

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: March 8, 2013

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the March 14, 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 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
11	RESUBDIVISION OF THE JOSEPH G BROWNLEE SR PROPERTY (3-SA-13-F)	Lynch Surveys LLC	Northeast corner of N Middlebrook Pike and Henson Road	Lynch	4.577	3	1. To reduce the required utility and drainage easement from 10' to 8.8' under existing structure on Lot 3 as shown on plat.	Approve Variance APPROVE Final Plat
12	STATE STREET GARAGE (3-SB-13-F)	Lynch Surveys LLC	Bounded by State Street, S. Central Street, Clinch Avenue, and Union Avenue	Lynch	2.329	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 on S. Central Street from 35' to 20' from the centerline to the property line. 3. To reduce the required right of way width on Clinch Avenue from 25' to 18' from the centerline to the property line. 4. To reduce the required right of way width on Union Avenue from 25' to 20' from the centerline to the property line. 5. To reduce the required intersection radius at State Street and Union Avenue from 75' to 17' 6. To reduce the required intersection radius at S. Central Street and Union Avenue from 75' to 17' 7. To reduce the required intersection radius at S. Central Street and Clinch Avenue from 75' to 5' 8. To reduce the required intersection radius at State Street and Clinch Avenue from 75' to 0'	Approve Variances 1-8 APPROVE Final Plat
13	CONNIE G. FLOYD PROPERTY (3-SC-13-F)	Connie Floyd	North side of Kimberlin Heights Road, east of Porterfield Gap	JMC Surveying and Mapping	1.4	1	1. To leave the remainder of Lot 2 without the benefit of a survey. 2. To reduce the utility and drainage easement under the existing shed from 5' to 1.9' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat

FINAL PLATS

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14	WAKEFIELD REPLAT OF LOTS 7R AND 8R (3-SD-13-F)	Wakefield	East side of Simmons Road, north of Parkside Drive	Land Development Solutions	2	2	1. To reduce the standard utility and drainage easement on each exterior lot within the area of the detention basin from 10' to 0'. 2. To reduce the standard utility and drainage easement on each interior lot within the area of the detention basin from 5' to 0'.	Approve Variances 1-2 APPROVE Final Plat
15	RESTORATION HOUSE VILLAGE (3-SE-13-F)	Abbott Land Surveying	North side of Robinson Road, east of Bakertown Road	Abbott, Jr.	7.687	2	1. To reduce the required utility and drainage easement within the Detention Basin Easement on all lots from 10' or 5' as required to 0'. 2. To reduce the required utility and drainage easement on Lot 1 under the existing shed from 10' to 0' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
16	MOUNTAIN COMMERCE BANK (3-SF-13-F)	Mountain Commerce Bank	Southwest side of Bridgewater Road at Comstock Drive	Roth	6.38	1	1. To reduce the standard utility and drainage easement along southwest property line from 10' to 0'. 2. To reduce the standard utility and drainage easement along northwest property line from 10' to 5'. 3. To reduce the standard utility and drainage easement along north property line from 10' to 5'. 4. To reduce the standard utility and drainage easement along west right of way line of Comstock Road from 10' to 0'.	Approve Variances 1-4 APPROVE Final Plat
17	COPPERSTONE RESUBDIVISION OF LOT 264-268 (3-SG-13-F)	MBI	Between the terminus of Copperstone Lane and the terminus of Eaglepath Lane		6.97	3		APPROVE Final Plat

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ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
18	THE CITY OF KNOXVILLE PROPERTY AT LOCUST STREET, SUMMER PLACE AND WALNUT STREET (3-SH-13-F)	City of Knoxville	Intersection of Summer Place and Walnut Street	Vaughn & Melton	1.037	1	<ol style="list-style-type: none"> 1. To reduce the required right of way width of Locust Street from 35' to 22.48' from the centerline to the property line as shown on plat. 2. To reduce the required right of way width of Walnut Street from 25' to 21.40' from the centerline to the property line as shown on plat. 3. To reduce the required right of way width of Summer Place from 25' to 24.16' from the centerline to the property line as shown on plat. 4. To reduce the required intersection radius at Summer Place and Locust Street from 75' to 0'. 5. To reduce the required intersection radius at Summer Place and Walnut Street from 75' to 0'. 6. To reduce the required utility and drainage easement along all exterior lot lines from 10' to 0'. 	Approve Variances 1-6 APPROVE Final Plat