpointe Lane.	Sullivan	1.89	10		APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
28	MONTVIEW RESUBDIVISION OF LOTS 28-29 (12-SJ-11-F)	Jim Sullivan	West side of Windgate Street, east of iskagna Drive	Sullivan	0.45	1	1. To reduce the utility and drainage easement under the existing structure from 5' to 0' as shown on plat.	Approve Variance APPROVE Final Plat
29	RODGERS CADILLAC PROPERTY (12-SK-11-F)	Roth Land Surveying	South side of Kingston Pike, east side of Gallaher View Road	Roth	5	2	1. To reduce the utility and drainage easement under existing retaining wall from 10' under southwest lot line from 10' to 0' as shown on plat. 2. To reduce the utility and drainage easement under existing retaining wall from 5' to 0' under lot line being created by this plat 3. To reduce the utility and drainage easement from 10' to 0' along rear lot lines of Lots 1 and 2 as shown on plat.	Approve Variances 1-3 APPROVE Final Plat