

## **MEMORANDUM**

**TO: Metropolitan Planning Commission**

**FROM: Emily Dills**

**DATE: October 3, 2013**

**SUBJECT: Final Plat Recommendations**

**CC: Surveyors, Owners**

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**The attached spreadsheet includes recommendations for all Final Plat requests on the October 10, 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 October 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
8	HAMPSON PLACE (9-SJ-13-F)	Eagle Bend Realty	Southeast side of Nubbin Ridge Road, west of Morrell Road	Sullivan	9.23	31		APPROVE Final Plat
9	FINAL PLAT OF THE HARMON-FLEMING PROPERTY (10-SA-13-F)	Romans Engineering	East side of Sullivan Road, at the intersection of Conway Circle	Romans	11.66	3	1. To reduce the utility and drainage easement under the existing barn from 10' to 1.5' as shown on plat.	Approve Variance APPROVE Final Plat
10	FAULKNER PROPERTY (10-SB-13-F)	Luther Faulkner	east side of Idumea Road, north of Hogskin Road	Howell	1.769	1		APPROVE Final Plat
11	WILLIAM D. JONES PROPERTY (10-SC-13-F)	Metro Management	southwest side of S. Peters Road, at intersection of Ebenezer Road	Batson, Himes, Norvell & Poe	1.49	1	1. To reduce the required right of way of S. Peters Road from 50' to 45' from the centerline to the property line. 2. To reduce the required right of way of Ebenezer Road from 50' to 45' from the centerline to the property line.	Approve Variances 1-2 APPROVE Final Plat
12	CARIS HEALTHCARE COWARD MILL OFFICES (10-SD-13-F)	Lynch Surveys LLC	Coward Mill Road at intersection of Pellissippi Parkway	Lynch	3.771	1	1. To reduce the required right of way of Coward Mill Road from 30' to 20' from the centerline to the property line.	Approve Variance APPROVE Final Plat
13	GERDAU AMERISTEEL PROPERTY (10-SE-13-F)	Gerdau-Knoxville Steel Mill	Southeast side of New York Avenue, northeast of Stonewall	Barge Waggoner Sumner & Cannon, Inc.	1.367	1	1. To reduce the "K" Value on vertical curve requirement from 25' to 5'.	Approve Variance APPROVE Final Plat

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14	STEVEN & PATRICIA JOHNSTON PROPERTY (10-SF-13-F)	Eric Estep	Southwest side of Grassy Creek Way, northwest of Schaad Road	Garrett & Associates	4.45	2	1. To reduce the requirements of the Minimum Subdivision Regulations Section 64-24.61 that requires all JPEs that serve more than six lots to meet the same construction standards as a public street and to reduce the standards to existing conditions. 2. To reduce the requirements of the Minimum Subdivision Regulations Section 64-24-50 that requires a minimum of a 20' wide driving surface and reduce that width to 11'. 3. To reduce the requirement of the Minimum Subdivision Regulations 64-24-45 requiring all dead-end JPEs to provide a suitable turnaround meeting ASHO guidelines to existing conditions.	Deny Variances 1-3 DENY Final Plat
15	MAITLAND WOODS PHASE III (10-SG-13-F)	Grad Land Development	At the terminus of Ancient Oak Lane	LeMay & Associates	29.91	7		APPROVE Final Plat
16	HORACE IRWIN RESUBDIVISION OF LOT 2 (10-SH-13-F)	Ward Land Surveying	Northwest side of Irwin Drive, southwest side of Loren Circle	Ward Land Surveying, LLC	45387	4		APPROVE Final Plat
17	THORNGATE RESUBDIVISION OF LOTS 17, 36-41M & 52-54 (10-SI-13-F)	Lynch Surveys, LLC	Northeast side of Harvey Road, northwest of Choto Road	Lynch		9		APPROVE Final Plat

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<b>18</b>	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'.	POSTPONE until the November 14, 2013 MPC meeting, at the applicant's request