

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: July 7, 2011

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the July 14, 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 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
9	HENRY DAVENPORT FARM RESUBDIVISION OF PART OF LOT 18 (8-SB-08-F)	Marshall T. Cockrell	South side of Woodlawn Pike, east of Southwood Dr	Trotter-McClellan, Inc. Trotter-Mc Clellan	31790	2	1. To reduce the utility and drainage easement under the existing garage from 5' to 2.5'.	WITHDRAWN at the request of the applicant
10	HARDIN VALLEY CROWN CENTER RESUBDIVISION OF LOTS 3 & 4 (11-SO-08-F)	RDP, Inc.	South side of Hardin Valley Rd. between Schaeffer and Iron Gate	Cannon & Cannon, Inc.	9.693	3		WITHDRAWN at the request of the applicant
11	HART PROPERTY (12-SH-08-F)	Abbott Land Surveying	East side of S. Molly Bright Rd, south side of Asheville Hwy.	Abbott, Jr.	2.05	2	1. To reduce the requirements of the Minimum Subdivision Regulations 64-24 to allow Lot 1 to be served by the existing access that is less than 25' wide. 2. To leave the remainder of parcels 241 and 242 without the benefit of a survey.	WITHDRAWN at the request of the applicant
12	WYRICK PROPERTY (8-SC-09-F)	Roth Land Surveying	East side of Tazewell Pike, north of E. Emory Rd	Roth	2.96	2	1. To reduce the required right of way of Tazewell Pike along subject property from 44' to 30' from the centerline to the property line.	WITHDRAWN at the request of the applicant
13	TAYLOR'S LAND (7-SA-11-F)	Touchton Surveying & Mapping	At the intersection of Tipton Station Rd and Neubert Springs Rd to the south	Touchton	4.24	1		APPROVE Final Plat
14	TOMMY JOHNSON RESUBDIVISION (7-SB-11-F)	Tommy Johnson	South side of Brown Gap Rd at Bakersfield Way	Collins Land Surveying	2.672	3		APPROVE Final Plat
15	FAIRVIEW JNO L. MOSES ADDITION RESUBDIVISION OF LOTS 122 & 124 (7-SC-11-F)	Knoxville Habitat for Humanity	Southwest side of Boyd St, southeast of Moses Ave.	Dawson	4250	1	1. To reduce the required right of way of Boyd Street from 25' to 20' from the centerline to the property line.	Approve Variance APPROVE Final Plat

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16	DARRELL & KAREN LEACH PROPERTY RESUBDIVISION OF LOT 1 (7-SD-11-F)	Roth Land Surveying	West side of Childress Rd, off Scenic Meadow Way, a private JPE	Roth Land Surveying	1.77	1	1. To add an additional Lot to an existing 50' JPE serving more than 5 Lots that does not meet the requirements of the Minimum Subdivision Regulations. 2. To reduce the requirements for the JPE to existing conditions.	TABLE at the request of the applicant
17	NEW PROSPECT CEMETERY (7-SE-11-F)	Wade Lovin	At the intersection of Sevierville Pike and Prospect Rd	Lovin	2.5	2	1. To reduce the required right of way of Sevierville Pike from 30' to 15' from the centerline to the property line as shown on the plat. 2. To reduce the required utility and drainage easement on Lot 1 under existing shed from 10' to 8' as shown on plat. 3. To reduce the required utility and drainage easement on Lot 2 under existing graves from 10' to 0' as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
18	RESUBDIVISION OF GORDON CARROLL LOT 3 (7-SF-11-F)	Gordon Carroll	North side of Nichols Quarry Ln, east of Bays Mountain Rd	Romans Land Surveying	4.02	2	1. To reduce the required utility and drainage easement under existing structures from 10' to distances shown on plat.	Approve Variance APPROVE Final Plat
19	MYERS AND NEASE PROPERTY (7-SG-11-F)	Boyer's Survey Company	North side of Strong Rd, southeast of Old Rutledge Pike	Boyer	11.39	4		APPROVE Final Plat

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20	SWAN AND MABRY ADDITION RESUBDIVISION OF LOTS 23-24 (7-SH-11-F)	Roth Land Surveying	Northeast side of Market Square, north of Union Ave.	Roth	5878.75	1	1. To reduce the required utility and drainage easement along the rear lot line from 10' to 4.32' as shown on plat. 2. To reduce the required utility and drainage easement along the side lot lines from 5' to 0' as shown on plat. 3. To reduce the required utility and drainage easement along the front lot line from 10' to 0' as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
21	MAPLEHURST PROPERTIES, LLC (7-SI-11-F)	Michael Brady, Inc.	South side of Maplehurst Court, northwest of Neyland Dr.	Michael Brady, Inc.	1.95	1	1. To reduce the utility and drainage easement under existing structure along southwest lot line from 10' to 0' as shown on plat. 2. To reduce the required distance from the centerline of Maplehurst Court to the property line from 25' to 17'. 3. To reduce the required transition curve radius along Maplehurst Court from 75' to 50'.	Approve Variances 1-3 APPROVE Final Plat
22	FOREST PARK ADDITION RESUBDIVISION OF LOTS 56-57 (7-SJ-11-F)	Linda Jennings	East side of Midway St, north of Dinwiddie St.	Roth	4792.99	1	1. To reduce the utility and drainage easement along side lot line under existing structure from 5'. To 4' as shown on plat.	Approve Variance APPROVE Final Plat
23	KEENERS HEIGHTS RESUBDIVISION OF PART OF LOTS 47 & 48 (7-SK-11-F)	Steven W Abbott Jr Land Surveyor	South side of Papermill Rd, west of Weisgarber	Abbott, Jr.	1.519	1	1. To reduce the utility and drainage easement along southwest lot line from 10' to 0'.	Approve Variance APPROVE Final Plat
24	SHIRLEY B & LORNE DUNLAP PROPERTY (7-SL-11-F)	Stuart P Boyer	East side of Kennedy Rd, north of Thorn Grove Pike	Boyer	46	5		APPROVE Final Plat

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25	BUDDY DANIELS PROPERTY (7-SM-11-F)	Buddy Daniels	North side of Tell Mynatt Rd, west of Bell Rd	W.J. Moore & Assoc.	2.849	2	1. To reduce the required utility and drainage easement on Lot 1 under existing garage from 10' to 5.34' as shown on plat.	Approve Variance APPROVE Final Plat
26	RESUBDIVISION OF THE JUSTICE PROPERTY LOTS 1-3 (7-SN-11-F)	Dewayne Justice	East side of Foust Hollow Rd at Daniels Rd intersection	Houk	5.93	3		APPROVE Final Plat
27	MILLER & WEBB ADDITION RESUBDIVISION OF LOTS 2R1 & 4R (7-SO-11-F)	Lynch Surveys LLC	At the intersection of Lyons View Pike and Arrowhead Trail	Lynch	5.636	2	1. To reduce the required right of way of Arrowhead Trail from 30' to 25' from the centerline to the property line.	Approve Variance APPROVE Final Plat
28	KNOX COUNTY STATE STREET PROPERTY LOT 32R (7-SP-11-F)	Lynch Surveys LLC	Intersection of State St. and Union Ave.	Lynch	1.157	1	1. To reduce the required intersection radius at State Street and Union Avenue from 75' to 0'. 2. To reduce the required utility and drainage easement along all property lines from 10' or 5' as required to 0'. 3. To reduce the required right of way of Union Avenue from 25. to 16.5' from the centerline to the property line.	Approve Variances 1-3 APPROVE Final Plat