

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: June 5, 2014

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the June 12, 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 June 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
15	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
16	MIGHTY OAK POINT (5-SD-14-F)	Lynch Surveys LLC	Southwest side of Williams Road, northwest of Hardin Valley Road	Lynch	5.14	3	1. To reduce the requirements of the Minimum Subdivision Regulations section 64-24 requiring all lots have at least 25' frontage on a public road or an approved easement to 13' as shown on plat.	Approve Variance APPROVE Final Plat
17	FINAL PLAT FOR BEVERLY MILAM, REVOCABLE TRUST (5-SF-14-F)	Kelly Milam	South side of Osprey Point Lane, east of S. Northshore Drive	Batson, Himes, Norvell & Poe	1.33	1	1. To eliminate the requirement of the Minimum Subdivision Regulations 64-24.45 requiring a suitable turnaround meeting AASHTO standards 2. To reduce the requirement of the Minimum Subdivision Regulations 64-24.50 requiring a 20' driving surface to 12'. 3. To reduce the requirement of the Minimum Subdivision Regulations 64-24.43 allowing a maximum grade of 12% to 12.64%. 4. To reduce the requirement of the Minimum Subdivision Regulations requiring a 25' radius where the JPE and public street meet from 25' to 0'.	Deny Variances 1-4 DENY Final Plat

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18	JAMES AND DOROTHY MCMILLIN PROPERTY (6-SA-14-F)	Tim Howell	In the northwest quadrant of Koon Lane and Guinn Road intersection	Howell	6.21	2	<ol style="list-style-type: none"> 1. To reduce the required right a way width along Lot 1 on Koon Lane 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 garage on Lot 1 from 10' to 0' as shown on plat. 	Approve Variances 1-2 APPROVE Final Plat
19	HAWS KENYON STREET PROPERTY (6-SB-14-F)	Scott Williams & Associates	South side of Kenyon Street, 50' east of the intersection with Armstrong Avenue.	Williams	9983	1	<ol style="list-style-type: none"> 1. To reduce the required utility and drainage easement along the eastern lot line from 5' to 0'. 2. To reduce the required utility and drainage easement along the western lot line from 5' to 0'. 3. To leave the remainder of Lots 73-76 without the benefit of a survey. 	Approve Variances 1-3 APPROVE Final Plat
20	BRADY & CYNTHIA GREENE PROPETY (6-SC-14-F)	Roth Land Surveying	South side of Laurel Avenue, west side of Thirteenth Street	Roth	0.14	1	<ol style="list-style-type: none"> 1. To reduce the required right of way of Laurel Avenue from 25' to 20' from the centerline to the property line. 2. To reduce the required right of way of Thirteenth Street from 25' to 20' from the centerline to the property line. 3. To reduce the required intersection radius at Laurel Avenue and Thirteenth Street from 25' to 0'.1 4. To reduce the utility and drainage easement under the existing wall from 10' or 5' as required to 0' along the eastern and southern lot lines. 	Approve Variances 1-4 APPROVE Final Plat

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21	CASCADE VILLAS PHASE 3A (6-SD-14-F)	Cascade Falls, LLC	Northeast side of Gate Keeper Way, northwest of Beacon Light Way	Batson, Himes, Norvell & Poe	13001	3		APPROVE Final Plat
22	HUNTERS WAY (6-SE-14-F)	HMH Development, Inc.	North side of Hardin Valley Road @ east side of E. Gallaher Ferry Road	Batson, Himes, Norvell & Poe	10.37	40		APPROVE Final Plat
23	VISTA HILLS REPLAT OF LOT 18 (6-SF-14-F)	Melinda McBee	At the terminus of Fox Ridge Drive, west of Whippoorwill Road	Sullivan	0.26	1	1. To reduce the required utility and drainage easement along the rear long line under the existing pool deck and retaining wall from 10' to 3'.	Approve Variance APPROVE Final Plat
24	LKM PROPERTIES LP AT KINGSTON PIKE AND WESLEY ROAD (6-SG-14-F)	LKM Properties, LP	Northeast side of Wesley Road at the northwest side of Kingston Pike	Batson, Himes, Norvell & Poe	1.485	1	1. to reduce the required intersection radius at Wesley Road and Kingston Pike from 75' to 15'. 2. To reduce the required utility and drainage easement along the north property line from 10' to 4'. 3. To reduce the required utility and drainage easement along the east property line from 10' to 2'.	Approve Variances 1-3 APPROVE Final Plat
25	C M FORD ADDITION RESUBDIVISION OF LOTS 5-7 (6-SH-14-F)	Ray Akins	West side of Henry Avenue, north of Maryville Pike	Stanley	0.51	1	1. To reduce the required right of way of Henry Avenue from 25' to 15' from the centerline to the property line. 2. To reduce the required right of way of Baldwin Avenue from 25' to 20' from the centerline to the property line.	Approve Variances 1-2 APPROVE Final Plat

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26	DAMERON'S ADDITION RESUBDIVISION OF LOTS 33-35 (6-SI-14-F)	Site, Inc.	East side of Stone Street, south side of Jennings Avenue	Site Inc.	24266	1	1. to reduce the required right of way width on Stone street from 25' to 15' from the centerline to the property line. 2. To reduce the required right of way/intersection radius at Stone Street and Jennings Avenue from 75' to 15'. 3. To reduce the required utility and drainage easement along the northwest, northeast, and southeastern property lines from 10' to 0'.	Approve Variances 1-3 APPROVE Final Plat
27	NORTHSHORE TOWN CENTER, PHASE II (6-SJ-14-F)	Site, Inc.	North side of S. Northshore Drive, east side Town Center Blvd.	Site Inc.	19.57	4		APPROVE Final Plat
28	ROBERTS SUBDIVISION (6-SK-14-F)	JCR, LLC	At the northern intersection quadrant of Alice Bell Road and Crouch Drive	Hinds Surveying	28532.4	3		APPROVE Final Plat
29	SPRINGDALE DEVELOPMENT (6-SL-14-F)	Springdale Partners LTD	Southeast side of N. Central Avenue, at end of W. Springdale	Barge Waggoner Sumner & Cannon	15.054	3	1. To reduce the required utility and drainage easement under the existing buildings on Lot 1 from 10' to 1.7' on the northeast side and to 0' on the southeast side. 2. To reduce the required utility and drainage easement under the existing buildings on Lot 2 from 10' to 3' on the northwest side and to 0' on the southwest side. 3. To reduce the required utility and drainage easement under the existing buildings on Lot 3 from 10' to 0'.	Approve Variances 1-3 Approve Parking as shown on plat APPROVE Final Plat Per the requirements within Article 5, Section 7 of the City of Knoxville Zoning Ordinance, the number of parking spaces required for Industrial Establishments for customer and visitor parking has been met and approved as shown on this plat

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30	TIPPIT VILLAGE, UNITE 2, LOTS 68 & 69 & COMMON AREA (6-SM-14-F)	Sites to See, Inc.	North side of Andes Road, southeast of Ball Camp Pike	Williams	16909	2		APPROVE Final Plat
31	O. T. TINDELL FARM RESUB. OF TRACT 4 (6-SN-14-F)	Josh Sanderson	Southeast of E Emory Road on the south side of Dry Gap Pike	Southland Engineering	3.7	2	1. To reduce the required right of way of Dry Gap Pike from 50' to 42.65' from the centerline to the property line.	Approve Variance APPROVE Final Plat
32	DONALD F JOHNSTONE & WIFE NANCY LOT 1 (6-SO-14-F)	Terry Mackerer	South side of Keller Bend Road on the north side of a private right of way named Allee De Papillion Drive	Miller Land Surveying	11.6	1	1. To reduce the required width of the JPE from 40' to 31' as shown on plat. 2. To allow the grade of the JPE to exceed the maximum of 12% to 19% in areas as shown on plat. 3. To reduce the required radius at the JPE where it intersects with Keller Bend Road from 25' to 0' as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
33	WALNUT PARKING INVESTORS (6-SP-14-F)	Roth Land Surveying	Southeast side of Summer Place with Walnut Street on the northeast and Locust Street on the southwest	Roth	1.43	3	1. To reduce the required right of way of Locust Street from 35' to 22.76' from the centerline to the property line. 2. To reduce the required right of way of Walnut Street from 25' to 22.40' from the centerline to the property line.	WITHDRAWN at the request of the applicant