

## **MEMORANDUM**

**TO: Metropolitan Planning Commission**

**FROM: Emily Dills**

**DATE: October 1, 2015**

**SUBJECT: Final Plat Recommendations**

**CC: Surveyors, Owners**

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**The attached spreadsheet includes recommendations for all Final Plat requests on the October 8, 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 October 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
17	BRANDYWINE AT TURKEY CREEK, UNIT 3 (9-SE-15-F)	Jim Sullivan	At the terminus of Woodhollow Lane, west of Fretz Road	Sullivan	1.82	4		APPROVE Final Plat
18	HELEN L LOY ESTATE PROPERTY (10-SA-15-F)	T.M.W. Land Surveying Inc.	At the terminus of Zola Lane, south of George Williams Road	T.M.W. Land Surveying Inc.	15.855	4	1. To reduce the required utility and drainage easement under the existing barn on Lot 1 from 10' to 1.8' as shown on plat.	Approve Variance APPROVE Final Plat
19	CHESNEY HILLS RESUBDIVISION OF LOTS 53, 57, 58, & 59 (10-SB-15-F)	Lynch Surveys LLC	North side of Winding Hill Lane, west of Chesney Hills Lane	Lynch	2.244	5	1. To leave the remainder of parcel 207.02 without the benefit of a survey.	Approve Variance APPROVE Final Plat
20	VILLA ESTATES AT LYONS VIEW (10-SC-15-F)	Boundary Consultants	Southeast side of Lyons View Pike, southwest of Kingston Pike	Boundary Consultants	4.59	4	1. To reduce the required right of way width of Lyons View Pike from 40' to 30' from the centerline to the property line.	Approve Variance APPROVE Final Plat
21	GERSHENSON & HORNE RESUBDIVISION OF LOT 1R (10-SD-15-F)	Carlson Consulting Engineers, Inc.	At the east intersection of Old Callahan Drive and Pleasant Ridge Road	Carlson Consulting Engineers	18.09	2	1. To allow a lot being created to be served via a non exclusive easement rather than an Exclusive Permanent Easement as required per the Minimum Subdivision Regulations section 64-24	Approve Variance APPROVE Final Plat
22	CREEKHEAD CROSSING UNIT 2 (10-SE-15-F)	Scott Williams and Associates	Southeast side of Creekhead Drive, at the southeast intersection of Whitman Drive	Scott Williams and Associates	1.6085	4		POSTPONE until the November 12, 2015 MPC meeting, at the applicant's request
23	WOOD FAMILY SUBDIVISION (10-SF-15-F)	Highland Surveying	West side of Greenwell Drive, north of High Mesa Drive	Highland Surveying	17.36	2	1. To add an additional lot to an existing JPE already serving more than five lots that does not meet Knox County Road standards. 2. To wiaver the requirements of the Minimum Subdivision Regulations for an existing JPE serving five or more lots to existing conditions.	Deny Variances 1-2 DENY Final Plat

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24	HOUSER ROAD PROPERTY RESUBDIVISION OF LOT 1 (10-SG-15-F)	Romans Engineering	Northeast side of Houser Road, southeast of Cove Island Road	Romans	4.67	3		APPROVE Final Plat
25	CASCADE VILLAS, PHASE 3D (10-SH-15-F)	Batson Himes Norvell & Poe	North side of Tumbled Stone Way, north side of Beacon Light Way	Batson, Himes, Norvell & Poe	32003	6	1. To leave the remainder of parcel 001 without the benefit of a survey.	Approve Variance APPROVE Final Plat
26	MORRELL PARTNERS, LP PROPERTY ON MORRELL ROAD AT KINGSTON PIKE (10-SI-15-F)	Batson, Himes, Norvell, & Poe	At the intersection of Morrell Road and Kingston Pike	Batson, Himes, Norvell & Poe	8.128	2	1. To leave the remainder of parcel 003 which is less than five acres without the benefit of a survey.	Approve Variance APPROVE Final Plat
27	R. M. MOORE PROPERTY RESUBDIVISION OF LOT 1 (10-SJ-15-F)	Smoky Mountain Land Surveying Co., Inc.	At the intersection of Westland Drive and Clover Hill Lane	Howard T. Dawson	4.8	2		APPROVE Final Plat
28	JAMES R MITCHELL PROPERTY (10-SK-15-F)	Smoky Mountain Land Surveying Co., Inc.	East side of Bell Road, north of E Emory Road	Howard T. Dawson	2.176	1	1. To reduce the required utility and drainage easement under the existing garage from 5' to 2.2' as shown on plat.	Approve Variance APPROVE Final Plat
29	NUBBIN WOODS (10-SL-15-F)	Lynch Surveys LLC	Northwest side of Nubbin Ridge Road, northeast of Dunaire Drive	Lynch	9.12	32	1. To reduce the reverse curve tangent from 50' to 24.99' on Road C between C4 and C5. 2. To reduce the required intersection spacing between Road C and B from 125' to 106' based on the road profile.	Approve Variances 1-2 APPROVE Final Plat
30	BUNCH PROPERTY (10-SM-15-F)	Michael Bunch	South side of Asheville Highway, west of Molly Bright Road	Shockley Land Surveying	3	2	1. To reduce the required utility and drainage easement under the existing building from 10' to 6.1' as shown on plat.	Approve Variance APPROVE Final Plat

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<b>31</b>	CEE BEE LLC PROPERTY (10-SN-15-F)	Lynch Surveys LLC	Northwest side of E Raccoon Valley Drive, northeast of I-75	Lynch	5.21	2	1. To add a lot to an existing commercial JPE that is not built to Knox County road standards. 2. To reduce the required right of way of E Raccoon Valley Drive from 50' to 30' from the centerline to the property line.	Approve Variances 1-2 APPROVE Final Plat
<b>32</b>	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