

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: February 29, 2012

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the March 8, 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 March 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	MILLERTOWN COMMERCIAL CENTER (9-SF-11-F)	David Thresher	West of Millertown Pike, south of Loves Creek Rd	Thresher	9.878	8	1. To reduce the required right of way width of Millertown Pike from the centerline to the property line from 50' to variable widths but not less than a minimum of 35.5'.	Approve Variance APPROVE Final Plat
13	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 April 12, 2012 MPC meeting, at the applicant's request
14	VICKIE L CAUGHRON PROPERTY (3-SA-12-F)	Vickie L. Caughron	Northwest side of Ball Road, east of Pellissippi Parkway	Land Development Solutions	15.92	4		APPROVE Final Plat
15	RESUBDIVISION OF LOT 1 MCKENRY PROPERTY (3-SB-12-F)	Bruce McClellan	South side of Fox Road, east of Canton Hollow Road intersection	Trotter-McClellan, Inc. Trotter-Mc Clellan	5.437	4		APPROVE Final Plat
16	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		POSTPONE until the April 12, 2012 MPC meeting, at the applicant's request
17	CONCORD CROSSING (3-SD-12-F)	Jim Sullivan	West side of Woody Drive, south of Canton Hollow Drive	Sullivan	5.79	16		APPROVE Final Plat
18	CONTINUUM COURTYARDS (3-SE-12-F)	Ryan Lynch	North side of E. Inskip Drive and east side of Elder Road	Lynch	2.236	2	1. To reduce the required right of way of E. Inskip Drive from 35' to 30.5 and 25.2' from the centerline to the property line as shown on plat. 2. To reduce the required utility and drainage easement along all right of ways and the east property line of both lots from 10' or 5' as required to 0' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
19	PIEDMONT PLACE RESUBDIVISION OF LOTS 4-6 (3-SF-12-F)	Turley & Company	west side of N. Broadway, south side of Fairfax Avenue	Site Inc.	10715	1	1. To reduce the required right of way of N. Broadway from 50' to 30' from the centerline to the property line as shown on plat. 2. To reduce the intersection radius at N. Broadway and Fairfax Avenue from 75' to 25'.	Approve Variances 1-2 APPROVE Final Plat
20	THE ERIN HENLEY ADDITION TO POWELL (3-SG-12-F)	Erin Presley	Southeast side of Stamps Lane, southwest of Camberly Drive	Sanders	1.59	2		APPROVE Final Plat
21	SOUTHERN RAILROAD DEPOT (3-SH-12-F)	Sam Furrow	Intersection of W. Depot Avenue and N. Gay Street	Trotter-McClellan, Inc. Trotter-Mc Clellan	3.532	2	1. To reduce the required intersection radius at W Depot and N Gay Street from 75' to 0'. 2. To reduce the utility and drainage easement along all lot lines from 10' to 0'.	Approve Variances 1-2 APPROVE Final Plat