

## **MEMORANDUM**

**TO: Metropolitan Planning Commission**

**FROM: Emily Dills**

**DATE: August 7, 2014**

**SUBJECT: Final Plat Recommendations**

**CC: Surveyors, Owners**

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**The attached spreadsheet includes recommendations for all Final Plat requests on the August 14, 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 August 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
18	RIVERS EDGE (7-SC-14-F)	Lynch Surveys, LLC	South Side of Island Home Ave, west of Spence Place	Lynch	5.073	4	1. To reduce the required utility and drainage easements along all exterior and interior lot lines from 10' or 5' to 0'.	POSTPONE until the September 11, 2014 MPC meeting, at the request of the applicant
19	GLENSTONE II RESUBDIVISION OF LOT 23 (8-SA-14-F)	Southland Group, Inc.	North side of W Emory Road, southwest of Clinton Highway	Southland Engineering	1.42	5		APPROVE Final Plat
20	J M FORDS RESUBDIVISION OF LOT 1 (8-SB-14-F)	Smoky Mountain Land Surveying	West side of Blount Avenue, south of Redwine Street	Howard T. Dawson	0.619	1	1. To reduce the required utility and drainage easement along the front lot line under the front porch from 10' to 7.4' as shown on plat. 2. To leave the remaining portion of Parcel 024 without the benefit of a survey.	Approve Variances 1-2 APPROVE Final Plat
21	WHITES PARK PLACE RESUBDIVISION OF LOT 18R1 (8-SC-14-F)	City of Knoxville - Office of Redevelopment	At the intersection of Twenty Second Street and Cumberland Avenue	Ward Land Surveying, LLC	0.71	2	1. To reduce the required intersection radius at Twenty Second Street and Cumberland Avenue from 75' to 0' as shown on plat. 2. To reduce the required utility and drainage easement under the existing building from 10' or 5' as required to 0'.	Approve Variances 1-2 APPROVE Final Plat
22	FINAL PLAT OF THE WALTER H RULE PROPERTY (8-SD-14-F)	Accurate Surveyors	Southwest side of Martin Mill Pike, southeast of McCammon Road	Accurate Surveyors	4.312	2		APPROVE Final Plat
23	PACE PROPERTY II (8-SE-14-F)	Michael Brady Inc.	At the intersection of Ball Road and Bakertown Road	Michael Brady Inc.	1.55	1		APPROVE Final Plat

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24	RIDGEFIELD ADDITION RESUBDIVISION OF LOTS 20-21 (8-SF-14-F)	Roth Land Surveying	At the intersection of Ridgefield Road and Merchant Drive	Roth	1.33	1	1. To reduce the required right of way along Merchant Drive from 44' to 40.50' from the centerline to the property line. 2. To reduce the required intersection radius at Merchant Drive and Ridgefield Road from 75' to chord distance of 51.20'.	Approve Variances 1-2 APPROVE Final Plat
25	THE MARKETS AT CHOTO RESUBDIVISION OF LOT 5 (8-SG-14-F)	Benchmark Associates, Inc.	The intersection of Choto Road and S. Northshore Drive	Benchmark Associates, Inc.	3.985	5	! To eliminate the requirement of the Minimum Subdivision Regulations 64-24 requiring all lots have frontage on a 25' Exclusive Permanent Easement or a Joint Permanent Easement and allow the lots to be served by a Cross Access Easement.	Approve Variance APPROVE Final Plat
26	TIPPIT VILLAGE, UNIT 2, LOTS 66-67 AND RESUB. OF LOTS 68-69 (8-SH-14-F)	Sites to See, Inc.	South side of Rose Cottage Way at Gisele Way, north side of Andes Road	Williams	27569	4		APPROVE Final Plat
27	LKM PROPERTIES, LP WESTERN AVENUE AT SANDERSON ROAD (8-SI-14-F)	LKM Properties, LP	At the intersection of Sanderson Road and Western Avenue	Batson, Himes, Norvell & Poe	1.946	1	1. To reduce the required utility and drainage easement along the north property line under the existing structures from 10' to 2.3'. 2. To reduce the required utility and drainage easement along the east property line under the existing structures from 10' to 4.9'.	Approve Variances 1-2 APPROVE Final Plat
28	EMMETT P VAUGHN, JR RESUBDIVISION OF LOT 11R-1 (8-SJ-14-F)	Professional Land Systems	At the terminus of Pinellas Drive, northeast of Fairfield Road	Ferguson	1.968	2		APPROVE Final Plat

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29	LINWOOD ADDITIONS 1 & 2 RESUBDIVISION OF LOTS 1R, 5R, 11-13, & 14R (8-SK-14-F)	Hand Partnership, LP	At the intersection of Coram Street and Radford Place	Urban Engineering	8.1	1	1. To reduce the required right of way of Radford Place from 25' to 20' from the centerline to the property line as shown on plat. 2. To reduce the required utility and drainage easement under the existing building from 10' to 1.4' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
30	WILLOW BAY (8-SL-14-F)	Robert Campbell & Associates	North side of Quarry Road, northwest of E Emory Road	Campbell	7.18	7		APPROVE Final Plat
31	MAITLAND WOODS, UNIT 6, RESUBDIVISION OF LOTS 4-5 & 151R (8-SM-14-F)	LeMay and Associates	At the terminus of Ancient Oak Lane, northeast of Airtree Lane	LeMay & Associates	4.82	3		APPROVE Final Plat
32	BALL & GREENFIELD PROPERTY (8-SN-14-F)	LeMay and Associates	West side of Diggs Road, south of Lovelace Road	LeMay & Associates	3.61	1	1. To reduce the required utility and drainage easement under the existing structure along the JPE from 10' to 1.7' as shown on plat.	Approve Variance