

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: July 1, 2015

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the July 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 July 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
13	CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1 (5-SH-15-F)	Chilhowee Hills Baptist Church	Northwest side of Asheville Hwy., north east of Macedonia Lane	LeMay & Associates	46.3	5		POSTPONE until the September 10, 2015 MPC meeting at the applicant's request.
14	U. T. CHEROKEE FARMS (5-SK-15-F)	Cherokee Farm Development	Alcoa Highway at Cherokee Farms Way	Gresham Smith and Partners	196.4	8		POSTPONE until the August 13, 2015 MPC meeting at the applicant's request.
15	HARVEY HILLS (7-SA-15-F)	Luethke Surveying Co.	East side of Harris Road, north of Milroy Lane	Luethke Surveying Co	12.3	2	1. To reduce the required utility and drainage easement under the existing house on Lot 2 along Harris Road from 10' to 7.2' as shown on plat.	Approve Variance APPROVE Final Plat
16	RADIO SYSTEMS SUBDIVISION (7-SB-15-F)	Cannon & Cannon, Inc.	At the northwest intersection of Cogdill Road and Lexington Drive	Cannon & Cannon	16.673	1	1. To reduce the reduce the required intersection radius at Cogdill Road and Lexington Drive from 75' to 50' as shown on plat.	Approve Variance APPROVE Final Plat
17	WATSON PROPERTY (7-SC-15-F)	Hinds Surveying Co.	East side of Breeden Lane, north of Tipton Station Road	Hinds Surveying	1	1	1. To leave the remaining portion of parcel 124.04 without the benefit of a survey.	Approve Variance APPROVE Final Plat

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18	JONES KOHLMIER RESUBDIVISION OF LOTS 1 & 2 AND ADDITIONAL PROPERTY OF JONES (7-SD-15-F)	Professional Land Systems	Terminus of Kohlmier Road, southeast of Needham Lane	Ferguson	17.51	3	<ol style="list-style-type: none"> 1. To reduce the utility and drainage easement under the existing well on Lot 4 from 5' to 0' as shown on the plat. 2. To reduce the utility and drainage easement under the existing building on Lot 1R from 5' to 0.2' as shown on the plat. 3. To reduce the utility and drainage easement under the existing building on Lot 1R from 5' to 2.4' as shown on the plat. 4. To reduce the utility and drainage easement under the existing carport on Lot 1R from 10' to 1.5' as shown on the plat. 5. To reduce the utility and drainage easement under the existing building on Lot 1R from 5' to 2.8' as shown on plat. 6. To reduce the requirements for the existing JPE from all requirements of the Minimum Subdivision Regulations Section 64-24.4 to existing conditions as shown on the plat. 7. To leave the remainder of Lot 3 without the benefit of a survey. 	Approve Variances 1-7 APPROVE Final Plat
19	J A HIGGINS PLACE RESUB. OF LOTS 22- 28 AND ADDITIONAL ACREAGE (7-SE-15-F)	T. M. W. Land Surveying, Inc.	Southwest side of Chapman Highway, northwest of W Young High Pike	T.M.W. Land Surveying Inc.	3.447	2	<ol style="list-style-type: none"> 1. To reduce the standard utility and drainage easement along the northern lot line from of Lot 25R1 from 5' to 0' under the existing building. 2. To reduce the standard utility and drainage easement along the common lot line of Lots 25R1 and 25R2 from 5' to 0' under the existing building. 	Approve Variances 1-2 APPROVE Final Plat

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20	STONEBROOK, UNIT 1, RESUBDIVISION OF LOTS 1 & P/O LOT 1R1 (7-SF-15-F)	T. M. W. Land Surveying Inc.	North side of Stonebrook Drive, east of Robinson Road	T.M.W. Land Surveying Inc.	31499	3	1. To leave the remainder of Lots 1R1 and 1R3 without the benefit of a survey. 2. To reduce the required right of way width of Robinson Road from 30' to 25' from the centerline to the property line. 3. To reduce the required utility and drainage easement along the common lot lines of Lot 1R4 and 1R3R under the existing storage structure 5' to 0' on subject lot as shown on plat. 4. To reduce the required utility and drainage easement along the south western line of Lot 1-R-3R from 5' to 0' under existing structures as shown on plat.	Approve Variances 1-4 APPROVE Final Plat
21	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		POSTPONE until Augst 13, 2015 MPC meeting, at the request of the applicant
22	GIBBS & MALONEY'S ADDITION TO FOUNTAIN CITY RESUB. OF LOT 2 AND PART OF LOT 4 (7-SH-15-F)	Hinds Surveying Co.	At the southeastern intersection of N Broadway and Gibbs Drive	Hinds Surveying	1.63	1	1. To leave the remainder of Lot 4 without the benefit of a survey.	Approve Variance APPROVE Final Plat
23	BLUEGRASS BEND (7-SI-15-F)	Jim Sullivan	West side of Ebenezer Road, north of S. Northshore Drive	Sullivan	5.71	23		APPROVE Final Plat
24	HAMPSON COURT SUBDIVISION (7-SJ-15-F)	Lynch Surveys LLC	Northwest side of Nubbin Ridge Road, southwest of Morrell Road	Lynch	2.598	13	1. To reduce the required right of way of Nubbin Ridge Road from 30' to 25' from the centerline to the property line.	Approve Variance APPROVE Final Plat

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25	LONSDALE ADDITION RESUBDIVISION OF LOTS 7 & 8 (7-SK-15-F)	Lynch Surveys LLC	At the intersection of Ohio Avenue and Stonewall Street	Lynch	9600	1	1. To reduce the required right of way on Ohio Avenue from 25' to 20' from the centerline to the property line. 2. To reduce the required intersection radius at Ohio Avenue and Stonewall Street from 25' to 0'.	Approve Variances 1-2 APPROVE Final Plat
26	FAERBER PROPERTIES (7-SL-15-F)	Figura Land Surveying	Southeast side of Westland Drive, south of Pellissippi Parkway	Figura Land Surveying	11.44	5		POSTPONE until the September 10, 2015 MPC meeting at the applicant's request.
27	SNEED, KING, & COMPANY ADDITION RESUB. OF LOTS 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, & 79 (7-SM-15-F)	Professional Land Systems	Northwest side of W Depot Avenue, at the southwest intersection of Ogden Street	Professional Land Systems	41895	1	1. To reduce the required intersection radius at Common Avenue and Ogden Street from 75' to 0'. 2. To reduce the required right of way width of Williams Street from 25' to 23' from the centerline to the property line. 3. To reduce the required intersection radius at Williams Street and W. Depot Avenue from 75' to 0'. 4. To reduce the required intersection radius at W. Depot Avenue and Ogden Street from 75' to 0'. 5. To reduce the required utility and drainage easement along all lot lines from 10' to 0'. 6. to reduce the required intersection radius at Williams Street and Common Avenue from 75' to 0'.	Approve Variances 1-6 APPROVE Final Plat

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28	ARCADIA PHASE 1A (7-SN-15-F)	Beacon Park, LLC	South side of Rogers Island Road, west side of Chandler Road	Batson, Himes, Norvell & Poe	76.07	20	1. Horizontal curve radius from 250 feet to 170 feet, Sta. 23+00, Road "A" 2. Horizontal curve radius from 250 feet to 190 feet, Sta. 25+50, Road "A" 3. Horizontal curve radius from 250 feet to 150 feet, Sta. 27+50, Road "A" 4. Horizontal curve radius from 250 feet to 150 feet, Sta. 29+00, Road "A" 5. Horizontal curve radius from 250 feet to 150 feet, Sta. 31+00, Road "A" 6. Tangent Length between broken back curves from 150 feet to 109 feet, Sta. 23+75 to Sta. 24+84, Road "A" 7. Tangent Length between broken back curves from 150 feet to 101 feet, Sta. 28+01 to Sta. 29+02, Road "A" 8. Tangent Length between broken back curves from 150 feet to 29 feet, Sta. 31+19 to Sta. 31+48, Road "A" 9. Reduce the property line radius where the joint permanent easement intersects with the public road from 25 feet to 0 feet.	Approve Variances 1-9 APPROVE Final Plat
29	ARCADIA - PHASE 1B (7-SO-15-F)	Beacon Park, LLC	Southeast of Rogers Island Road, west of Chandler Road	Batson, Himes, Norvell & Poe	7.16	6		APPROVE Final Plat
30	DOLLAR GENERAL STORES SEVEN SPRINGS COMMERCIAL (7-SP-15-F)	JMB Investment Company	At the southwestern quad of the intersection of Amherst Road and Piney Grove Church Road	Batson, Himes, Norvell & Poe	1.371	1	1. To reduce the required utility and drainage easement within the detention basin easement from 10' to 0'.	Approve Variance APPROVE Final Plat

FINAL PLATS

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31	DIXIE HIGHWAY ADDITION RESUB. OF LOTS 1R & 5-9 AND PORTION OF CLOSED RIGHT OF WAY (7-SQ-15-F)	People's Development Co., Inc.	South side of Kingston Pike, north side of Homberg Drive	Land Tech	1.06	1	1. To reduce the required utility and drainage easement on the eastern lot line from 10' to 0'	Approve Variance APPROVE Final Plat
32	HOOD PROPERTY (7-SR-15-F)	Romans Engineering	North side of Rhea Road, southwest of Spangler Road	Romans	2.5	1		TABLE at the request of the applicant
33	DAMRONS ADDITION (7-SS-15-F)	W C Whaley, Inc.	At the intersection of Baxter Avenue and Lee Street	W C Whaley, Inc.	0.55	1	1. To reduce the required intersection radius at Baxter Avenue and Lee Street from 75' to 25' as shown on plat. 2. To reduce the required intersection radius at Lee Street and Moreland Avenue from 75' to 0' as shown on plat. 3. To reduce the required utility and drainage easement under the existing building along Moreland Avenue from 10' to 7.3' as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
34	PROPERTY OF DAN G HALL RESUBDIVISION (7-ST-15-F)	W C Whaley, Inc.	Southeastern side of West Ford Valley Road at the intersection of Moore Road	W C Whaley, Inc.	5.5	4		APPROVE Final Plat
35	BOB'S PACKAGE STORE (7-SU-15-F)	Site, Inc.	East side of N. Winston Rd, north of Kingston Pike	Site, Inc.		1	1. To reduce the required utility and drainage building under the existing building and wall from 10' to 2.2' as shown on plat.	Approve Variance APPROVE Final Plat