

## **MEMORANDUM**

**TO: Metropolitan Planning Commission**

**FROM: Emily Dills**

**DATE: September 6, 2012**

**SUBJECT: Final Plat Recommendations**

**CC: Surveyors, Owners**

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**The attached spreadsheet includes recommendations for all Final Plat requests on the September 13, 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 September 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
14	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 from 5' to 4.34' as shown on plat.	POSTPONE until the October 11, 2012 MPC meeting, at the applicant's request
15	CARTREF ADDITION, BLOCK A, RESUBDIVISION OF LOTS 9R, 10R, & 17R (9-SA-12-F)	Smoky Mountain Land Surveying Co., Inc.	South side of Sherwood Dr, west of Westland Dr.	Dawson	1.953	3		APPROVE Final Plat
16	CARPENTERS ADDITION TO CASWELL RESUB. OF LOTS 1-13, BLOCK F (9-SB-12-F)	Boyer's Survey Company	North side of Sarah Ln, east side of Carpenter Rd.	Boyer	0.82	2	1. To reduce the utility and drainage easement under the existing structure from 10- to 3.68' as shown on plat. 2. To reduce the required right of way width of Sarah Lane from 25' to 20' from the centerline to the property line.	Approve Variances 1-2 APPROVE Final Plat
17	PROPERTIES OF HEADRICK & RENO (9-SC-12-F)	Boyer's Survey Company	South side of Millertown Pike, east side of Robin Ben Ln	Boyer	5.52	3		APPROVE Final Plat
18	PROPERTY OF CLAUDE YOW AND UNPLATTED PROPERTY (9-SD-12-F)	Avery Yow	South side of Callahan Dr, northeast of Keck Dr.	Webb	12.12	2		APPROVE Final Plat
19	MAYFIELDS ADDITION RESUB OF LOTS 146 & 147R (9-SE-12-F)	Marion Environmental Inc.	Intersection of Ninth Ave, Gillespie Ave, and Flemming St.	Hinds Surveying	1.03	1	1. To reduce the intersection radius at Ninth Avenue and Gillespie Avenue from 75' to 25'.	Approve Variance APPROVE Final Plat

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ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
20	TALAHY RESUB. OF LOT 15 PART OF LOT 14, BLOCK L (9-SF-12-F)	Karen Eberle	North side of Taliluna Ave, southwest of Tugaloo Dr.	Hinds Surveying	0.654	1	1. To leave the remainder of Lot 14 without the benefit of a survey. 2. To reduce the u/d easement along the rear lot line under the existing structure from 5' to 4.1' as shown on plat. 3. To reduce the u/d easement along the side lot line under the existing structure from 5' to 4.7' as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
21	BEAVER CREEK ADDITION RESUB. OF LOT 14 AND UNPLATTED PROPERTY (9-SG-12-F)	Solen J. Vaden LL & Jean Gasaway	Northeast side of Joyce Ln, southeast of East Joyce Ln.	Hinds Surveying	3.97	3	1. To reduce the u/d easement under the existing structure from 10' to 3.9' as shown on plat. 2. To reduce the u/d easement under the existing structure from 10' to 4.3' as shown on plat. 3. To reduce the u/d easement under the existing structure from 10' to 0' as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
22	MARY EVELYN DEATON ESTATE PROPERTY (9-SH-12-F)	Mary Evelyn Deaton Estate	South of Charles Dr, east of Inskip Rd	Lynch	4.769	3		APPROVE Final Plat
23	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 DENY Final Plat

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24	THE GAZEBO AT WATERFORD COVE (9-SJ-12-F)	Maloney Development, LLC	South side of Maloney Rd, east side of Ginn Dr.	LeMay & Associates	11.23	32	<p>1. To reduce the required intersection radius at the northwest intersection of Waterford Landing Way from 25' to 15' as shown on plat.</p> <p>2. To reduce the required intersection radius at Harbor View Way and Gazebo Point Way from 25' to 15' as shown on plat.</p> <p>3. To reduce the Cul De Sac transition radius from 75' to 25' as shown on plat.</p> <p>4. To reduce the required tangent between horizontal curves from 150' to distances shown on plat on both Gazebo Point Way and Waterford Landing Way.</p> <p>5. To reduce the required utility and drainage easement under existing clubhouse from 10' or 5' to 2.2' as shown on plat.</p> <p>6. To reduce the required intersection radius at the east side of Waterford Landing Way and Maloney Road from 25' to 0'.</p> <p>7. To reduce the required utility and drainage easement under the existing wall from 10' to 0' as shown on plat.</p>	Approve Variances 1-7 APPROVE Final Plat
25	FALCON POINTE UNIT 4 (9-SK-12-F)	Jim Sullivan	South side of S. Northshore Dr, northeast of Harvey Rd.	Sullivan	12.42	49		APPROVE Final Plat
26	WATERS RESUBDIVISION OF LOTS 1-3 (9-SL-12-F)	Romans Engineering	Northeast side of Kinnamon Rd, east of Tipton Station Rd.	Romans	9.5	3		APPROVE Final Plat

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27	THE TOMBRAS GROUP (9-SM-12-F)	Site, Inc.	East side of S. Concord St, north of Sullins St.	Site Inc.	41328	1	1. To reduce the required right of way of Concord Street from the centerline to the property line from 44' to 28.8' or distances as shown on plat.	Approve Variance APPROVE Final Plat
28	BRAINE & LEE'S ADDITION RESUB. OF PART OF LOTS 20 & 21 (9-SN-12-F)	Baseline Surveying, PLLC	Northwest intersection of Dill St and Hiawasse Ave.	Barnard	0.844	4		APPROVE Final Plat
29	DOGWOOD COVE RESUBDIVISION OF LOTS 10-14 (9-SO-12-F)	Smithbilt Communities, LLC	South side of Dogwood Cove Ln, west of Dogwood Dr.	Cate Road Developers, LLC	2.66	5		APPROVE Final Plat