

## **MEMORANDUM**

**TO: Metropolitan Planning Commission**

**FROM: Emily Dills**

**DATE: November 6, 2013**

**SUBJECT: Final Plat Recommendations**

**CC: Surveyors, Owners**

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**The attached spreadsheet includes recommendations for all Final Plat requests on the November 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 November 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
12	NICK WHITE ADDITION RESUBDIVISION OF LOTS 3-4 & 6 (9-SE-13-F)	Professional Land Systems	At the intersection of Velma Road and Warlex to the west and Nicks to the east.	Ferguson	0.946	2	1. To reduce the required utility and drainage easement under the garage on Lot 3R from 10' to 7.3'. 2. To reduce the required utility and drainage easement under the storage building on Lot 3R from 5' to 2.9'.	Approve Variances 1-2 APPROVE Final Plat
13	WHITE AVENUE PROJECT (10-SJ-13-F)	Michael Brady, Inc.	White Avenue at Seventeenth Street and Eighteenth Street		1.35	1	1. To reduce the required intersection radius at White Avenue and Eighteenth Street from 75' to 0'. 2. To reduce the required intersection radius at White Avenue and Seventeenth Street from 75' to 0'. 3. To reduce the required utility and drainage easement along all exterior property lines from 10' to 0'.	Approve Variances 1-3 APPROVE Final Plat
14	SAYNE'S LAND RESUBDIVISION OF LOTS 2 & 3 (11-SA-13-F)	Touchton Surveying and Mapping	South side of Burleson Rd, south side of Tipton Station Rd.	Touchton	3.96	3		APPROVE Final Plat
15	KARNS VOLUNTEER FIRE DEPARTMENT FIRE STATION #2 (11-SB-13-F)	Karns Volunteer Fire Department	Hardin Valley Rd at Campbell Station Rd intersection	Barge Waggoner Sumner & Cannon	1.1	1	1. To reduce the required right of way width of Campbell Station Road from 35' to 30' from the centerline to the property line. 2. To reduce the required intersection radius at Campbell Station Road and Hardin Valley Road from 75' to 30'.	Approve Variances 1-2 APPROVE Final Plat

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16	EVOLVE CITY VIEW  (11-SC-13-F)	Robert G. Campbell & Associates	E side of Hill Ave. at Hazen St.	Campbell	5.86	1	1. To reduce the required right of way along Historic Preservation Drive from 30' to 28.5' from the centerline to the property line. 2. To reduce the required intersection radius at Hazen Street and E. Hill Avenue from 75' to as shown on plat. 3. To reduce the required intersection radius at E. Hill Avenue and Historic Preservation Drive from 75' to as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
17	BRAKEBILL NURSING HOMES, INC.  (11-SD-13-F)	Coak Creek Surveying & Engineering	At the intersection of Lyons View Pike and Harley Dr.	Coal Creek Surveying & Engineering	4.8	1	1. To reduce the required drainage and utility and easement from 10' to 8.42' under the existing structure as shown on the plat	Approve Variance APPROVE Final Plat
18	HILTON HOME 2 SUITES KNOXVILLE  (11-SE-13-F)	Hilton Home2 Suites	North side N. Peters Rd, east of N Seven Oaks Dr.	Lynch	6.39	1	1. To reduce the standard utility and drainage easement from 10' to 0' within the detention basin . 2. To reduce the required right of way width of N. Peters Road from 45' to 40' from the centerline to the property line.	Approve Variances 1-2 APPROVE Final Plat
19	THE MARKETS AT CHOTO  (11-SF-13-F)	Benchmark Associates, Inc.	Southeast side of Northshore Dr, north side of Choto Rd.	Benchmark Associates, Inc.	7.091	5		APPROVE Final Plat
20	  (11-SG-13-F)	Webb Land Surveying		Webb	1.087	0		WITHDRAWN at the request of the applicant.

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ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
21	MARBLE ALLEY LOFTS (11-SH-13-F)	Benchmark Associates, Inc.	State St. at S. Central St.	Benchmark Associates, Inc.	2.83	0	1. To reduce the required utility and drainage easement along all exterior lot lines from 10' to 0' 2. To reduce the required intersection radius at Commerce Avenue and State Street from 75' to 7'. 3. To reduce the required intersection radius at Commerce Avenue and S. Central Street from 75' to 7'. 4. To reduce the required right of way width of Commerce Avenue from 25' to 21.7 from the centerline to the property line. 5. To reduce the required right of way width of S. Central Street from 35' to 19.7' from the centerline to the property line.	Approve Variances 1-5 APPROVE Final Plat