

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: October 1, 2014

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the October 9, 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 October 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
9	RIVERS EDGE (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' to 0'.	Approve Variance APPROVE Final Plat
10	CURETON PARK (10-SA-14-F)	Primos Land Company, LLC	West side of Cureton Road, south side of Ball Camp Pike	Southland Engineering	12.54	34		APPROVE Final Plat
11	HERITAGE PARK (10-SB-14-F)	Cannon & Cannon, Inc.	South side of Valley View Road, west side of Knox Lane	Cannon & Cannon	7.217	33		APPROVE Final Plat
12	ELEANOR KAY HOOKS PROPERTY (10-SC-14-F)	Eleanor Hooks	Northwest side of Lovell Road, just north of Hickey Road intersection	Howard T. Dawson	5.929	3		APPROVE Final Plat
13	READY MIX USA - KNOXVILLE (10-SD-14-F)	Smoky Mountain Land Surveying	West side of W Blount Avenue, south east of Chapman Highway	Howard T. Dawson	5.89	1	1. To reduce the required right of way of W Blount Avenue from 30' to distances from the centerline to the property line as shown on plat. 2. To reduce the required utility and drainage easement under existing structures from 10' to distances shown on plat.	Approve Variances 1-2 APPROVE Final Plat
14	EASTBRIDGE BUSINESS PARK RESUBDIVISION OF LOT 1RR2 (10-SE-14-F)	Smoky Mountain Land Surveying	East side of Eastbridge Blvd., north of Mascot Road	Howard T. Dawson	21.751	3		APPROVE Final Plat
15	THUNDERCHASE FARMS (10-SF-14-F)	Smoky Mountain Land Surveying	South side of W Beaver Creek Drive at the intersection of Old Blacks Ferry Lane	Howard T. Dawson	5.691	5		APPROVE Final Plat
16	MONTEREY OAKS (10-SG-14-F)	Mr. Sub, Inc.	Northeast side of Wilkerson Road, north of Lamp Drive	Batson, Himes, Norvell & Poe	8.39	18		APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
17	LONSDALE LAND CO. ADDITION RESUBDIVISION OF BLOCK 23 (10-SH-14-F)	Soar Youth Ministries	northwest side of Connecticut Avenue, between Burnside Street and Bragg Street	LeMay & Associates	0.83	1	1. To reduce the required utility and drainage easement under the existing building on Lot 7-R from 10' or 5' as required to distances shown on plat. 2. To leave the remaining portion of Lot 6 without the benefit of a survey.	Approve Variances 1-2 APPROVE Final Plat
18	GREEN & LITTLE PROPERTY - COILE LANE (10-SI-14-F)	L. D. Green William & Joyce High, John & Jennifer Little	Southeast side of Westland Drive, southwest side of Coile Lane	Batson, Himes, Norvell & Poe	5.136	2		APPROVE Final Plat
19	WESTLAND GARDENS (10-SJ-14-F)	Volunteer Development	South side of Westland Drive, west of Coile Lane	Campbell	16.85	59		POSTPONE until the November 13, 2014 MPC meeting, at the request of the applicant
20	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 November 13, 2014 MPC meeting, at the applicant's request