

## **MEMORANDUM**

**TO: Metropolitan Planning Commission**

**FROM: Emily Dills**

**DATE: February 1, 2011**

**SUBJECT: Final Plat Recommendations**

**CC: Surveyors, Owners**

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**The attached spreadsheet includes recommendations for all Final Plat requests on the February 10, 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 February 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
14	WYNN PROPERTY AND EARL CAMPBELL ESTATE PROPERTY (1-SE-11-F)	Carolyn Wynn	North side of Hickory Creek Rd at intersection of Graybeal Rd	Hinds Surveying	7.5	4		POSTPONE until the March 10, 2011 MPC meeting, at the applicant's request
15	BLISS ENTERTAINMENT VENUE (2-SA-11-F)	Chuck Shuman Investments	At the intersection of S. Central St. and Willow Ave.	W.J. Moore & Assoc.	0.11	1	<ol style="list-style-type: none"> <li>1. To reduce the required right of way width of S. Central Street from 35' to 22.9' from the centerline to the property line in front of old parcel 6 as shown on plat.</li> <li>2. To reduce the required right of way width of S. Central Street from 35' to 23.3' from the centerline to the property line in front of old parcel 5 as shown on plat.</li> <li>3. To reduce the utility and drainage easement under existing structures as shown on plat from 10' to 0'.</li> </ol>	Approve Variances 1-3 APPROVE Final Plat
16	WASHINGTON STATION (2-SB-11-F)	Benchmark Associates	East side of Washington Pike, north of Edmondson Lane	Benchmark Associates, Inc.	7.4	37	1. To reduce the utility and drainage easement at front lot line along all JPEs from 10' to 3' under existing or proposed buildings.	Approve Variance APPROVE Final Plat
17	RAGDALE'S 2ND ADDITION TO KNOXVILLE RESUBDIVISION OF LOTS 20-21 & PART OF LOT 22 (2-SC-11-F)	Denny Norris	Southeast side of Massachusetts Ave, northeast side of Schofield St.	Norris	17094	1	<ol style="list-style-type: none"> <li>1. To reduce the required utility and drainage easement under the existing dwelling from 10' to 0' as shown on plat.</li> <li>2. To reduce the required intersection radius from 25' to as shown on plat.</li> <li>3. To leave the remainder of Lot 22 without the benefit of a survey.</li> </ol>	Approve Variances 1-3 APPROVE Final Plat
18	NEWCOMB S/D (2-SD-11-F)	John C. Newcomb	Southwest side of Norris Freeway, northwest of Pelleaux Rd.	Randall White Land Surveys	13.63	2		APPROVE Final Plat

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<b>19</b>	CALLAHAN OFFICE PARK (2-SE-11-F)	Robert G Campbell and Associates	Southeast side of Callahan Dr, northeast of Clinton Highway	Campbell	1.67	1	1. To reduce the utility and drainage easement from 10' to 8.25 along the southwest side of the traversable access easement.	Approve Variance APPROVE Final Plat
<b>20</b>	J C WHISMAN ADDITION TO KNOXVILLE RESUBDIVISION OF LOTS 5-6 (2-SF-11-F)	City of Knoxville Community Development	Northwest side of Warren Ave, northeast side of Branner St.	Webb	12992	1	1. To reduce the required intersection radius at Branner and Warren from 25' to 15'. 2. To reduce the required right of way width of Warren Avenue from 25' to 15' from the centerline to the property line. 3. To reduce the utility and drainage easement under existing buildings from 10' or 5' to distances shown on plat.	Approve Variances 1-3 APPROVE Final Plat