

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: December 5, 2013

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the December 12, 2013 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 December 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	DIXIE HIGHWAY ADDITION RESUBDIVISION OF LOTS 1R, 5-9 OF SECTION A (12-SA-13-F)	People's Development Company, Inc. Tony Cappiello	At the intersection of Kingston Pike and Homberg Dr.	Land Tech	2.271	2	1. To reduce the required right of way of Kingston Pike from 50' to 33' from the centerline to the property line of Lot 5R. 2. To reduce the required right of way of Kingston Pike from 50' to 35.5' from the centerline to the property line of Lot 1R1. 3. To reduce the required utility and drainage easement under the existing structures from 10' to distances shown on plat. 4. To reduce the required right of way of Homberg Drive from 25' to 21. 7' from the centerline to the property line of Lot 5R. 5. To reduce the required intersection radius at Kingston Pike and Homberg Drive from 75' to as shown on plat.	Approve Variances 1-5 APPROVE Final Plat
12	HEADRICK - CARDWELL PROPERTY (12-SB-13-F)	Abbott Land Surveying, LLC	West side of Ellistown Rd, north of Kenilworth Dr.	Abbott, Jr.	4.559	3		APPROVE Final Plat
13	HARRISON SPRINGS RESUBDIVISION OF LOTS 162-166 (12-SC-13-F)	HMH Development, Inc.	East side of Harrison Springs Lane, south of Thompson Rd.	Acre by Acre	2.12	4		APPROVE Final Plat

FINAL PLATS

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14	SNEED, KING & CO ADDITION (12-SD-13-F)	Professional Land Systems	West quadrant of W Depot Ave and N Central St.	Ferguson	23040	1	<ol style="list-style-type: none"> 1. To reduce the required radius at Common Avenue and Odgen Street from 75' to 0". 2. To reduce the required right of way width of N. Central Street from 35' to 25' from the centerline to the property line. 3. To reduce the required radius at N. Central Street and W. Depot Avenue from 75' to 0'. 4. To reduce the required right of way width of Odgen Street from 25' to 21.25' from the centerline to the property line. 5. To reduce the required radius at W. Depot Avenue and Odgen Street from 75' to 0'. 6. To reduce the required utility and drainage easement under existing building from 10' to 0'. 7. To reduce the required radius at N. Central Street and Common Avenue from 75' to 0'. 	Approve Variances 1-7 APPROVE Final Plat
15	RAMSEY PROPERTY (12-SE-13-F)	Richard E. Ramsey	East side of Andes Rd at the intersection of Cureton Rd.	Batson, Himes, Norvell & Poe	43311	4	<ol style="list-style-type: none"> 1. To reduce the required right of way of Andes Road from 30' to 25' from the centerline to the property line. 	Deny Variance DENY Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
16	W & L PROPERTIES NORTHSHORE DRIVE AT EBENEZER ROAD (12-SF-13-F)	W & L Properties	North side of Northshore Dr. at west side of intersection of Ebenezer Rd.	Batson, Himes, Norvell & Poe	2.154	2	1. To reduce the required right of way width of Ebenezer Road from 50' to 36.6' from the centerline to the property line. 2. To reduce the required intersection radius at Northshore Drive and Ebenezer Road from 75' to as shown on plat. 3. To reduce the required utility and drainage easement from 10' to 9' under the existing wall.	Approve Variances 1-3 APPROVE Final Plat
17	WALKER - INGRAM PROPERTY (12-SG-13-F)	Romans Engineering	At the southeast intersection of Tillett Lane and Corryton Rd.	Romans	6.59	2	1. To reduce the required utility and drainage easement under existing structure on Lot 2 from 10' to 2.7' as shown on plat.	Approve Variance APPROVE Final Plat
18	FALCON POINTE UNIT 5 (12-SH-13-F)	Jim Sullivan	North of Sailpointe Lane, southeast of S Northshore Dr.	Sullivan	6.06	23		APPROVE Final Plat
19	FOREST VIEW LOT 30 & LARUE LOTS 2 & 3 RESUBDIVISION (12-SI-13-F)	Jim Sullivan	North side of Ferndale Rd, east of Cunningham Rd.	Sullivan	2.41	3		POSTPONE until the January 9, 2014 MPC meeting, at the request of the applicant
20	HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9 (12-SJ-13-F)	Harley E. Bittle	North side of West Gallaher Ferry Dr, west of Hardin Valley Rd.	Sullivan	7.06	5		POSTPONE until the January 9, 2014 MPC meeting, at the request of the applicant
21	DUTCHTOWN VIEW (12-SK-13-F)	Scott Williams and Associates	Corner of Bob Kirby Rd and Dutchtown Rd.	Williams	1.8686	5	1. To reduce the intersection radius at Bob Kirby Road and Dutchtown Road from 25' to 0' 2. To reduce the required right of way width of Dutchtown Road from 44' to 36.2' minimum from the centerline to the property line as shown on plat.	Approve Variances 1-2 APPROVE Final Plat