

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: April 2, 2014

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the April 10, 2014 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 April 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
17	HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9 (12-SJ-13-F)	Harley E. Bittle	North side of West Gallaher Ferry Dr, west of Hardin Valley Rd.	Sullivan	7.06	5		POSTPONE until the May 8, 2014 MPC meeting, at the applicant's request
18	ANNE R KILLEFER & JEANIE R SNODDY PROPERTY (3-SF-14-F)	Glen Glafenhein	South side of Kingston pike, west of Neyland Drive	Campbell	3.9	3	1. To reduce the required right of way of Kingston Pike from 44' to 25' from the centerline to the property line. 2. To reduce the requirements of the Minimum Subdivision Regulations section 64- 24.4 to existing conditions 3. To reduce the required radius at the JPE and the public street from 25' to 0'.	Approve Variances 1-3 APPROVE Final Plat
19	CENTRAL MARKET COMPANYS ADDITION RESUBDIVISION OF LOTS 19-21 (4-SA-14-F)	Smoky Mountain Land Surveying	East side of N. Broadway and north side of Emory Place	Dawson	0.152	1	1. To reduce the required utility and drainage easement under existing structure 5' to 0' as shown on plat. 2. To reduce the required utility and drainage easement under the existing walls from 10' or 5' to 0' as shown on plat. 3. To reduce the required intersection radius at N. Broadway and Emory Place from 75' to 0'.	Approve Variances 1-3 APPROVE Final Plat
20	HUBBS HAVEN (4-SB-14-F)	Touchton Surveying and Mapping	South side of mcCammon Road, due east of Martin Mill Pike	Touchton	10.02	3		APPROVE Final Plat
21	CLEAR VIEW HILLS RESUBDIVISION OF LOTS 1R2 & 8R (4-SC-14-F)	Smoky Mountain Land Surveying	South side of Clinton Highway at the southwest quadrant of the intersection with Allen Drive	Dawson	1.72	3		APPROVE Final Plat
22	HIDDEN MEADOWS, UNIT 1 (4-SD-14-F)	Primos Land Company, LLC	Across from Golden cloud Lane on Gray Hendrix Road	Southland Engineering	18.92	56		APPROVE Final Plat

FINAL PLATS

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23	RESUBDIVISION OF GEORGE HOSKINS PROPERTY (4-SE-14-F)	George C. Hoskins	North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane	Garrett & Associates	6.2	2		POSTPONE until the May 8, 2014 MPC meeting, at the applicant's request
24	STOOKSBURY CORNER (4-SF-14-F)	Abbott Land Surveying, LLC	At the southeast intersection of E Beaver Creek Drive and Dry Gap Pike	Abbott, Jr.	1.563	2	1. To reduce the intersection radius at E. Beaver Creek and Dry Gap from 75' to as shown on plat. 2. To reduce the required right of way width of Dry Gap Pike from 50 to 40.89' from the centerline to the property line. 3. To reduce the required right of way width of E. Beaver Creek Drive from 50' to 29.61' from the centerline to the property line.	Approve Variances 1-3 APPROVE Final Plat
25	FINAL PLAT OF THE JALAL BOURDARGA PROPERTY (4-SG-14-F)	Jalal Boudarga	Southeast intersection of W. Woodland Avenue and Davanna Street	Batson, Himes, Norvell & Poe	1.419	2	1. To reduce the intersection radius at W Woodland Avenue and Davanna Street from 75' to 0'.	Approve Variance APPROVE Final Plat
26	CASCADE VILLAS PHASE 3A (4-SH-14-F)	Cascade Falls, LLC	Northwest end of Gatekeeper Way, northwest of Beacon Light Way	Batson, Himes, Norvell & Poe	0.785	9		APPROVE Final Plat
27	BRANDYWINE AT TURKEY CREEK (4-SI-14-F)	Brandywine at Turkey Creek	At the end of the public right of way of Woodhollow Lane, west side of Fretz Road	Sullivan	3.65	19		APPROVE Final Plat
28	TAYLORS VIEW RESUBDIVISION OF LOTS 6-10 (4-SJ-14-F)	Taylors View Resubdivision of Lots 6-10	Southwest side of Taylors View Lane, southeast of Meredith Road	Ward Land Surveying, LLC	2.24	4		APPROVE Final Plat