

## **MEMORANDUM**

**TO: Metropolitan Planning Commission**

**FROM: Emily Dills**

**DATE: April 7, 2016**

**SUBJECT: Final Plat Recommendations**

**CC: Surveyors, Owners**

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**The attached spreadsheet includes recommendations for all Final Plat requests on the April 14, 2016 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 April 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	OLD KNOXVILLE HIGH SCHOOL (4-SA-16-F)	Beginning Point Land Surveying	At the northeast intersection of N Central Street and E Fifth Avenue	Beginning Point Land Surveying	1.88	1	1. To reduce the required intersection radius at the intersection of N Central Street and E Forth Avenue from 75' to 25'. 2. To reduce the required intersection radius at the intersection of N Central Street and E Fifth Avenue from 75' to 25'. 3. To reduce the required intersection radius at the intersection of Lamar Street and E Forth Avenue from 75' to 25'. 4. To reduce the required intersection radius at the intersection of Lamar Street and E Fifth Avenue from 75' to 0'. 5. To reduce the required utility and drainage easement under all the existing structures and walls from 10' to 0'.	Approve Variances 1-5 APPROVE Final Plat
17	SOUTH TRADERS LANDING (4-SB-16-F)	Romans Engineering	South side of Chapman Highway, west of W Governor John Sevier Highway	Romans	2.96	1	1. To reduce the required utility and drainage easement from 10' or 5' as required to 0' under the existing retaining walls. 2. To reduce the required utility and drainage easement from 10' or 5' as required to 0' under existing buildings. 3. To leave the remaining portions of parcels 165.01 and 172 which are less than five acres without the benefit of a survey.	Approve Variances 1-3 APPROVE Final Plat
18	HERITAGE PARK (4-SC-16-F)	Avison Young	South side of Valley View Drive, west side of Knox Lane	Cannon & Cannon	7.25	33		APPROVE Final Plat

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19	LOVE-LAND HEIGHTS RESUBDIVISION OF LOTS 1-6, BLOCK 7 (4-SD-16-F)	Tim Howell	Intersection of Sinclair Drive and Roosevelt Road	Howell	0.397	1	1. To reduce the required utility and drainage easement under the existing garage from 10' and 5' to 0'. 2. To reduce the required right of way width of Sinclair Drive from 25' to 22' from the centerline to the property line.	Approve Variances 1-2 APPROVE Final Plat
20	HATCHER HILL PROPERTIES, LLC ON GAY STREET (4-SE-16-F)	Michael Brady, Inc.	S. Gay Street between Wall Avenue and W Summit Hill Drive	Michael Brady Inc.	5026	1	1. To reduce the 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 S Gay Street from 35' to 32'.from the centerline to the property line. 3. To reduce the required right of way width of Fire Street from 25' to 13.4' from the centerline to the property line.	Approve Variances 1-3 APPROVE Final Plat
21	WAYLAND-GOODMAN PROPERTIES, L.P. CHAPMAN HWY. AT LIPPENCOTT ST. (4-SF-16-F)	Wayland-Goodman Properties, L.P. at Chapman Highway at Lippencott Street	At the north east intersection of Chapman Hwy. and Lippencott Street.	Batson, Himes, Norvell & Poe	1.297	1	1. To reduce the required intersection radius at Chapman Highway and Lippencott Street from 75' to 15'. 2. To reduce the required intersection radius at Lippencott Street and E Martin Mill Pike from 75' to 30'. 3. To reduce the required right of way width of E Martin Mill Pike from 30' to 25' from the centerline to the property line. 4. To reduce the standard utility and drainage easement under the existing wall from 10' to 0'.	Approve Variances 1-4 APPROVE Final Plat

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22	H W SWAN'S ADDITION RESUBDIVISION OF LOTS 6-20 (4-SG-16-F)	A G Heins Co., Inc.	North side of Hannah Avenue, fronting on Heins Street, Tulip Avenue, and Ramsey Street.	Land Development Solutions	1.9	1	1. To reduce the required utility and drainage easement along all lot lines from 10' or 5' to 0'. 2. To reduce the required right of way width of Tulip Avenue from 25' to 20' from the centerline to the property line. 3. To reduce the required right of way width of Heins Street from 25' to 18' from the centerline to the property line. 4. To reduce the required intersection radius at Heins Street and Tulip Avenue from 75' to 0'. 5. To reduce the required intersection radius at Hannah Avenue and Heins Street from 75' to 25'.	Approve Variances 1-5 APPROVE Final Plat
23	FREE SERVICE AUTO CENTER (4-SH-16-F)	Free Service Auto Center	South side of Kingston Pike, at the south intersection of Westwood Road	Land Development Solutions	0.81	1	1. To reduce the required utility and drainage easement along the western property line under the existing building from 10' to 0'.	Approve Variance APPROVE Final Plat
24	EDWARDS PLACE, UNIT 4 (4-SI-16-F)	Lynch Surveys LLC	At the terminus of the platted right of way of Lawgiver Circle, northeast side of Edwards Place Blvd.	Lynch	4.374	20		APPROVE Final Plat
25	GRANTHAM PLACE (4-SJ-16-F)	Lynch Surveys LLC	At the intersection of Mercury Drive and Yarnell Road	Lynch	2.402	10		APPROVE Final Plat

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26	CARIS HEALTHCARE COWARD MILL OFFICES (4-SK-16-F)	Lynch Surveys LLC	southwest side of Coward Mill Road, northeast side of Pellissippi Parkway	Lynch	3.68	1	1. To reduce the required right of way width of Coward Mill Road from 30' to as shown on submitted plat. 2. To reduce the required intersection radius at Coward Mill Road and Pellissippi Parkway from 75' to 0'.	Approve Variances 1-2 APPROVE Final Plat
27	SNEED, KING & CO'S ADD. TO KNOXVILLE (4-SL-16-F)	Lynch Surveys LLC	South intersection of W Magnolia Avenue and Ogden Street	Lynch	13360	1	1. To reduce the required utility and drainage easement along all lot lines from 10' or 5' to 0'. 2. To reduce the required intersection radius at the W Magnolia Avenue and Ogden Street from 75' to 0'. 3. To reduce the required right of way width of W Magnolia Avenue from 44' to 32.7' from the centerline to the property line. 4. To reduce the required right of way width of Ogden Street from 25' to 19.2' from the centerline to the property line.	Approve Variances 1-4 APPROVE Final Plat
28	RUDDER VALLEY, RESUBDIVISION OF LOTS 3R3, 4, & 5 (4-SM-16-F)	Romans Engineering	At the terminus of Rudder Valley Lane	Romans	8.65	2		APPROVE Final Plat
29	VANOSDALE GARDENS RESUBDIVISION OF LOT 3R1 (4-SN-16-F)	Professional Land Systems	Southeast side of Westridge Drive, east of Vanosdale Road	Professional Land Systems	1.58	3		APPROVE Final Plat
30	CENTRAL PARKING SYSTEM PARK LOT RESUBDIVISION (4-SO-16-F)	Beginning Point Land Surveying, LLC	Parking lot surrounded by W Church Street, S Gay Street, Cumberland Avenue, Market Street	Beginning Point Land Surveying	1.95	2	1. To reduce the required intersection radius at W Church Street and Market Street from 75' to 0' 2. To reduce the required utility and drainage easement from 10' to 0' under the existing building and walls.	Approve Variances 1-2 APPROVE Final Plat

**FINAL PLATS**

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31	FRANK L DUNCAN JR. PROPERTY RESUBDIVISION OF LOT 5R (4-SP-16-F)	360 Surveying Mapping	South west side of intersection of Duncan Road and Badgett Road	360* Surveying & Mapping	4.187	3		APPROVE Final Plat