

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: May 2, 2012

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the May 10, 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 May 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	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		APPROVE Final Plat
13	KNOXVILLE MASCOT DTNP III (5-SA-12-F)	Knoxville Mascot DTNP, LLC	Southeast corner of Shipetown Rd and Rutledge Pike	Vision EDS	3.15	1	1. To reduce the required intersection radius at Shipetown Road and Rutledge Pike from 75' to 45' as shown on plat.	Approve Variance APPROVE Final Plat
14	NATIONAL FITNESS CENTER WEST (5-SB-12-F)	Walbrook Centre, LLC	East side of Walker Springs Rd, north side of Walbrook Dr	Roth	5.17	1	1. To reduce the required utility and drainage easement along all lot lines from 10' to 0'. 2. To reduce the required right of way width of Walker Springs Road from 56' to 50' from the centerline to the property line.	Approve Variances 1-2 APPROVE Final Plat
15	HAROLD C. & SHARON C. BYRD PROPERTY (5-SC-12-F)	Sharon Byrd	Charlie Haun Dr at Valley View Dr	LeMay & Associates		4		APPROVE Final Plat
16	NORTHSHORE CIRCLE RESUBDIVISION OF LOT 5 (5-SD-12-F)	Bruce McClellan	Terminus of Pinnacle Pointe Way, north of S. Northshore Dr.	Trotter-McClellan, Inc. Trotter-Mc Clellan	2.367	2		APPROVE Final Plat
17	GEORGE HOSKINS PROPERTY (5-SE-12-F)	George C. Hoskins	At the terminus of Rugby Lane, north of N. Ruggles Ferry Pike	Garrett & Associates	2.92	1	1. To reduce the required right of way of Rugby Lane from 50' to 40' as shown on the plat.	Approve Variance APPROVE Final Plat

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18	LAUREL WOOD FARMS (5-SF-12-F)	Joshua and Kaye Steppen	North side of Peaceful Way, north of Roberts Rd.	Garrett & Associates	5	2	1. To reduce the required utility and drainage easement under existing garage from 5' to 3.97' as shown on plat. 2. To reduce the requirements of the Minimum Subdivision Regulations for the existing JPE to add one additional lot to existing conditions.	Approve Variances 1-2 APPROVE Final Plat
19	KNOX COUNTY PROPERTY MANAGEMENT RESUB. OF LOT 23R (5-SG-12-F)	Knox County Property Management	At the intersection of State Street and Cumberland Avenue	Roth	0.89	1	1. To reduce the utility and drainage easement from 10' to 0' along all property lines. 2. To reduce the required right of way of W Church Avenue from 44' to 25' from the centerline to the property line.	Approve Variances 1-2 APPROVE Final Plat
20	CHRISTOPHER LUTTRELL PROPERTY RESUBDIVISION OF LOT 1R (5-SH-12-F)	Tyler & Kylie Julian	North side of S. Carter School Road, west of intersection with Thorn Grove Pike	Garrett & Associates	3.51	2		APPROVE Final Plat

FINAL PLATS

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21	MINNIS FIRST ADDITION TO KNOXVILLE RESUBDIVISION OF LOTS 1-10, BLOCK J (5-SI-12-F)	Neighborhood Housing, Inc.	South side of Comfort, east side of Compton Street	Ward Land Surveying, LLC	1.5	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
22	ARCHSTONE CONDOMINIUM (5-SJ-12-F)	Smithbilt, LLC	South side of Karns Valley Drive, west of Brookhaven Drive	Rghebi	4.7	1		APPROVE Final Plat
23	CHILDRESS PLACE UNIT 3 (5-SK-12-F)	Cate Road Developers, LLC	West side of Childress Road, at Turning Point Lane	Rghebi	11.47	32		APPROVE Final Plat
24	CHILDRESS PLACE UNIT 4 (5-SL-12-F)	Cate Road Developers, LLC	West side of Childress Road, south of Turning Point Lane	Rghebi	0.52	2		APPROVE Final Plat