

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: December 2, 2015

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the December 10, 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 December 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	WILLOW POINTE PHASE II (10-SO-15-F)	Batson Himes Norvell & Poe	Southeast side of Buttermilk Road, southwest of Graybeal Road	Batson, Himes, Norvell & Poe	5	11		APPROVE Final Plat
15	FAITH WAY S/D (11-SA-15-F)	Century Surveying	Northwest side of W Emory Road, east of Oak Ridge Highway	Century Surveying	3.63	3		POSTPONE until the January 14, 2016 MPC meeting, at the applicant's request
16	EFFICIENT ENERGY OF TENNESSEE & CALLAHAN BUSINESS PARK RESUB OF LOT 1 (11-SH-15-F)	Robert G Campbell & Associates	At the intersection of Old Callahan Drive and Callahan Drive	Campbell	10.93	3	1. To leave the remainder of Lot 5 without the benefit of a survey. 2. To reduce the required utility and drainage easement within the detention basin easements from 10' or 5' to 0'. 3. To reduce the required right of way width of Old Callahan Drive from 35' to 25' from the centerline to the property line as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
17	THE HERRELL PROPERTY (12-SA-15-F)	Michael Brady Inc.	North side of Beaver Ridge Road, east of Windcrest Road	Michael Brady Inc.	10.91	2	1. To reduce the required utility and drainage easement under the existing shed on Lot 1 from 10' to 4.2'. 2. To reduce the required utility and drainage easement under the existing wall on Lot 1 from 10' to 0'.	Approve Variances 1-2 APPROVE Final Plat
18	ROBERTS AND METZ PROPERTY (12-SB-15-F)	Garrett & Associates	West side of McCarty Road, north of Thorn Grove Pike	Garrett & Associates	2.5	2	1. To reduce the required utility and drainage easement under the existing barn on Lot 1 from 10' or 5' as required to 4.78' as shown on plat. 2. To reduce the required utility and drainage easement under the existing house on Lot 2 from 10' to 8.01' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat

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19	EARL FOX PROPERTY RESUBDIVISION (12-SC-15-F)	Smoky Mountain Land Surveying Co., Inc.	West side of Piney Grove Church Road, north of Middlebrook pike	Howard T. Dawson	1.824	2	1. To reduce the required utility and drainage easement along the north lot line of Lot 7R2 from 5'. To 0' under existing wall and structure.	Approve Variance APPROVE Final Plat
20	LAKESIDE PARK RESUB. OF LOTS 22 & 32, SOUTH POINTE RESUB OF LOT 41 (12-SD-15-F)	W C Whaley, Inc.	West side of Stock Creek Road, east side of Lake Bluff Court	W C Whaley, Inc.	9	3		APPROVE Final Plat
21	DAVID C KERNS PROPERTY (12-SE-15-F)	Beginning Point Land Surveying	At the west intersection of Palmer Street and Fort Avenue	Beginning Point Land Surveying	12169	1	1. To reduce the required right of way width of Fort Avenue from 25' to 20' from the centerline to the property line.	Approve Variance APPROVE Final Plat
22	VILLA GARDENS RESUB. OF LOTS 341-342 (12-SF-15-F)	Luethke Surveying Co.	West side of Morning Dove Circle, northeast of Villa Road	Luethke Surveying Co	25302	2	1. To reduce the required utility and drainage easement from under the existing house on Lot 342R from 5' to 3.46' as shown on plat.	Approve Variance APPROVE Final Plat
23	R O DEADERICK ESTATE RESUB. OF PART OF LOT 2 (12-SG-15-F)	Garrett & Associates	Southwest side of Old French Road, west of E Gov. John Sevier Hwy.	Garrett & Associates	4.57	1	1. To reduce the required utility and drainage under the existing shed from 5' to 0' as shown on plat. 2. To waiver the requirements of the Minimum Subdivision Regulations for the JPE from section 64-24 to existing conditions.	Approve Variances 1-2 APPROVE Final Plat
24	THE RIVER CLUB RESUB. OF LOT 10-R (12-SH-15-F)	Land Development Solutions	At the terminus of Captains Way, east of Toolles Bend Road	Land Development Solutions	2.59	2		APPROVE Final Plat
25	THUNDERCHASE FARMS (12-SI-15-F)	RTG LLC	South side of W Beaver Creek Drive, northeast of Harrell Road	Howard T. Dawson	5.789	5		APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
26	RUGGLES FERRY, PHASE 3 (12-SJ-15-F)	Batson, Himes, Norvell & Poe	North side of Pleasant Hill Road, west of Molly Bright Road	Batson, Himes, Norvell & Poe	3	1		APPROVE Final Plat
27	VILLAGE AT SADDLEBROOKE, PHASE 3 (12-SK-15-F)	Fairfax Development, Inc.	At the north terminus of Saddlebrooke Drive, north of E Emory Road	Batson, Himes, Norvell & Poe	4.43	17		APPROVE Final Plat
28	JOHNNY F LEACH PROPERTY RESUB. OF LOTS 1 & 2R (12-SL-15-F)	Professional Land Systems	Southwest side of High School Road, northwest of Glenoaks Drive	Ferguson	1.503	5		APPROVE Final Plat
29	SHADY GLEN (12-SM-15-F)	Shady Glen, LLC	South side of S Northshore Drive, northeast of Harvey Road	Lynch	18.713	78		APPROVE Final Plat
30	FINAL PLAT OF THE 411 GAY STREET, LLC PROPERTY (12-SN-15-F)	Benchmark Associates, Inc.	West of S Gay Street, south of Wall Avenue	Benchmark Associates, Inc.	7200	1	1. To reduce the required utility and drainage easement along all lot lines from 10' or 5' as required to 0' 2. To reduce the required right of way of S Gay Street from 35' to 33' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat