

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: August 31, 2015

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the September 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 September 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
16	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		TABLE at the applicant's request.
17	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 December 10, 2015 MPC meeting at the applicant's request.
18	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	<ol style="list-style-type: none"> 1. To reduce the requirements of the Minimum Subdivision Regulations in Section 64-24 for JPE's serving less than 6 lots which includes less than 40' in width, pavement width, 25' radius on both sides of the JPE at the public street, and no turnaround to existing conditions. 2. To reduce the required right of way width of Tell Mynatt Road from 30' to 25' from the centerline to the property line. 3. To reduce the required sight distance at the JPE and Tell Mynatt Road from 300' to 225'. 	Approve Variances 1-2 Deny Variance 3 DENY Final Plat
19	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"> 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 West Vine Avenue from 50' to 40' or from 25' to 20' from the centerline to the property line as shown on plat. 3. To leave the remaining portions of lot 292R without the benefit of a survey. 	Approve Variances 1-3 APPROVE Final Plat

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20	FINAL PLAT OF THE JERRY SHARP PROPERTY (9-SA-15-F)	Jerry Sharp	At the terminus of Goldfinch Avenue and the east side of Ellis Street	Big Creek Gap Land Surveying Company	0.21	3	1. To reduce the required utility and drainage easement under the existing storage building on Lot 1 from 5' to 2.66' as shown on plat. 2. To reduce the required utility and drainage easement under the existing storage building on Lot 11R from 5' to 4.8' as shown on plat. 3. To reduce the required right of way width of Ellis Street from 25' to _____' from the centerline to property line.	TABLE at the request of the applicant.
21	MILLER & WEBB ADDITION TO KNOXVILLE, RESUB. OF LOT 8R & P/O LOTS 5R, 6R, & 10R (9-SB-15-F)	James Hill	At the southwest intersection of Arrowhead Trail and Sylvan Lane	Roane Land Surveying	0.96	1	1. To reduce the required utility and drainage easement under the existing garage from 5' to 4.3' as shown on plat. 2. To leave the remainder of Lots 8R, 9R, and 3 without the benefit of a survey. 3. To reduce the required right of way width of Sylvan Lane from 25' to 12' from the centerline to the property line.	Approve Variances 1-3 APPROVE Final Plat
22	SUTTON PLACE RESUBDIVISION OF LOTS 17-19 (9-SC-15-F)	Benchmark Associates, Inc.	At the terminus of Stone Pony Lane, southeast side of Deane Hill Drive	Benchmark Associates, Inc.	0.351	3		APPROVE Final Plat
23	APAC TENNESSEE INC. PROPERTY ON SPRING HILL ROAD (9-SD-15-F)	Robert G Campbell & Associates	At the southwest intersection of Spring Hill Road and Maplehill Road	Campbell	13.3	1	1. To reduce the required utility and drainage easement from 10' to 0' within the water quality facility easement as shown on plat.	Approve Variance APPROVE Final Plat
24	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		POSTPONE until the October 8, 2015 MPC meeting, at the applicant's request

FINAL PLATS

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25	DOUGLAS BRETT HONEYCUTT PROPERTY (9-SF-15-F)	Roth Land Surveying	South side of Sevier Avenue, east of Dixie Street	Roth	0.36	1	1. To reduce the required utility and drainage easement along both the west and south lot lines from 10' to 0'	Approve Variance APPROVE Final Plat
26	JASON ROBERTS PROPERTY (9-SG-15-F)	Garrett & Associates	Southwest side of Russell Road, north of Kodak Road	Garrett & Associates	2.53	1		APPROVE Final Plat
27	MAPLE GLEN RESUBDIVISION OF LOTS 20-22 & 24 (9-SH-15-F)	LeMay and Associates	South side of Maples Glen Lane, east side of Nubbins Ridge Road	LeMay & Associates	54244.9	4		APPROVE Final Plat
28	THOMAS & ANITA DRINNEN PROPERTY (9-SI-15-F)	Lynch Surveys LLC	At the terminus of Mountaincrest Drive, north of Ridgemont Drive	Lynch	3.991	2	1. To reduce the required width of the JPE from 40' to 25' as shown on plat. 2. To reduce the requirement of the JPE's pavement width from 20' to 10' as shown on plat. 3. To reduce or eliminate all other requirements from the Minimum Subdivision Regulations Section 64-24 for the JPE to existing conditions. (to include no turn around and a radius on each side of the JPE where it intersects the public street)	Approve Variances 1-3 APPROVE Final Plat

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29	STAUB, VAN GILDER AND HENDERSON'S ADDITION TO KNOXVILLE (9-SJ-15-F)	Lynch Surveys LLC	North intersection of N. Broadway and N. Central Street, southwest side of Lamar Street	Lynch	0.328	1	1. To reduce the required right of way of N. Broadway from 30' to 25' from the centerline to the property line. 2. To reduce the required right of way of N. Central Street from 35' to 30' from the centerline to the property line. 3. To reduce the required intersection radius at N. Broadway and N. Central from 75' to 0' as shown on plat. 4. To reduce the required utility and drainage easements along all lot lines from 10' or 5' as required to 0'.	Deny Variances 1-2 Approve Variances 3-4 DENY Final Plat
30	FOUNTAIN PLACE BUSINESS PARK (9-SK-15-F)	Batson, Himes, Norvell, & Poe	North side of Cogdill Road, west of Pellissippi Parkway	Batson, Himes, Norvell & Poe	13.46	1	1. To reduce the required right of way of Cogdill Road from 35' to 29.36' as shown on plat.	Approve Variance APPROVE Final Plat
31	THE KROGER COMPANY RESUBDIVISION OF TRACT 2 & PART OF TRACT 1 (9-SL-15-F)	Beginning Point Surveys, Inc.	South side of E. Emory Road at the south interstecion of Blueberry Road	Benchmark Associates, Inc.	17.767	2	1. To reduce the required utility and drainage easement within the detention pond easement from 10' to 0' as shown on plat.	Approve Variance APPROVE Final Plat