

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: April 5, 2012

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the April 12, 2012 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 April 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
12	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.	Approve Variance APPROVE Final Plat
13	FALCON POINTE UNITE 4 (3-SC-12-F)	Jim Sullivan	South side of S. Northshore Drive, east of Falcon Pointe Drive	Sullivan	1.635	8		APPROVE Final Plat
14	BUFF RIDGE (4-SA-12-F)	Steven & Cathy Buffalo	Northwest side of Meredith Rd at Hannah's Park Lane intersection	Hair	4.3	4		APPROVE Final Plat
15	PIQUE & BREEDING PROPERTY (4-SB-12-F)	Johnny Pique	Southwest side of Hankins Ln, southeast of Miller Rd.	Gore	4.32	3	1. To reduce the utility and drainage easement under the existing garage on Lot 1 & 3 from 5' to 0' as shown on plat. 2. To reduce the utility and drainage easement under the existing carport on Lot 2 from 10' to 5' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
16	CARSON POINTE RESUBDIVISION OF A PORTION OF LOT 3R (4-SC-12-F)	Smoky Mountain Land Surveying	Green Rd at Chapman Hwy.	Dawson	0.3	1		POSTPONE until the May 10, 2012 MPC meeting, at the request of the applicant.
17	JANET MARIE DRINNEN PROPERTY (4-SD-12-F)	Janet Drinnen	North side of Sevierville Pike, west of McCall Ln.	LeMay & Associates	0.72	1	1. To reduce the required right of way of Sevierville Pike at area of easement from 30' to 25.94' from the centerline to the property line. 2. To reduce the requirement from the MSR 64-24 from having 25' on a public street or approved easement to 10'.	Approve Variances 1-2 APPROVE Final Plat

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18	STEVEN JACKSON PROPERTY (4-SE-12-F)	Chris Rudd Surveyors	South side of Cedar Lane, west side of Knox Rd	Chris Rudd Surveyors	0.4	1	1. To reduce the utility and drainage easement along south property line from 10' to 0'. 2. To reduce the required right of way width of Knox Road from 30' to 25' from the centerline to the property line as shown on plat. 3. To reduce the required right of way width of Cedar Lane from 35' to 20' from the centerline to the property line as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
19	SOUTHPOINTE RESUBDIVISION OF LOTS 4-6 (4-SF-12-F)	Alan & Kathleen Henderson	South side of South Creek Rd, east of Marina View Ln.	Dawson	3.068	3		APPROVE Final Plat
20	W J GRIFFIN HEIRS RESUBDIVISION OF LOT 4 (4-SG-12-F)	Nannie Griffin	West side of Conner Rd, north of Ventis Ln.	Chris Rudd Surveyors	6.78	2	1. To add an additional lot to an existing JPE that does not meet the requirements of subdivision regulation 64- 24.44. Variance to reduce the required width of the JPE from 40' to 25' as shown on plat. 2. To add an additional lot to an existing JPE that does not meet the requirement of subdivision regulation 64-24.45. Variance to reduce the requirement of providing a turnaround on a dead end JPE. 3. To reduce the requirements of a 20' all weather driving surface to 12' as required by subdivision regulation 64- 24.50.	Deny Variances 1-3 DENY Final Plat

FINAL PLATS

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21	VILLA GARDENS RESUBDIVISION OF LOT 41R AND PART OF LOTS 39 & 40 (4-SH-12-F)	Hinds Surveying Co.	Northeast side of Fulton Ave, north of Garden Dr.	Hinds Surveying	4.9	3		APPROVE Final Plat
22	THE MAP OF ROSEDALE RESUBDIVISION OF LOTS 436-442 (4-SI-12-F)	Johnnie M. Bridges	North side of Ambrose St, east side of Addock Ave.	Garrett & Associates	1.09	4	1. To reduce the utility and drainage easement on Lot 441R from 10' to 1.42' under existing structure as shown on plat. 2. To reduce the utility and drainage easement on Lot 441R from 10' to 5.40' under existing structure as shown on plat. 3. To reduce the required right of way of Adcock Avenue from 25' to 16.88' from the centerline to the property line. 4. To leave the remaining portion of Lot 2 (Aaron Allen Property) without the benefit of a survey.	Approve Variances 1-4 APPROVE Final Plat
23	GREENBROOK RESUBDIVISION OF LOTS 3 (4-SJ-12-F)	Paul Garron	At the terminus of Aspen Grove Way, west side of Cedar Branch Rd.	Garron Land Surveying	1.38	1		APPROVE Final Plat
24	RESUBDIVISION OF PROPERTY OF JIM HARMON (4-SK-12-F)	Jim Sullivan	North side of Lovell Center Dr, south side of Hickory Path Way	Sullivan	29417	2	1. To reduce the utility and drainage easement on Lot 1 from 10' to 9.2' under existing structure as shown on plat. 2. To reduce the utility and drainage easement on Lot 2 from 10' to 7.5' under existing structure as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
25	BRIDGEHAVEN SUBDIVISION (4-SL-12-F)	Primos Land Co., LLC	North side of Dry Gap Pike, east of E. Emory Rd.	Rghebi	8.22	35	1. To reduce the required right of way of Dry Gap Pike from 50' to 43.65' from centerline to property line as shown on plat.	Approve Variance APPROVE Final Plat

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26	SMITH & HAMMACKER ENTERPRISES (4-SM-12-F)	Ryan Lynch	West side of N Broadway, north of Oak Ave.	Lynch	4.013	2	1. To reduce the required right of way of Oak Avenue from 25' to 24' from the centerline to the property line. 2. To reduce the required right of way of W Depot Avenue from 25' to 24' from the centerline to the property line. 3. To reduce the required utility and drainage easement along all property lines from 10' to 0'. 4. To reduce the required intersection radius at N. Broadway and W. Depot Avenue from 75' to 0'.	Approve Variances 1-4 APPROVE
27	FRITZGERALD ADDITION RESUBDIVISION OF LOTS 1R, 4, & 5 (4-SN-12-F)	Benchmark Associates	West side of Texas Avenue, north of Western Avenue	Benchmark Associates, Inc.	2.42	1	1. To reduce the required right of way in front old Lot 4 & 5 from 30' to 25' as shown on plat.	Approve Variance APPROVE Final Plat
28	SOUTH GROVE REPLAT OF LOT 3E3 (4-SO-12-F)	Smoky Mountain Land Surveying	south side of Chapman Highway at intersection of Majestic Grove Road	Dawson	1.35	1	1. To reduce the utility and drainage easement along the western boundary from 5' to 0'. 2. To reduce the utility and drainage easement within the Water Quality Facility Easements from 10' to 0'.	Approve Variances 1-2 APPROVE Final Plat
29	BLACKSFERRY POINTE (4-SP-12-F)	Cate Road Properties	Northeast of Blacks Ferry Road, north side of Old Blacks Ferry	Rghebi	6.49	18		APPROVE Final Plat
30	CLEAR VIEW HILLS RESUBDIVISION OF LOT 1R1 (4-SQ-12-F)	Professional Land Systems	southeast quad of Farris Drive and Clinton Highway intersection	Professional Land Systems	1.077	2		APPROVE Final Plat
31	DOGWOOD COVE (4-SR-12-F)	Dogwood Cove	Northwest side of Dogwood Drive, north of Wrights Ferry Road	Rghebi	10.66	18		APPROVE Final Plat