

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: November 6, 2014

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the November 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 November 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	WESTLAND GARDENS (10-SJ-14-F)	Volunteer Development	South side of Westland Drive, west of Coile Lane	Campbell	16.85	59		POSTPONE until the December 11, 2014 MPC meeting, at the applicant's request
12	THE GLEN AT HARDIN VALLEY, PHASE I (10-SK-14-F)	Benchmark Associates, Inc.	Northwest intersection of Hardin Valley Road & Brooke Willow Blvd.	Benchmark Associates, Inc.	16.173	70		POSTPONE until the December 11, 2014 MPC meeting, at the applicant's request
13	GEYLAND HEIGHTS RESUBDIVISION OF LOTS 20-21 (11-SA-14-F)	Roth Land Surveying	Southeast side of Navy Dr, northwest side of Army Dr, northeast of Edington Rd	Roth	0.92	4		APPROVE Final Plat
14	CALA CROSSING (11-SB-14-F)	Primos Land Company, LLC	Beaver Creek Dr and Dry Gap Pike	Southland Engineering	26.99	51		APPROVE Final Plat
15	BURNETT PROPERTY (11-SC-14-F)	Hinds Surveying Co.	north side of Couch Mill Rd, north of E Turpin Lane	Hinds Surveying	1.07	1		APPROVE Final Plat
16	FINAL PLAT FOR JAMES UNDERWOOD (11-SD-14-F)	James Underwood	Southeast side of Norris Lane, east of Old Jacksboro Rd	Rudd	5.07	4		APPROVE Final Plat
17	HFB PROPERTY ON THOMAS WEAVER ROAD (11-SE-14-F)	Lanell Owenby Home Federal Bank of TN	Southeast side of Thomas Weaver Rd, east of Hill Rd	Rudd	1.43	1		APPROVE Final Plat
18	SEQUOYAH HILLS, SECTION ONE, RESUBDIVISION OF LOT 17 & PART OF LOT 16 (11-SF-14-F)	Roth Land Surveying	East side of Cherokee Blvd., north of Iskagna Dr.	Roth	3.33	1	1. To reduce the required utility and drainage easement under the existing boathouse from 10' to 1.95' as shown on plat.	Approve Variance APPROVE Final Plat

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19	LENA MCCAMPBELL RESUBDIVISION (11-SG-14-F)	Knoxville Botanical Gardens and Arboretum	Boys Bridge Pike at Parish St and Wimpole Ave.	Vision EDS	14.46	1	1. To reduce the required right of way of Wimpole Avenue from 25' to 14.3' from the centerline to the property line as shown on plat. 2. To reduce the required right of way of Parish Street from 25' to 20' from the centerline to the property line as shown on plat. 3. To reduce the required intersection radii at Wimpole Avenue and Parish Street from 25' to 0'. 4. To reduce the required intersection radii at Parish Street and Boys Bridge Pike from 25' to 0'. 5. To reduce the required utility and drainage easement along all property lines from 10' to 0'.	Approve Variances 1-5 APPROVE Final Plat
20	HARVEST GROVE RESUBDIVISION OF LOTS 38-40 (11-SH-14-F)	Brian Abbott	Southwest side of Harvest Grove Lane, northwest of Dante Rd	Ferguson	0.714	3		APPROVE Final Plat
21	RONALD MCKINNEY PROPERTY RESUBDIVISION OF LOTS 1-2 (11-SI-14-F)	Paxton Land Surveying	At the north intersection quadrant of Gamble Dr and Raccoon Valley Dr.	Paxton Land Surveying	2.765	3		APPROVE Final Plat
22	ANDERSON ESTATE (11-SJ-14-F)	Abbott Land Surveying, LLC	south side of Beeler Rd, south of Twin Brooks Blvd.	Abbott, Jr.	11.596	2		APPROVE Final Plat
23	URBAN PARK VILLAS (11-SK-14-F)	Robert G Campbell & Associates, LP	East side of Jackson Rd, north of Amherst Rd	Campbell	8.77	23		APPROVE Final Plat

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24	JAMES RANCEY SPARTKS PROPERTY (11-SL-14-F)	Land Technologies, LLC	North side of Highland View Dr, due east of Pickens Gap Rd.	Land Tech	28.87	2	1. To reduce the required utility and drainage easement along the south line of Lot 1R under the existing structure from 5' to 1.2' as shown on plat 2. To leave the remaining portion of CLT map 150 Parcel 002.01 without the benefit of a survey.	Approve Variances 1-2 APPROVE Final Plat
25	REESE AND SNELSON PARTNERSHIP/LEGA CY SQUARE (11-SM-14-F)	Boundary Consultants	northeast side of Central Avenue Pike, north of Callahan Dr.	Boundary Consultants	2.65	2		APPROVE Final Plat
26	BROADWAY GROUP - THORN GROVE PIKE (11-SN-14-F)	The Broadway Group, LLC	At the intersection of E. Gov. John Sevier Hwy. and Thorn Grove Pike	4 SITE Incorporated	9.14	2	1. To accept the existing right of way as shown on plat in lieu of the required 75' corner intersection radius at E Governor John Sevier Highway and Thorn Grove Pike.	WITHDRAWN Prior to Publication by the applicant
27	PIEDMONT PLACE RESUBDIVISION (11-SO-14-F)	Norvell & Poe Engineers	N. Broadway at Pembroke Avenue and Raleigh Avenue	Norvell & Poe	1.2	1	1. To reduce the required intersection radius at Fairfax Avenue and N. Broadway from 75' to 0'. 2. To reduce the required intersection radius at Pembroke Avenue and N. Broadway from 75' to 0'. 3. To reduce the required right of way width of N Broadway from 50' to 33.3' from the centerline to the property line as shown on plat. 4. To reduce the required utility and drainage easement under the existing structure along Pembroke Avenue from 10' to 6.6' as shown on plat.	Approve Variances 1-4 APPROVE Final Plat
28	PANASONIC ELECTRONIC DEVICES CORPT. (11-SP-14-F)	Urban Engineering, Inc.	East side of S. National Drive, east of Gov. John Sevier Hwy	Urban Engineering	15.97	3		APPROVE Final Plat

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29	GEYLAND HEIGHTS RESUBDIVISION OF LOTS 1 & 2, BLOCK 17 (11-SQ-14-F)	360 Surveying Mapping	At the intersection of Candora Road and Repass Drive	360* Surveying & Mapping	0.409	2	1. To reduce the standard utility and drainage easement on Lot 1R from 10' to 2.8' under the existing structure as shown on plat. 2. To reduce the standard utility and drainage easement on Lot 2R from 10' to 5.2' under the existing structure as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
30	GREENWAY RESUBDIVISION OF LOTS 1-7, BLOCK B (11-SR-14-F)	Professional Land Systems	West side of Old Broadway, north of intersection with Tazewell Pike	Ferguson	34284	1	1. To reduce the required utility and drainage easement under the existing building from 10' to 9.3' as shown on plat. 2. To leave the remainder of Lot 1 without the benefit of a survey. 3. To reduce the required utility and drainage easement under the existing wall along the south line from 10' to 0' as shown on plat. 4. To reduce the required utility and drainage easement under the existing storage building along the west line from 10' to 0' as shown on plat.	Approve Variances 1-4 APPROVE Final Plat
31	LIBERTY PLAZA (11-SS-14-F)	Professional Land Systems.	South side of Kingston pike, west of Huxley Road	Ferguson	5.514	2	1. To reduce the required right of way along Kingston Pike from 50' to 46' from the centerline to the property line as shown on plat.	Approve Variance APPROVE Final Plat
32	JAMES F BROWN ESTATE RESUBDIVISION (11-ST-14-F)	Century Surveying	North side of W Emory Road, north of Oak Ridge Hwy.	Century Surveying	8.22	3		POSTPONE until the December 11, 2014 MPC meeting, at the applicant's request

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33	MCC GROUP AND M A SCHUBERT RESUBDIVISION (11-SU-14-F)	LeMay and Associates	South side of Kingston Pike, west of Huxley Road	LeMay & Associates	2.71	2	1. To reduce the required utility and drainage easement along the property lines from 10' or 5' as required to 0' where a wall, sign, structure, or an easement exist.	Approve Variance APPROVE Final Plat
34	VILLAGE AT SADDLEBROOKE PHASE 2 (11-SV-14-F)	J & J Development Company	Northeast terminus of Saddlebrooke Drive, northeast of Parrish Hill lane	Batson, Himes, Norvell & Poe	4.53	17		APPROVE Final Plat
35	RALPH C & IRENE H PRUEITT PROPERTY (11-SW-14-F)	Smoky Mountain Land Surveying Co., Inc.	Southwest side of Schriver Road, southeast of Duncan Road	Howard T. Dawson	14.288	4	1. To reduce the required sight distance requirement for the existing driveway on Lot 1 from 300' to 120'. 2. To reduce the required sight distance requirement for the existing driveway on Lot 2 from 300' to 170'. 3. To reduce the required sight distance requirement for the proposed driveway on Lot 3 from 300' to 250'. 4. To reduce the required sight distance requirement for the proposed driveway on Lot 4 from 300' to 250'.	Approve Variances 1-4 APPROVE Final Plat