

## **MEMORANDUM**

**TO: Metropolitan Planning Commission**

**FROM: Emily Dills**

**DATE: August 6, 2015**

**SUBJECT: Final Plat Recommendations**

**CC: Surveyors, Owners**

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**The attached spreadsheet includes recommendations for all Final Plat requests on the August 13, 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 August 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
22	U. T. CHEROKEE FARMS (5-SK-15-F)	Cherokee Farm Development	Alcoa Highway at Cherokee Farms Way	CDM Smith	196.4	5	1. To reduce the utility and drainage easements along all lot lines from 10' or 5' as required to 3'.	Approve Variance APPROVE Final Plat
23	HATTIE'S PLACE (7-SG-15-F)	Primos Land Company, LLC	North side of Ball Camp Pike at the intersection of Fitzgerald Road	Southland Engineering	13.01	64		APPROVE Final Plat
24	UNIVERSITY ADDITION TO KNOXVILLE RESUBDIVISION OF P/O LOTS 68-70, 69R, (8-SA-15-F)	Roth Land Surveying	W. Glenwood Ave at Armstrong Ave.	Roth Land Surveying		2	1. To reduce the required intersection radius from at the intersection of Armstrong Avenue and West Glenwood Avenue from 25' to 0' as shown on plat.	Deny Variance DENY Final Plat
25	VINCENT RODRIGUEZ PROPERTY (8-SB-15-F)	Norris Land Surveying	Northeast side of Bud McMillan Road, southeast of Washington Pike	Norris	1	1		APPROVE Final Plat
26	FOUNTAIN CITY CO. ADDITION RESUBDIVISION OF LOTS 3-4 (8-SC-15-F)	Norris Land Surveying	South side Pruden Dr., east of Gresham Rd	Norris		1	1. To reduce required utility and drainage easement under the existing house along the rear lot line from 10' to 9'	Approve Variance APPROVE Final Plat
27	BLACK OAK HEIGHTS RESUBDIVISION OF LOTS 122-124 & P/O 121 (8-SD-15-F)	Luethke Surveying Co.	Southwest side of Second Lane, southeast of Black Oak Drive	Luethke	12443	1	1. To leave the remainder of Lot 121 without the benefit of a survey.	Approve Variance APPROVE Final Plat
28	HAROLD D. AND RUTH A. MYNATT PROPERTY (8-SE-15-F)	Ingram, Gore & Associates, LLC Elaine	South side of Tell Mynatt Road, southwest of Bell Road	Gore	2	2	1. To be determined at plat review stage but regarding the JPE.	POSTPONE until the September 10,2015 MPC meeting, at the applicant's request
29	CREEKSIDE MANOR (8-SF-15-F)	Benchmark Associates, Inc.	South of Hickory Creek Rd. and east of W Gallaher Ferry Rd	Benchmark Associates, Inc.	23.65	69		APPROVE Final Plat

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30	HATTIES PLACE (8-SG-15-F)	Primos Land Co. LLC	East side of Fitzgerald Road, north of Ball Camp Pike	Southland Engineering	13.01	1		APPROVE Final Plat
31	KCDC CENTER CITY REDEVELOPMENT RESUBDIVISION OF LOT 292 (8-SH-15-F)	CEC/ Civil & Environmental Consultants, Inc.	North side of West Vine Avenue, at northern intersection of Locust Street	CEC	21761	1	<ol style="list-style-type: none"> <li>1. To reduce the required utility and drainage easement along all lot lines from 10' or 5' as required to 0'.</li> <li>2. To reduce the required right of way width of West Vine Avenue from 50' to 40' or from 25' to 20' from the centerline to the property line as shown on plat.</li> <li>3. To leave the remaining portions of lot 292R without the benefit of a survey.</li> </ol>	Deny Variances 1-3 DENY Final Plat
32	FINAL PLAT OF THE S/D OF THE 1501 AVENUE LLC PROPERTY (8-SI-15-F)	Tennessee Land Development Services	At the northwest intersection of James Agee Street and White Avenue	Howell	0.218	1	<ol style="list-style-type: none"> <li>1. To reduce the required intersection radius at White Avenue and James Agee Street from 75' to 4' as shown on plat.</li> <li>2. To reduce the required utility and drainage easement along lot lines from 10' or 5' as required to 0'.</li> </ol>	Deny Variance 1 Approve Variance 2 DENY Final Plat

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ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
<b>33</b>	LOTS 4, 10 & PART OF 8A PROPERTY OF L&N RAILROAD (8-SJ-15-F)	Michael Brady Inc.	South side Middlebrook Pike, east of Weisgarber	Michael Brady Inc.	7.74	1	1. To reduce the required utility and drainage easement along the west line of Lot 8AR from 10' to 2.5'. 2. To reduce the required utility and drainage easement along the east line of Lot 8AR from 10' to 8.5'. 3. To reduce the requirements of the Minimum Subdivision Regulations Section 64-24 regarding access and allow the subject lots to be served via a Cross Access Easement as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
<b>34</b>	RESUB OF LOT 1 OF ROBERT REID S/D (8-SK-15-F)	Abbott Land Surveying, LLC	East of Fox Rd, north side of Foxview Rd	Abbott, Jr.	1.62	1	1. To reduce all the requirements of the Minimum Subdivision Regulations for the existing/platted JPE that is shown on this plat to existing conditions.	Approve Variance APPROVE Final Plat

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35	SMITH VENTURES LLC PROPERTY (8-SL-15-F)	Hinds Surveying Co.	Northeast intersection of S. Central Street and Willow Avenue	Hinds Surveying	8712.95	1	<ol style="list-style-type: none"> <li>1. To reduce the required right of way width of S. Central Street from 35' to 23.3' from the centerline to the property line as shown on plat.</li> <li>2. To reduce the required utility and drainage easement along all lot lines from 10' or 5' as required to 0'.</li> <li>3. To reduce the required intersection radius at S. Central Street and Willow Avenue from 75' to 0' as shown on plat.</li> <li>4. To reduce the required right of way width of Willow Avenue from 35' to 27.9' from the centerline to the property line as shown on plat.</li> </ol>	Approve Variances 1-4 APPROVE Final Plat
36	RIVERFRONT WILLOW STREET REDEVELOPMENT PROJECT RESUBDIVISION OF LOT 6 & P/O LOT 5 (8-SM-15-F)	Luethke Surveying Co.	Northwest side of Willow Avenue, south side of Campbell Avenue	Luethke Surveying Co	30409	1	<ol style="list-style-type: none"> <li>1. To reduce the required utility and drainage easement along the southwest lot line from 5' to 0' as shown on plat.</li> <li>2. To reduce the required utility and drainage easement along the northwest lot line from 10' to 3.3' as shown on plat.</li> </ol>	Approve Variances 1-2 APPROVE Final Plat
37	MOUNTAIN VIEW ADDITION RESUBDIVISION 169 AND PART OF 168 (8-SN-15-F)	Hinds Surveying Co.	Northwest side of E Scott Avenue, northeast of Cornella Street	Hinds Surveying	16988.3	1	<ol style="list-style-type: none"> <li>1. To reduce the required utility and drainage easement under the existing garage from 5' to 4.1' as shown on plat.</li> <li>2. To leave the remainder of Lot 168 without the benefit of a survey.</li> </ol>	Approve Variances 1-2 APPROVE Final Plat
38	PEDIGO & TAYLOR PROPERTY RESUBDIVISION OF LOT 1 (8-SO-15-F)	Luethke Surveying Co.	At the southwest intersection of Forestal Dr and Felix Rd	Luethke Surveying Co	1.6024	4		APPROVE Final Plat

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ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
39	BEALS CREEK (8-SP-15-F)	Lynch Surveys LLC	Northeast side of Mourfield Rd, south of Westland Dr	Lynch	18.11	54		APPROVE Final Plat
40	SNEED, KING & CO. ADDITION RESUBDIVISION OF LOTS 59, 61, 65, 65, 67, 69, 71, 73, 75, 77, & 79 (8-SQ-15-F)	Professional Land Systems	North side of W Depot Avenue between Williams Street and Ogden Street	Professional Land Systems	0.962	1	<ol style="list-style-type: none"> <li>1. TO REDUCE THE REQUIRED INTERSECTION RADIUS AT COMMON AVE. AND OGDEN ST. FROM 75' TO 0'.</li> <li>2. TO REDUCE THE REQUIRED RIGHT-OF-WAY WIDTH OF WILLIAMS ST. FROM 25' TO 23' FROM THE CENTERLINE TO THE PROPERTY LINE.</li> <li>3. TO REDUCE THE REQUIRED INTERSECTION RADIUS AT WILLIAMS ST. AND W. DEPOT AVE. FROM 75' TO 0'.</li> <li>4. TO REDUCE THE REQUIRED INTERSECTION RADIUS AT W. DEPOT AVE. AND OGDEN ST. FROM 75' TO 15'.</li> <li>5. TO REDUCE THE REQUIRED UTILITY AND DRAINAGE EASEMENT ALONG ALL LOT LINES FROM 10' TO 0'.</li> <li>6. TO REDUCE THE REQUIRED RADIUS AT WILLIAMS ST. AND COMMON AVE. FROM 75' TO 0'.</li> <li>7. TO REDUCE THE REQUIRED RIGHT-OF-WAY WIDTH OF OGDEN ST. FROM 25' TO 21.25' FROM THE CENTERLINE TO THE PROPERTY LINE.</li> </ol>	Approve Variances 1-7 APPROVE Final Plat