

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: October 3, 2012

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the October 11, 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 October 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 |
|--------|---|-------------------------------|--|-------------------------------|-------|------|--|---|
| 13 | WESTLAND MANOR RESUBDIVISION OF LOTS 3 & 4 (8-SG-12-F) | Garrett & Associates | West side of Gothic Manor Way, southeast of Westland Drive | Garrett & Associates | 0.3 | 2 | 1. To reduce the utility and drainage easement under existing structure on Lot 3R from 5' to 4.34' as shown on plat. 2. To reduce the utility and drainage easement under existing structure on Lot 4R from 5' to 4.34' as shown on plat. | Approve Variances 1-2 APPROVE Final Plat |
| 14 | THE VILLAGE AT HARDIN VALLEY RESUB. OF LOT 7 (9-SI-12-F) | Benchmark Associates | Southeast side of Greenland Way, south of Hardin Valley Rd. | Benchmark Associates, Inc. | 8.619 | 1 | 1. To reduce the access easement requirements as required in the MSR 64.24 as interpreted by MPC staff. | DENY Variance and Plat |
| 15 | BONVIEW ADDITION RESUB. OF LOTS 23- 25 (10-SA-12-F) | New Victory Baptist Church | North side of Baxter, east of McSpadden | Cannon & Cannon | 0.493 | 1 | 1. To reduce the required utility and drainage easement under the east property line under existing building from 5' to 0'. 2. To reduce the required utility and drainage easement under the west property line under existing building from 10' to 0'. | Approve Variances 1-2 APPROVE Final Plat |
| 16 | STAUB, VANGILDER, & HENDERSON ADDITION TO KNOXVILLE (10-SB-12-F) | Mackey Brownlee | East side of Hall of Fame Dr. at northwest intersection of Randolph & E Depot | Lynch | 1.1 | 2 | 1. To reduce the required utility and drainage easement from 5' to 0' under building along new lot line being created by this plat. 2. To reduce the required right of way of N Hall of Fame Drive from 50' to 38.9' from the centerline to the property line. | Approve Variances 1-2 APPROVE Final Plat |
| 17 | CLAUDE E & LINDA C LOY PROPERTY (10-SC-12-F) | Boyer's Survey Company | North side of Shipe Rd, northwest of Trout Rd | Boyer | 4.39 | 2 | | APPROVE Final Plat |

FINAL PLATS

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|--------|--|----------------------------------|---|------------------------------|-------|------|--|--|
| 18 | BARRINGTON LOT 79R AND BLACKSFERRY POINTE LOTS 9-10 RESUBDIVISION (10-SD-12-F) | Cate Road Developers LLC | North side of Archer Ln, north of Old Blacks Ferry Ln | Cate Road Developers, LLC | 5.96 | 3 | | APPROVE Final Plat |
| 19 | EARL KAPLAN PROPERTY RESUBDIVISION OF LOT 2 (10-SG-12-F) | Joan Harrigan | South side of David Ln, south of Durwood Rd | Hinds Surveying | 4.48 | 4 | | TABLE at the request of the applicant |
| 20 | DOYLE DUKES BUILDING (10-SH-12-F) | Lynch Surveys LLC | S Gay St. at the intersection of W Jackson Ave. | Lynch | 0.03 | 1 | 1. To reduce the required utility and drainage easement under the existing building along all lot lines from 10' or 5' to 0' as shown on plat. | Approve Variance APPROVE Final Plat |
| 21 | THE VILLAS AT TYLER'S GATE RESUBDIVISION OF LOTS 1-30 (10-SI-12-F) | Trantabella Construction Company | Northeast side of Heiskell Rd, northwest of Copeland Rd | Batson, Himes, Norvell & Poe | 7.09 | 26 | | APPROVE Final Plat |
| 22 | WHISPERING WOODS, PHASE II (10-SJ-12-F) | Bryan E., Sr. Testerman | Southeast end of Whisper Trace Lane, southeast of Nubbin Ridge Road | Batson, Himes, Norvell & Poe | 18.1 | 66 | | APPROVE Final Plat |