

## **MEMORANDUM**

**TO: Metropolitan Planning Commission**

**FROM: Emily Dills**

**DATE: May 2, 2013**

**SUBJECT: Final Plat Recommendations**

**CC: Surveyors, Owners**

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**The attached spreadsheet includes recommendations for all Final Plat requests on the May 9, 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 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
13	STEVEN & PATRICIA JOHNSTON PROPERTY (2-SB-13-F)	Steven Johnston	Northwest side of Schaad Rd, northeast of Beaver Ridge Rd.	Garrett & Associates	4.45	2	1. To reduce the requirements of the Minimum Subdivision Regulations section 64-24.45 that requires all deadend JPEs to provide a suitable turnaround meeting ASHO guidelines. 2. To reduce the requirements of the Minimum Subdivision Regulations section 64-24.61 that requires JPEs that serve more than six lots to meet the same construction standards as a public street, to waive the requirement for curbs, and to reduce the pavement width from 22' to 11'	Deny Variances 1-2 DENY Final Plat
14	RHOTON & BURGIN PROPERTY (5-SA-13-F)	Joe Touchton	South side of French Rd, east of E. Governor John Sevier Hwy.	Touchton	16.48	5		APPROVE Final Plat
15	WESTMINSTER RESUB OF LOT 1R, GREEN CORP. AND THE MONTGOMERY PROPERTY (5-SB-13-F)	Smoky Mountain Land Surveying Co., Inc.	South side of Westland Dr, west of the S. Northshore Dr. intersection	Dawson	5.009	2	1. To reduce the required right of way of Westland Drive from 44' to distances shown on plat.	Deny Variance DENY Final Plat
16	HARDIN CROWN CENTER (5-SC-13-F)	Cannon & Cannon, Inc	South side of Hardin Valley Dr, east of Pellissippi Pkwy.	Cannon & Cannon	1.016	0		APPROVE Final Plat
17	RESUBDIVISION OF KINLEYS KANYON SUBDIVISION (5-SD-13-F)	Johnson Koontz, LLC	East of Roberts Rd, south of Shelton Rd.	Campbell	10.57	7		APPROVE Final Plat

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ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
18	CASCADE FALLS RESUBDIVISION OF LOTS 69R & 42-44 (5-SE-13-F)	Cascade Falls, LLC	Southeast end of Laurel Falls Lane, south of Cascade Falls Lane	Batson, Himes, Norvell & Poe	3	7	1. To reduce the requirements of the Minimum Subdivision Regulations 64-24.43 that requires all Joint Permanent Easement locations be traversable with a maximum grade of 12% to 15%.	Deny Variance DENY Final Plat
19	THE MARKET PLACE REPLAT OF LOT 6 (5-SF-13-F)	Smartbank	Southwest side of N Cedar Bluff Rd, northwest side of N Peters Rd.	Batson, Himes, Norvell & Poe	1.598	1	1. To reduce the required right of way of N. Peters Road from 44' to 40' from the centerline to the property line. 2. To reduce the required intersection radius at N. Peters Road and Cedar Bluff Road from 75' to 50'. 3. To reduce the required utility and drainage easement within the detention basin from 10' to 0' in all areas as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
20	SCOTT & JEAN WILHOITE - RIVERMIST LANE (5-SG-13-F)	Scott Wilhoite	Northwest side of Chandler Rd at northeast side of Rogers Island Rd	Batson, Himes, Norvell & Poe	3.28	1	1. To reduce the utility and drainage easement under the existing shed from 10' to 4' as shown on plat. 2. To reduce the required right of way width of Chandler Road from 25' to 20.60' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
21	YELLOWSTONE ADDITION RESUB OF PART OF LOTS 5-7 (5-SH-13-F)	Abbott Land Surveying, LLC	At the southwest intersection of Sylvan St and McDonald Dr.	Abbott, Jr.	1.035	2	1. To reduce the required right of way width of McDonald Drive from 30' to 25' as shown on plat. 2. To reduce the utility and drainage easement under the encroaching shed from 10' to 0' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
22	LAVAUN ADDITION TO FOUNTAIN CITY RESUB OF LOTS 2-3 (5-SI-13-F)	The Broadway Group, LLC	South side of Dutch Valley Dr, east of Bruhin Rd.	Land Development Solutions	0.997	1	1. To reduce the utility and drainage easement along the east and west exterior lot lines from 10' to 0'.	Approve Variance APPROVE Final Plat

**FINAL PLATS**

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23	KENNON PARK RESUB OF LOTS 7 & 8 AND UNPLATTED PROPERTY (5-SJ-13-F)	W. Scott Williams and Associates	North side of Kennon Park Lane, north of Kennon Rd.	Williams	2.217	4		APPROVE Final Plat