

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: February 2, 2012

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the February 9, 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 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
11	MILLERTOWN COMMERCIAL CENTER (9-SF-11-F)	David Thresher	West of Millertown Pike, south of Loves Creek Rd	Thresher	9.878	9		DENY Final Plat
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.	POSTPONE until the March 8, 2012 MPC meeting, at the applicant's request
13	HARDIN VALLEY CROWN CENTER REPLAT OF LOTS 1 & 2 (2-SA-12-F)	Shuler Properties, LLC	South side of Hardin Valley, west side of Iron Gate Blvd.	Cannon & Cannon	3.03	2	1. To reduce the utility and drainage easement under existing building on Lot 2 along east property line from 5' to 0',	Approve Variance APPROVE Final Plat
14	BURNASHTOWN WILLOW AVENUE PROPERTY (2-SB-12-F)	Lynch Surveys LLC	North side of Willow Ave, east of S. Central St.	Lynch	1.192	1	1. To reduce the required right of way on Willow Avenue from 30' to 27.9' from the centerline to the property line. 2. To leave the remainder of the Magnolia Prov. Co. lot without the benefit of a survey.	Approve Variances 1-2 APPROVE Final Plat
15	WHISPERING WOODS PHASE I (2-SC-12-F)	Bryan E. Testerman, Sr. Construction Company	South side of Nubbin Ridge Rd, west of Hampson Ln.	Batson, Himes, Norvell & Poe	8.38	30		APPROVE Final Plat
16	SILVER LEAF PHASE 3 (2-SD-12-F)	Habitat for Humanity	Southeast side of Skyline Dr, southwest side of James Rd	Batson, Himes, Norvell & Poe	5.873	17		APPROVE Final Plat
17	MARK HAWKINS PROPERTY (2-SE-12-F)	Mark Hawkins	Southwest intersection of Meadow Creek and W Emory Rd	LeMay & Associates	38.39	4	1. To reduce the requirements of the Minimum Subdivision Regulations 64-24 and allow Lot 3 to use an existing 20' deeded access easement for access from Beaver Ridge Road until a time traversable access is achieved from W Emory Road as shown on plat.	Approve Variance APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
18	BURNETT PROPERTY (2-SF-12-F)	Terry Romans	Corner of Ford Town Rd and Shannon Ln.	Romans	8.94	3	1. To reduce the utility and drainage easement under the existing storage building from 10' to 0' as shown on plat. 2. To reduce the required right of way width of Shannon Lane from 50' to 41.86' in area identified on plat. 3. To reduce the intersection radius at Shannon Lane and Taylor Ford Road on each side from 25' to 0'.	Approve Variances 1-3 APPROVE Final Plat
19	MINNIS FIRST ADDITION TO KNOXVILLE RESUB. OF LOTS 1-10 BLOCK J (2-SG-12-F)	Neighborhood Housing, Inc.	North side of Sevierville Pike, between Compton and Bradford	Ward Land Surveying, LLC	1.78	5	1. To reduce the required intersection radius at Compton Avenue and Comfort Avenue from 25' to 15' as shown on plat. 2. To reduce the required intersection radius at Bradford Street and Comfort Avenue from 25' to 5' as shown on plat. 3. To reduce the required intersection radius at Sevierville Pike and Bradford Street from 25' to 15' as shown on plat. 4. To reduce the required right of way width of Comfort Avenue from the centerline of the existing right of way to the property line from 25' to 15' or to distance shown on plat. 5. To reduce the required right of way width of Compton Avenue from the centerline of the existing right of way to the property line from 25' to 20' or to distance shown on plat.. 6. To reduce the required right of way width of Bradford Street from 25' to 20' from existing right of way to the property line.	Approve Variances 1-6 APPROVE Final Plat