

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: November 30, 2016

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the December 8, 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 December 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	EMORY VIEW (FKA 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.	Approve Variances 1-2 APPROVE Final Plat
14	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	2	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.	Approve Variances 1-2 APPROVE Final Plat
15	FIVE OAKS OUTLET CENTERS, INC. (10-SP-16-F)	Five Oaks Outlet Center, Inc.	At the northern intersection of N Broadway and Tazewell Pike	Norvell & Poe	6.43	1	1. To reduce the required right of way width of Tazewell Pike from 44' to 35' from the centerline to the property line. 2. To reduce the required utility and drainage easement from 10' to 0' along the public right of ways of N Broadway and Tazewell Pike.	POSTPONE until the January 12, 2017 MPC meeting, at the request of the applicant

FINAL PLATS

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16	FORT SANDERS ADDITION, BLOCK A, RESUBDIVISION OF LOTS 1-4, 8R, 13-16 (11-SF-16-F)	Cannon & Cannon Inc.	North side of Cumberland Avenue, south side of White Avenue, at the intersection of Twenty Second Street	Cannon & Cannon	2.037	1	1. To reduce the required utility and drainage easement along Cumberland Avenue, Twenty Second Street and on interior lot line adjacent to Lot 12 from 10' or 5' as required to 0'. 2. To reduce the required utility and drainage easement along the 12' alley and along White Avenue from 10' to 5'.	Approve Variances 1-2 APPROVE Final Plat
17	DUTCHTOWN WOODS (11-SH-16-F)	Lynch Surveys LLC	North side of Dutchtown Road, west of Renboro Road	Lynch	11.739	50		APPROVE Final Plat
18	HICKORY CREST, PHASE I (11-SJ-16-F)	M & M Partners	North side of Hickory Creek Road, at the intersection of Lovelace Road	Batson, Himes, Norvell & Poe	11.26	33		APPROVE Final Plat
19	GRAND ON GAY DEVELOPMENT PROJECT (12-SA-16-F)	MBI	Northeast side of S Gay Street, at Wall Avenue intersection	Michael Brady Inc.	23461	1	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 S Gay Street from 35' to 32' from the centerline to the property line as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
20	EDITH'S PLACE (12-SB-16-F)	Rutherford Development, LLC	At the intersection of Murray Drive and Wilkerson Road	Campbell	6.35	22	1. To reduce the required utility and drainage easement within the detention basin easement from 10' or 5' as required to 0'.	POSTPONE until the January 12, 2017 MPC meeting, at the request of the applicant
21	STOOKSBURY FARMS (12-SC-16-F)	Benchmark Associates, Inc.		Benchmark Associates, Inc.		5		APPROVE Final Plat

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22	BLACKSTONE, UNIT 2 (12-SD-16-F)	W Scott Williams and Associates	South side of Black Road, southwest of Snyder Road	Scott Williams and Associates	18.65	26		APPROVE Final Plat
23	AUTUMN WALK, UNIT 1, PHASE III (12-SE-16-F)	LeMay and Associates	Northeast side of Dry Gap Pike, southeast of Autumn Path Lane	LeMay	2.25	10		APPROVE Final Plat
24	MIKELS PROPERTY S/D (12-SF-16-F)	Roman's Engineering	Southwest side of Spangler Road, northwest of Tarklin Valley Road	Romans	1.83	1		APPROVE Final Plat
25	LONSDALE LAND COMPANY, RESUBDIVISION OF LOTS 12-16, BLOCK 4 (12-SG-16-F)	Smoky Mountain Land Surveying	South side of Thomas Street, northwest of Ohio Avenue	Smoky Mountain Land Surveying	0.484	3		APPROVE Final Plat