

## MEMORANDUM

**TO:** Metropolitan Planning Commission

**FROM:** Emily Dills

**DATE:** January 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 January 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 January 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	FAERBER PROPERTIES (7-SL-15-F)	Figura Land Surveying	Southeast side of Westland Drive, south of Pellissippi Parkway	Figura Land Surveying	11.44	5		TABLE at the request of the applicant
14	FAITH WAY S/D (11-SA-15-F)	Century Surveying	Northwest side of W Emory Road, east of Oak Ridge Highway	Century Surveying	3.63	3	1. To reduce the requirements of the Minimum Subdivision Regulations Section 64-24.4 to allow the built or bonded JPE to not require the 25' radius at the intersection on both sides at the public street, to have a minimum gravel width of 12', to have no turnaround.	Approve Variance APPROVE Final Plat
15	HOLSTON BEND DRIVE EXTENSION (11-SE-15-F)	Development Corp. of Knox County	At the terminus of Holston Bend Drive	CDM Smith	1.514	0		APPROVE Final Plat
16	HANDLEBAR HWY (1-SA-16-F)	Garrett & Associates	North side of Clinton Highway, east side of Black Oak Drive	Garrett & Associates	8.05	4		APPROVE Final Plat
17	J A & R D HUFFAKER PROPERTY (1-SB-16-F)	JMC Surveying	East side of Campbell Road, north of Drinnen Road	JMC Surveying and Mapping	1.1	1	1. To leave the remainder of parcel 074.01 which is less than five acres without the benefit of a survey.	Approve Variance APPROVE Final Plat
18	POLESTAR DEVELOPMENT, LLC PROPERTY (1-SC-16-F)	Polestar Development, LLC	At the intersection of Western Avenue and Mckamey Road	Lowery & Associates	6.448	1	1. To reduce the standard utility and drainage easement along Ball Camp Pike from 10' to 0'	Approve Variance APPROVE Final Plat
19	BOULDER POINT, PHASE 2, RESUB. OF LOTS 58-59 & LAURA W CLIFTON (1-SD-16-F)	Batson, Himes, Norvell, & Poe	South side of Boulder Point Lane at southern intersection of Poplar Grove Lane	Batson, Himes, Norvell & Poe	2.285	3		APPROVE Final Plat
20	LECONTE VIEW INDUSTRIAL PARK RESUB. OF LOTS 4, 5R, & 7 (1-SE-16-F)	Batson, Himes, Norvell, & Poe	North side of Old Rutledge Pike, East side of Transport Way	Batson, Himes, Norvell & Poe	16.49	4		APPROVE Final Plat

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21	DEZEARN & THOMAS PROPERTY (1-SF-16-F)	Garrett & Associates	North side of E Emory Road, southwest of Foster Road	Garrett & Associates	8.42	2	1. To reduce the required right of way along what is shown on the plat as Lot 1 from 50' to 25' from the centerline to the property line. 2. To reduce the utility and drainage easement along the southwest property line under the existing structure from 10' to 0'.	Approve Variances 1-2 APPROVE Final Plat
22	DOLLAR GENERAL GRASSY VALLEY (1-SG-16-F)	Lynch Surveys LLC	At the northwest intersection of Washington Pike and Murphy Road	Lynch	2.148	1	1. To reduce the required utility and drainage easement along the west lot line under the existing structure from 10' to 0'.	Approve Variance APPROVE Final Plat
23	RUSHLAND PARK, PHASE IV, UNIT 1 (1-SH-16-F)	Southland Engineering Consultants, LLC	Southwest side of Rushland Park Blvd., north of Millertown Pike	Southland Engineering	13.43	21		APPROVE Final Plat
24	BRANDYWINE AT CAMPBELL STATION ROAD (1-SI-16-F)	Jim Sullivan	North side of Campbell Station Road, east of Fretz Road	Sullivan	2.38	8		POSTPONE until the February 11, 2016 MPC meeting, at the request of the applicant
25	BON VIEW ADDITION TO KNOXVILLE, RESUB. OF LOTS 418-422 & 474-480 (1-SJ-16-F)	Lynch Surveys LLC	At the southeastern intersection of W Emerald Avenue and Elm Street	Lynch	1.112	1	1. To reduce the required right of way width of W Emerald Avenue from 25' to 20' from the centerline to the property line. 2. To reduce the required utility and drainage easement along all lot lines from 10' to 0'. 3. To reduce the required intersection radius at Elm Street and Oldham Avenue from 75' to 25'. 4. To reduce the required intersection radius at W Emerald Avenue and Oldham Avenue from 75' to 25'.	Approve Variances 1-4 APPROVE Final Plat

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26	WEST HILLS ANIMAL HOSPITAL PLLC (1-SK-16-F)	Smoky Mountain Land Surveying Co., Inc.	West side of Piney Grove Church Road, north of Middlebrook Pike	Howard T. Dawson	18094	1	1. To reduce the required right of way width of Piney Grove Church Road from 30' to 18' from the centerline to the property line.	Approve Variance APPROVE Final Plat
27	DAMERONS ADDITION RESUB. OF LOTS 28-32 & P/O 027 (1-SL-16-F)	Professional Land Systems	At the southwest intersection of Jennings Avenue and Stone Street	Ferguson	31197	2	1. To reduce the required utility and drainage easements from 10' or 5' as required to 0' along all lot lines. 2. To reduce the required right of way width of Stone Street from 25' to 15' from the centerline to the property line. 3. To reduce the required intersection radius at jennings Avenue and Stone Street from 75' to 0'. 4 To reduce the required intersection radius at jennings Avenue and Tyson Street from 75' to 0'. 5. To leave the remainder of Lot 27 of Damerons Addition without the benefit of a survey.	Approve Variances 1-5 APPROVE Final Plat
28	EDWARDS PLACE UNIT 3 (1-SM-16-F)	Lynch Surveys LLC	At the current terminus of Edwards Place Blvd, east of Thompson School Road	Lynch	1.5	6		APPROVE Final Plat