

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: February 4, 2016

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the February 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 February 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 CAMPBELL STATION ROAD (1-SI-16-F)	Jim Sullivan	North side of Campbell Station Road, east of Fretz Road	Sullivan	2.38	9		APPROVE Final Plat
18	CLEAR SPRINGS PLANTATION (2-SA-16-F)	Trans South Properties	Southwest of Glen Creek Road on the south and north side of McCampbell Wells Way	Stanley	12	8		POSTPONE until the March 10, 2016 MPC meeting, at the applicant's request
19	GRACE COMMUNITY CHURCH PROPERTY (2-SB-16-F)	Grace Community Church	South side of Maple Drive, North side of Highland Drive	Webb	4.33	4		APPROVE Final Plat
20	SEVIER HIGHLANDS RESUBDIVISION OF LOTS 3-5 (2-SC-16-F)	Professional Land Systems	Southeast quadrant of the intersection of Sevier Avenue, Sevierville Pike, and Lancaster Drive	Ferguson	22844	1	1. To reduce the required intersection radius at Sevierville Pike and Lancaster Drive from 75' to 25'. 2. To reduce the required utility and drainage easement under the existing building along Lancaster Drive from 10' to 8.6' as shown on plat. 3. To reduce the required utility and drainage easement under the existing retaining wall along Sevierville Pike and Lancaster Drive from 10' to 0' as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
21	CHOTO MEADOWS (2-SD-16-F)	Benchmark Associates, Inc.	North of Choto Road, east of S. Northshore Drive	Benchmark Associates, Inc.	4.476	13		APPROVE Final Plat
22	CENTRAL PARK WEST (2-SE-16-F)	Pilot Corporation	Southeast side of Lonas Drive, southwest of Timber Pass	White	14.66	2	1. To reduce the Joint Permanent Easement requirements in section 64-24.4 and 64-24.6 to existing conditions.	Approve Variance APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
23	ARMSTRONG AND HAYWORTHS ADDITION RESUB. OF LOTS 26 & 29 AND LOTS 27-28 (2-SF-16-F)	Acre by Acre Surveying	Northwest side of McKinley Street, north of Karnes Avenue	Acre by Acre	25304.9	1	1. To reduce the required right of way of McKinley Street from 25' to 15' from the centerline to the property line as shown on plat.	POSTPONE until the March 10, 2016 MPC meeting, at the applicant's request
24	MASSEY CREEK, PHASE I (2-SG-16-F)	Batson, Himes, Norvell, & Poe	Northwest side of Hardin Valley Road, northeast of Marietta Church Road	Batson, Himes, Norvell & Poe	19.29	50		APPROVE Final Plat
25	SHERLAKE CENTER RESUBDIVISION OF LOT 2R-2 (2-SH-16-F)	Batson, Himes, Norvell, & Poe	Northeast side of Hayfield Road, southeast of Parkside Drive	Batson, Himes, Norvell & Poe	2.12	2	1. To allow lots to be served via a Non-Exclusive Access Easement rather than an Exclusive Permanent Easement or Joint Permanent Easement as required by the Minimum Subdivision Regulations	Approve Variance APPROVE Final Plat
26	HATCHER HILL PROPERTY (2-SI-16-F)	Hatcher Hill Property	At the northeast quadrant of intersection of S Gay Street and W Church Avenue	Michael Brady Inc.	9941	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 intersection radius at W. Church Avenue and S. Gay Street from 75' to 0'. 3. To reduce the right of way width of W. Church Avenue from 44' to 22.9' from the centerline to the property line as shown on plat. 4. To reduce the right of way width of S. Gay Street from 35' to 31.5' from the centerline to the property line as shown on plat.	Approve Variances 1-4 APPROVE Final Plat