

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: May 1, 2014

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the May 8, 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 May 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
10	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		TABLE at the request of the applicant
11	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
12	JOHNSTONE PROPERTY (5-SA-14-F)	Miller Land Surveying, LLC	South side of Keller Bend Road, on the east side of Allee De Papillon a private JPE	Miller Land Surveying	1.64	1	1. To reduce all requirements of The Minimum Subdivision Regulations section 64-24 for the JPE to existing conditions. 2. To reduce the requirement of The Minimum Subdivision Regulations section 62-84 to eliminate a radius where the JPE and the public right of way intersect.	Deny Variances 1-2 DENY Final Plat
13	SAVA PROPERTY (5-SB-14-F)	Ana Sava	Northeast side of Mill Road, northwest of Old Millertown Pike	Ivy	5	1	1. To reduce the required utility and drainage easement under the existing garage from 5' to 4'4" as shown on plat.	Approve Variance APPROVE Final Plat

FINAL PLATS

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14	BOJANGLES - WESTERN AVENUE (5-SC-14-F)	Michael Brady Inc.	North side of Western Avenue, east of Sanderson Road	Michael Brady, Inc.	1.63	1	1. To reduce the required utility and drainage easement under the existing structure along the western lot line from 10' to 4' as shown on plat. 2. To reduce the required utility and drainage easement under the existing structure along the north lot line from 10' to 2' as shown on plat. 3. To reduce the required utility and drainage easement under the existing structure along the north lot line from 10' to 8' as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
15	BROOME & KEHNE SUBDIVISION (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 13.91' as shown on plat.	POSTPONE until the June 12, 2014 MPC meeting, at the applicant's request
16	GORDON AND SHANNON TREECE PROPERTY (5-SE-14-F)	Gordan Treece	Northwest side of Griffith Road, west of Hill Road	Easter	4.36	3		APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
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