

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: February 5, 2015

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the February 12, 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 February 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
7	WESTLAND GARDENS (10-SJ-14-F)	Volunteer Development	South side of Westland Drive, west of Coile Lane	Campbell	16.85	59		POSTPONE until the March 12, 2015 MPC meeting, at the applicant's request
8	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 March 12, 2015 MPC meeting, at the applicant's request
9	TERRY HOWARD PROPERTY RESUB. OF LOTS 1 & 2 (1-SD-15-F)	Terry Howard	North side of Pump House Way, east of Tellmynatt Road	Garrett & Associates	2.98	3	1. To add an additional lot to an existing JPE that does not meet the requirements of the Minimum Subdivision Regulations. 2. To reduce the requirements of the Minimum Subdivision Regulations for the JPE to existing conditions for all requirements.	Approve Variances 1-2 APPROVE Final Plat
10	FURROW FAMILY PARTNERSHIP PROPERTY ON S. CONCORD STREET (2-SA-15-F)	Furrow Family Partnership, L.P.	At the southwest intersection of Jersey Avenue and S. Concord Street. North side of Sullins Street	Trotter-McClellan, Inc. Trotter-McClellan	1.647	2	1. To reduce the intersection radius at S. Concord Street and Sullins Street from 75' to 35'. 2. To reduce the intersection radius at S. Concord Street and Jersey Avenue from 75' to 50'. 3. To reduce the required right of way width of Sullins Street from 25' to 15' from the centerline to the property line. 4. To reduce the required utility and drainage easement under existing signs from 10' to distances shown on plat. 5. To reduce the required right of way width of S. Concord Street from 44' to minimum width of 32.6' or as shown on plat.	Approve Variances 1-5 APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
11	DAMERON'S ADDITION RESUB. OF LOTS 74-76 & PART OF LOT 77 (2-SB-15-F)	Lynch Surveys, LLC	Southeast side of Bernard Avenue, west of N. Central	Lynch	0.524	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 width of Bernard Avenue from 30' to 25' from the centerline to the property line.	Approve Variances 1-2 APPROVE Final Plat
12	SNEED, KING & CO'S ADD. TO KNOXVILLE (2-SC-15-F)	Lynch Surveys LLC	South side of Magnolia Avenue, west side of N. Central	Lynch	0.612	2	1. To reduce the required utility and drainage easements along all lot lines from 10' or 5' as required to 0'. 2. To reduce the required intersection radius at W. Magnolia Ave. and N. Centrat St. from 75' to as shown on plat with a chord length of 37.76' 3. To reduce the intersection radius at W. Magnolia Ave. and Ogden St. from 75' to 0'. 4. To reduce the required right of way width of W. Magnolia Ave. from 44' to 30' from the centerline to the property line.	Approve Variances 1-4 APPROVE Final Plat
13	TALLEN T PROPERTY (2-SD-15-F)	Roth Land Surveying	North side of Heiskell Road, east of W. Copeland Road	Roth	3.11	2	1. To reduce the required utility and drainage easement along the northwest lot line of Lot 1 undering the existing structures from 10' to 0'.	Approve Variance APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
14	BURLINGTON SPEEDWAY ADDITION RESUBDIVISION OF LOTS 8-11 (2-SE-15-F)	Iqbal Bhimani	At the intersection of Martin Luther King Jr. Avenue and Holston Drive	Biggs	37341	1	1. To reduce the required intersection radius at Speedwell Circle and Holston Drive from 75' to 0'. 2. To reduce the required utility and drainage easement along Speedway Circle under the existing structure from 10' to 0'. 3. To reduce the required utility and drainage easement along Holston Drive under the existing structure from 10' to 0'. 4. To reduce the required utility and drainage easement under the existing masonry walls from 10' or 5' to 0' as required to 0' as shown on plat. 5. To reduce the required right of way width of Holston Drive from 35' to 25' from the centerline to the property line.	Approve Variances 1-5 APPROVE Final Plat
15	HENRIETTA CLABOUGH ESTATE PROPERTY (2-SF-15-F)	James and Susan Clabough	South side of E. Brushy Valley Drive, northeast of Heiskell Road	Acre by Acre	1.44	1		APPROVE Final Plat
16	BENNY D. REAGAN PROPERTY (2-SG-15-F)	Jack Doane	East side of E Dick Ford Lane, south of Sevierville Pike	Acre by Acre	1.45	1		APPROVE Final Plat
17	CITY OF KNOXVILLE DEPARTMENT OF PUBLIC WORKS (2-SH-15-F)	Vaughn and Melton Consulting Engineers, Inc.	Lorraine Street	Vaughn & Melton	37	2	1. To reduce the required utility and drainage easement along all exterior lot lines from 10' to 0'. 2. To reduce the required intersection radius at Morris Ave. and Lorraine St. from 75' to 25'. 3. To reduce the required intersection radius at Harris Ave. and Lorraine St. from 75' to 25'.	Approve Variances 1-4 APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
18	DAMRON ADDITION TO KNOXVILLE RESUBDIVISION (2-SI-15-F)	John Scott Stanley, RLS	At the intersection of Steward Street and Alexander Street	Stanley	0.87	1	1. To reduce the required utility and drainage easement from 5' to 0' under existing structure along northwest lot line. 2. To reduce the required right of way width of Alexander St. from 25' to 21.50' from the centerline to the property line.	Approve Variances 1-2 APPROVE Final Plat
19	ANDERSON, HENDERSON & TAUGUAY PROPERTY (2-SJ-15-F)	Hinds Survey Co.	North side of Smallwood Drive, Southwest side of Sheraton Lane, nad South side of Ginn Road	Hinds Surveying	9.27	4		APPROVE Final Plat
20	RONALD AND ROSE ANN THOMPSON PROPERTY (2-SK-15-F)	Hinds Survey Co.	At the intersection of E Ford Valley Road and Chapman Highway	Hinds Surveying	1.31	1	1. To reduce the required intersection radius at E Ford Valley and Chapman from 75' to 25'. 2. to reduce the required utility and drainage easement under the existing garage from 10' to 9.2'.	Approve Variances 1-2 APPROVE Final Plat
21	BRETT HONEYCUTT PROPERTY (2-SL-15-F)	Brett Honeycutt	West side of Foggy Bottom Street, north side of Sevier Avenue	Roth	0.83	2	1. To reduce the required right of way width of Phillips Avenue from 25' to 18' from the centerline to the property line. 2. To reduce the required right of way width of foggy Bottom Street from 25' to 19.30' from the centerline to the property line. 3. To reduce the required intersection radius at Phillips Avenue and Foggy Bottom Street from 25' to 13'.	Approve Variances 1-3 APPROVE Final Plat
22	SHERRILL HILL RESUBDIVISION OF LOT 2R1 (2-SM-15-F)	Cannon & Cannon, Inc.	East side of Moss Grove Blvd. south of Kingston Pike	Cannon & Cannon	11.57	2		APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
23	BOULDER POINT PHASE 2 (2-SN-15-F)	MPM Development, Inc.	Northwest side of Stanley Road, southwest of Clinton Highway.	Batson, Himes, Norvell & Poe	4.9	16		APPROVE Final Plat
24	CLAY RIDGE (2-SO-15-F)	Carl Perry Construction	Northeast side of Pleasant Ridge Road, northwest of Moss Creek Road	Batson, Himes, Norvell & Poe	2.83	12	1. To reduce the required utility and drainage easement within the detention basin on lots 10- 12 from 10' or 5' to 0'.	Approve Variance APPROVE Final Plat
25	REGAS SQUARE (2-SP-15-F)	Regas Properties, LLC	Site bounded by Magnolia Avenue, Gay Street, Depot Avenue, and Williams Street	Land Development Solutions	2.1	2	1. To reduce the required utility and drainage easements along all lot lines from 10' or 5' as required to 0'. 2. To reduce the required right of way width on Magnolia Avenue from from 44' to 31' from the centerline to the property line. 3. To reduce the required right of way width on Gay Street from 35' to 32' from the centerline to the property line. 4. To reduce the required right of way width on Williams Street from 25' to 24' from the centerline to the property line. 5. To reduce the required intersection radius at the intersection of Gay Street and Magnolia Avenue from 75' to 0'. 6. To reduce the required intersection radius at the intersection of Gay Street and W. Depot Street from 75' to 0'. 7. To reduce the required intersection radius at the intersection of W. Depot Street and Williams Street from 75' to 0'	Approve Variances 1-7 APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
26	ARDILA POINT RESUBDIVISION OF LOTS 5 & 6 (2-SQ-15-F)	Jim Sullivan	At the terminus of Calumet Drive, west of Blows Ferry Road	Sullivan	1.7	1	<ol style="list-style-type: none"> 1. To reduce the required right of way width of Calumet Drive from 25' to 12' from the centerline to the property line. 2. To leave the remaining portions of Lots 5 & 6 without the benefit of a survey. 3. To reduce the required utility and drainage easement along the front lot line from 10' to 0'. 	Approve Variances 1-3 APPROVE Final Plat