

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: July 2, 2014

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the July 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 July 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
11	OLIN W BUELL PROPERTY (7-SA-14-F)	Smoky Mountain Land Surveying	Southeast side of Greenwell Dr, northeast of Pedigo Rd	Dawson	25.757	4		APPROVE Final Plat
12	MCDONALDS CORPORATION ON N. BROADWAY (7-SB-14-F)	Randall White Land Surveying	East side of N. Broadway, southeast of Chickamauga Ave.	White	2	3		APPROVE Final Plat
13	RIVER'S EDGE APARTMENTS (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 August 14, 2014 MPC meeting, at the applicant's request
14	CLINTON HWY. O'REILLYS (7-SD-14-F)	Touchton Surveying and Mapping	At the northwest quadrant at the intersection of Clinton Hwy. and Black Oak Dr.	Touchton	0.91	1	1. To reduce the required utility and drainage easement along all lot lines within the water quality easement and retention easements from 10' or 5' as required to 0'.	Approve Variance APPROVE Final Plat
15	FOX CREEK UNIT 2 (7-SE-14-F)	Fox Creek Villas, LLC	Southwest of Fox Rd at the terminus of Oak Cove Ln.	Sullivan	13.3945	37	1. To reduce the Cul-de- sac transition radius at Bent Ridge Lane at Sta. 4+40 from 75' to 33' 2. To reduce the Cul-de- sac transition radius at Elk Falls Lane at Sta. 4+55 from 75' to 48' 3. To reduce the Cul-de- sac transition radius at Elk Falls Lane at Sta. 0+71 from 75' to 44' 4. To reduce the Intersection Radius at the north corner of Fox Cove Road and Elk Falls Lane from 25' to 23' 5. To reduce the Intersection Radius at the west corner of Fox Cove Road and Elk Falls Lane from 25' to 23'.	Approve Variance 1-5 APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
16	PLANTATION OAKS RESUBDIVISION OF LOTS 8-10, 25R-28R, 29-52 AND COMMON AREA (7-SF-14-F)	Lynch Surveys LLC	West side of Broome Rd north of intersection with N Gallaher View Rd.	Lynch	4.128	25	1. To reduce the utility and drainage easements along all interior lot lines from 5' to 0'.	POSTPONE until the August 14, 2014 MPC meeting, at the applicants request
17	JEFFERSON PARK UNIT 4 (7-SG-14-F)	Jim Sullivan	Northwest of S. Northshore Dr, off Charlottesville Blvd.	Sullivan	10.66	33		APPROVE Final Plat
18	BRANDYWINE AT TURKEY CREEK UNIT 3 (7-SH-14-F)	Jim Sullivan	West side of Fretz Rd, at the terminus of Woodhollow Ln.	Sullivan	2.6	5		APPROVE Final Plat
19	RUSHLAND PARK PHASE III (7-SI-14-F)	Primos Land Co., LLC	North of McMillan Creek Drive at both the north and south side of Loftis Creek Lane	Southland Engineering	9.32	27		APPROVE Final Plat
20	LYNCH AND HUMPHREY'S BROADWAY & CENTRAL AVENUE S/D (7-SJ-14-F)	Site Incorporated	West side of N Broadway, north of N Central Street	Humphreys	40760	1	1. To reduce the required right of way of N. Broadway from 30' to 25' from the centerline to the property line. 2. To reduce the required right of way of Fulton Place from 25' to 15' from the centerline to the property line. 3. To reduce the required utility and drainage easement from 10' or 5' to 0' under existing building as shown on plat.	Approve Variances 1 & 3 Deny Variance 2 DENY Final Plat
21	CREEKHEAD COVE, UNIT 1 (7-SK-14-F)	W. Scott Williams and Associates	Southeast side of Creekhead Drive west of Hembolt Road	Williams	9.69	10		APPROVE Final Plat
22	CREEKHEAD COVE, UNIT 2 (7-SL-14-F)	W Scott Williams and Associates	Southeast side of Creekhead Drive, west of Hembolt Road	Williams	9.69	31	1. To reduce the required utility and drainage easement along lot lines within the retention basin from 10' or 5' as required to 0'	Approve Variance APPROVE Final Plat