

## **MEMORANDUM**

**TO: Metropolitan Planning Commission**

**FROM: Emily Dills**

**DATE: March 5, 2014**

**SUBJECT: Final Plat Recommendations**

**CC: Surveyors, Owners**

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**The attached spreadsheet includes recommendations for all Final Plat requests on the March 13, 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 March 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
20	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 April 10, 2014 MPC meeting, at the request of the applicant
21	FOX CREEK UNIT 2 (2-SG-14-F)	Jim Sullivan	Off Fox Rd south of Kingston Pike	Sullivan	13.4	37		APPROVE Final Plat
22	WINDSOR SQUARE RESUBDIVISION OF LOTS 5R1 & 5R3 (3-SA-14-F)	Darwin Jarman Education Service of America	North side of Kingston pike, east side of N. Seven Oaks Drive	Barge Waggoner Sumner & Cannon	7.26	2	1. To reduce the required intersection radius at Kingston Pike and N. Seven Oaks Drive from 75' to as shown on plat. 2. To reduce the utility and drainage easement under structure on Lot 5R1R from 5' to 0' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
23	SNEED, KING & CO ADD. TO KNOXVILLE RESUB. OF LOTS 82, 84, 86, 88, 90, & 92 (3-SB-14-F)	Lynch Surveys LLC	Northeast side of Ogden Street, southwest side of N Central Street	Lynch	23292	1	1. To reduce the required utility and drainage easement from 10' to 0' along all lot lines. 2. To reduce the required right of way width of Ogden Street from 25' to 20.9' from the centerline to the property line. 3. To reduce the required intersection radius at W Magnolia Avenue and N Central Street from 75' to 0'. 4. To reduce the required intersection radius at W Magnolia Avenue and Odgen Street from 75' to 0'. 5. To reduce the required right of way width of W Magnolia Avenue from 44' to 30' from the centerline to the property line. 6. To reduce the required right of way width of N Central Street from 35' to 25' from the centerline to the property line.	Approve Variances 1-6 APPROVE Final Plat

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24	WAYNE A & MADELINE KLINE PROPERTY (3-SC-14-F)	Wayne Kline	North side of Westland Drive on the east side of a private right of way Burch Cove Way.	Gore	2.97	2	1. To reduce all requirements of the Minimum Subdivision Regulations section 64-24 for Joint Permanent Easements serving more than six (6) lots to existing conditions.	Approve Variance APPROVE Final Plat
25	COVERED BRIDGE AT HARDIN VALLEY, PHASE 1D (3-SD-14-F)	John Huber Construction, Inc.	At the terminus of Viewcrest Lane, northeast of Covered Bridge Blvd.	Batson, Himes, Norvell & Poe	6.24	13		APPROVE Final Plat
26	HATCHER HILL PROPERTIES BROADWAY AT FIFTH (3-SE-14-F)	Hatcher Hill Properties	At the southeast intersection of W. Fifth Avenue and N. Broadway	Patteson	12840	1	1. To reduce the required intersection radius at N. Broadway and W. Fifth Avenue from 75' to 0' 2. To reduce the required utility and drainage easement along all lot lines from 10' to 0'.	Approve Variances 1-2 APPROVE Final Plat
27	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.	POSTPONE until the April 10, 2014 MPC meeting, at the applicant's request
28	PEDIGO & TAYLOR PROPERTY RESUBDIVISION OF LOT 1 (3-SG-14-F)	William Wilson	At the terminus of Felix Road on the southwest side.	Luethke Surveying Co	29163	2	1. To the reduce the requirements of the Minimum Subdivision Regulation 64-24 that requires all lots have not less than 25' of frontage on a public street or an approved easement to 24.44' as shown on plat.	Approve Variance APPROVE Final Plat
29	THE GLEN AT HARDIN VALLEY UNIT 2 (3-SH-14-F)	Volunteer Development	northwest side of Hardin Valley Road at the current terminus of Brooke Willow blvd.	Sullivan	22.49	72		APPROVE Final Plat

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<b>30</b>	DOLLAR GENERAL STORE SUBDIVISION (3-SI-14-F)	Lynch Surveys, LLC	northwest side of Chapman Highway, north of W Young High Pike	Lynch	2.015	2	1. To reduce the required utility and drainage easement under the existing structure on Lot 1 from 10' to 5.1' as shown on plat. 2. To reduce the required utility and drainage easement under the existing structure on Lot 2 from 10' to 3.1' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat