

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: April 1, 2015

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the April 9, 2015 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 April 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
14	EFFICIENT ENERGY OF TENNESSEE (4-SA-15-F)	Robert G Campbell & Associates	North side of Old Callahan Drive at Callahan Drive	Campbell	7.86	1	1. To reduce the standard utility and drainage easement from 10' to 0' within the detention basin along all sides. 2. To reduce the right of way width of Old Callahan Drive from 25' to 20' from the centerline to the property line. 3. To leave the remainder of Lot 5 of Callahan Business Park without the benefit of a survey.	Approve Variances 1-3 APPROVE Final Plat
15	MASCOT S/D RESUB. OF LOT 21 AND 21R (4-SB-15-F)	Boyers Survey Company	At the intersection of Tipple Dr and Number Two Dr	Boyer		1	1. To reduce the required utility and drainage easement under the existing warehouse building from 10' to 8' as shown on plat. 2. To reduce the required intersection radius at Tipple Drive and Number Two Drive from 25' to as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
16	(4-SC-15-F)	Matrix Holdings LLC				0		WITHDRAWN by applicant
17	BEAU MONDE PHASE 2 RESUB. OF LOTS 10-17 (4-SD-15-F)	NTC Enterprise, L.P.	Southwest side of Clingmans Dome Drive, northwest of Thunderhead Road	Hinds Surveying	1.63	7		APPROVE Final Plat
18	CHARLES & LINDA COX PROPERTY (4-SE-15-F)	Charles & Linda Cox	At the intersection of W Beaver Creek Drive and Martingale Drive	Hinds Surveying	5.21	5	1. To reduce the required utility and drainage easement under the existing house on Lot 1 from 10' to 7' as shown on plat.	Approve Variance APPROVE Final Plat
19	CREEKSIDE MANOR, PHASE I (4-SF-15-F)	Benchmark Associates, Inc.	South side of Hickory Creek Road, southwest of Hardin Valley Road	Benchmark Associates, Inc.	28.4	69		APPROVE Final Plat

FINAL PLATS

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20	RON & REBA KENNEDY PROPERTY (4-SG-15-F)	Robert G Campbell & Associates	Northeast side of Cooper Street, northwest of W Fifth Avenue	Campbell	21666	1	1. To reduce the required total right of way width of Cooper Street from 50' to width shown on plat.	Approve Variance APPROVE Final Plat
21	B H SPRANKLE ADDITION RESUB. OF PARTS OF LOTS 5 & 6 (4-SH-15-F)	Miller Land Surveying, LLC	North side of Homberg Drive, east of S Mohican St.	Miller Land Surveying	0.22	1		APPROVE Final Plat
22	JMB INVESTMENTS N BROADWAY & EDGEWOOD (4-SI-15-F)	JMB Investment Company, LLC	Northeast side of Broadway at southeast side of Edgewood	Batson, Himes, Norvell & Poe	30021	1	1. To reduce the required right of way on Edgewood Ave from 25' to 20' from the centerline to the property line. 2. To reduce the required right of way on Bill Willaims Dr from 25' to 20' from the centerline to the property line. 3. To reduce the required intersection radius at N Broadway and Edgewood Ave from 75' to 25'. 4. To reduce the required intersection radius at Bill Willaims Dr and Edgewood Ave from 75 to 0'. 5. To reduce the required utility and drainage easement along Edgewood Dr from 10' to 0'.	Approve Variances 1-5 APPROVE Final Plat