

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: August 4, 2016

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the August 11, 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 August 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	W M BRAGG RESUBDIVISION OF LOTS 9R & 10R (5-SI-16-F)	Webb Land Surveying	Northwest side of E Emory Road at the intersection of Blueberry Road	Webb	8.59	2	1. To reduce the required right of way width of E Emory Road from 56' to 45' from the centerline to the property line. 2. To reduce the required utility and drainage easement under the existing walls, canopy, and signs from 10' or 5' as required to distances shown on plat. 3. To reduce the utility and drainage easement from 5' to 0' along both sides of the lot line on the southeast 160' lot line identified on the plat.	Approve Variances 1-3 APPROVE Final Plat
14	GIDEONS LANDING (6-SC-16-F)	Norvell & Poe Engineers	South side of Tipton Station Road, east side of Dempster Lane	Norvell & Poe	38.7	14		APPROVE Final Plat
15	REEDER CHEVROLET (7-SG-16-F)	Boundary Consultants	South side of Clinton Hwy, west of I-75	Boundary Consultants	11.99	1	1. To be determined.	POSTPONE until the September 8, 2016 MPC meeting, at the request of the applicant
16	M A PARKERS LAKE SIDE ADDITION (8-SA-16-F)	Garrett & Associates	Southeast side of Linden Avenue, northeast of Alice Street	Garrett & Associates	1.07	3	1. To reduce the standard utility and drainage easement under the existing shed along the rear lot line of Lot 2 from 10' to 6.68' as shown on plat.	Approve Variance APPROVE Final Plat
17	CRAIGLAND, RESUBDIVISION OF LOT 8R (8-SB-16-F)	Benchmark Associates, Inc.	Northeast side of Craigland Court, north of Westland Drive	Benchmark Associates, Inc.	0.49	1	1. To reduce the standard utility and drainage easement along the common lot line with lot 7R1 from 5' to 0'.	Approve Variance APPROVE Final Plat
18	HIDDEN MEADOWS, UNIT 4, PHASE II (8-SC-16-F)	Primos Land Company, LLC	Southeast side of Gray Hendrix Road, south of Garrison Drive	Southland Engineering	18.21	54		APPROVE Final Plat

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19	BROADACRES, RESUB. OF LOT 24, UNIT 9 AND LOTS 3&4, UNIT 12 (8-SD-16-F)	Hinds Surveying Co.	Southwest side of Whitcomb Road, northeast side of Castlecomb Road	Hinds Surveying	1.13	2	1. To reduce the standard utility and drainage easement under the existing pool house on Lot 4R from 5' to 4.2'.	Approve Variance APPROVE Final Plat
20	SOUTHWOOD APARTMENTS (8-SE-16-F)	Knoxstar Properties, LLC	West side of Sevier Avenue, north side of Woodsia Drive	JMC Surveying and Mapping	3.03	1	1. To reduce the required right of way width of Woodsia Drive from 25' to 11.2' from the centerline to the property line. 2. To reduce the required right of way width of Baker Avenue from 25' to shortest distance shown on plat _____ from the centerline to the property line. 3. To reduce the standard utility and drainage easement along all exterior lot lines from 10' to 6.9'.	Approve Variances 1-3 APPROVE Final Plat
21	HIGHBURY PARK (8-SF-16-F)	Batson, Himes, Norvell, & Poe	West side of Ebenezer Road, north of Bluegrass Road	Batson, Himes, Norvell & Poe	3.37	16		APPROVE Final Plat
22	WOOTEN AND MASON 2ND ADDITION, RESUB. OF LOT 7 & P/O LOT 8 (8-SG-16-F)	Scott Williams and Associates	South side of Tillery Road, southeast of Paris Road	Scott Williams and Associates	0.8632	2	1. To reduce the required utility and drainage easement under the existing garage from 5' to 2.8' as shown on plat.	POSTPONE until the September 8, 2016 MPC meeting, at the request of the applicant
23	MAPLEHURST PARK, RESUB. OF LOT 2 (8-SH-16-F)	Benchmark Associates, Inc.	South side of W Hill Avenue southwest of Henley Street	Benchmark Associates, Inc.	0.145	1	1. To reduce the standard utility and drainage easement under common line under existing building from 5' to 0' as shown on plat. 2. To reduce the required right of way width of W Hill Avenue from 25' to 20.7' from the centerline to the property line as shown on plat.	POSTPONE until the December 8, 2016 MPC meeting, at the request of the applicant

FINAL PLATS

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24	HOMER & SHIRLEY SMITH PROPERTY (8-SI-16-F)	Smoky Mountain Land Surveying Co., Inc.	South side of Irwin Drive, east of Adams Road	Smoky Mountain Land Surveying Co., Inc.	1.948	4		APPROVE Final Plat