

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: September 5, 2013

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the September 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 September 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	MRS. L L HOLLOWAY (7-SG-13-F)	Michael Brady Inc.	Northwest side of Kingston Pike at north intersection of Boxwood Square		4.54	1	1. To reduce the required right of way of Kingston Pike from 44' to 27.9' from the centerline to the property line as shown on plat. 2. To reduce the required utility and drainage easement along the front property line under existing wall from 10' to 0'.	Approve Variances 1-2 APPROVE Final Plat
14	JC PENNEY PROJECT (9-SA-13-F)	Michael Brady, Inc.	Northeast side of S Gay Street, north of Union Avenue		13217	1	1. To reduce the required utility and drainage easements along all property lines from either 5' or 10' to 0'.	Approve Variance APPROVE Final Plat
15	HARRILL HEIGHTS RESUBDIVISION OF LOTS 12R & 13 (9-SB-13-F)	Lynch Surveys, LLC	west side of Terrace View Drive at intersection of Avon Park Circle	Lynch	0.694	1	1. To reduce the required right of way of Avon Park Circle from 25' to 20' from the centerline to the property line. 2. To reduce the required intersection radius at Avon Park Circle and Terrace View Drive from 25' to 20'.	Approve Variances 1-2 APPROVE Final Plat
16	DUTCHTOWN COMMERCIAL PARK RESUBDIVISION OF LOTS 1 & 2 (9-SC-13-F)	John, Jr. McCallie	Northeast side of Dutchtown Road at intersection of Deerborn Lane	LeMay & Associates	6.08	4		APPROVE Final Plat

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17	EAST TENNESSEE CHILDREN'S HOSPITAL PROPERTY (9-SD-13-F)	East Tennessee Children's Hospital	At the intersection of White Avenue and S. Twenty First Street	Land Development Solutions	1.08	1	1. To reduce the required right of way of White Avenue from 25' to 23' along entire property line where it has not been previously reduced. 2. To reduce the required utility and drainage easement on Lot 1R from 10' to 0' along the north, east, and west lot lines. 3. To reduce the required utility and drainage easement on Lot 1R from 10' to 3' along the south lot line.	Approve Variances 1-3 APPROVE Final Plat
18	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	3	1. To reduce the required right of way of each street shown, Warlex Road, Velma Road, and Nicks Road from 25' to 20' from the centerline to the property line. 2. To reduce the required utility and drainage easement on Lot 3R from 5' to 2.9' as shown on plat.	TABLE at the request of the applicant
19	KINGSTON CORNER (9-SF-13-F)	Horne Properties, Inc.	North side of Kingston Pike, east side of N Cedar Bluff Road	Humphreys	24.25	9	1. To reduce the required utility and drainage easement of either 5' or 10' to 0' within the retention pond easement.	Approve Variance APPROVE Final Plat
20	PEDIGO & TAYLOR PROPERTY (9-SG-13-F)	Scott Williams and Associates	Corner of Felix Road and Forestal Drive	Williams	2.4323	2	1. To reduce the required right of way along parts of Felix Road from 25' to to distances shown on plat with a minimum of 12' ' from the centerline to the property line. 2. To reduce the required intersection radius at Forestal Drive and Felix Road from 25' to 0'.	Approve Variances 1-2 APPROVE Final Plat

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21	GREENBROOK UNIT 5 (9-SH-13-F)	Jim Sullivan	North side of Solway Road, northwest of Hardin Valley Road	Sullivan	25.86	88		APPROVE Final Plat
22	MIDDLETON PARK (9-SI-13-F)	Jim Sullivan	Northeast side of Middlebrook Pike, southeast of Lovell Road and Ball Camp Pike intesection	Sullivan	21.11	73		APPROVE Final Plat
23	HAMPSON PLACE (9-SJ-13-F)	Eagle Bend Realty	Southeast side of Nubbin Ridge Road, west of Morrell Road	Sullivan	9.23	31		POSTPONE until the October 20, 2013 MPC meeting, at the applicant's request
24	HIGHLAND PLACE OFFICE PARK RESUB. OF LOTS 4R & 5 (9-SK-13-F)	Benchmark Associates, Inc.	North and south of the terminus of Highland Place Way	Benchmark Associates, Inc.	1.38	2	1. To reduce the required utility and drainage easement at the terminus of Highland Place Way, a private JPE, from 10' to 0'. 2. To reduce the required utility and drainage easement along the most southwesterly lot lines of Lots 4R1 & 5R from 10' to 0' under the existing retaining wall as shown on plat.	Approve Variances 1 - 2 APPROVE Final Plat
25	WHITE AVENUE PROJECT (9-SL-13-F)	Michael Brady Inc.	White Avenue at 17th 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 intesection radius at White Avenue and Seventeenth Street from 75' to 0'. 3. To reduce the required utility and drainage easement along entire exterior property boundary from 10' to 0'.	POSTPONE until the October 20, 2013 MPC meeting, at the applicant's request

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26	PIKE ENTERPRISES ON KINGSTON PIKE (9-SM-13-F)	Pike Enterprises	Southeast side of Kingston Pike, north side of Homberg Drive	Batson, Himes, Norvell & Poe	1.78	1	1. To reduce the required right of way along Kingston Pike from 44' to 33' from the centerline to the property line.	Approve Variance APPROVE Final Plat
27	MARBLE CITY ADDITION RESUBDIVISION OF PARTS OF LOTS 1 & 2 (9-SN-13-F)	Strata Environmental	South side of Hoitt Avenue at N. Cherry Street intersection	Cannon & Cannon	2.224	1	1. To reduce the required right of way of N. Cherry Street from 50' to 40' from the centerline to the property line. 2. To reduce the required intersection radius at N. Cherry Street and Hoitt Avenue from 75' to 15'.	Approve Variances 1-2 APPROVE Final Plat