

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: June 2, 2016

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the June 9, 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 June 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
14	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 0' as shown on plat. 3. To reduce the utility and drainage easement from 5' to 0' along the southeast 160' lot line identified on the plat.	POSTPONE until the July 14, 2016 MPC meeting, at the applicant's request
15	FOUNTAIN CITY ADDITION, RESUBDIVISION OF LOTS 1 & 2R (6-SA-16-F)	Robert G Campbell & Associates	Northwest corner of Midlake Drive and Fountain Road	Campbell	1.68	1	1. To reduce the standard utility and drainage easement from 10' to 0' within the detention basement easement. 2. To reduce the standard utility and drainage easement from 10' or 5' as required to 0' under any existing or proposed retaining walls as shown on plat. 3. To reduce the required intersection radius at Midlake Drive and Fountain Road from 75' to 25'.	Approve Variances 1-3 APPROVE Final Plat
16	RUGGLES FERRY, PHASE 4 (6-SB-16-F)	Batson, Himes, Norvell, and Poe	South side of Ruggles Ferry Road, east of Pleasant Hill Road	Batson, Himes, Norvell & Poe	3.56	2		APPROVE Final Plat
17	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
18	HAYDEN HILL, PHASE 1 (6-SD-16-F)	Batson, Himes, Norvell, & Poe	Southeast side of Sam Lee Road, southwest of Solway Road	Batson, Himes, Norvell & Poe	10.3	20		APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
19	BEAU MONDE, PHASE 3, RESUBDIVISION OF LOT 261 AND ADDITIONAL ACREAGE (6-SF-16-F)	Hinds Surveying Co.	Northeast side of Clingmans Dome Drive, northwest side of Chimney Top Lane	Hinds Surveying	1.77	6		TABLE at the request of the applicant
20	FIVE POINTS REDEVELOPMENT, PHASE 2 (6-SG-16-F)	CEC - Civil & Environmental Consultants, Inc.	South side of Olive Street, north side of intersection of McConnell Street and Bethel Avenue, to Martin Luther King Jr. Avenue	CEC	19.65	3		POSTPONE until the July 14, 2016 MPC meeting, at the applicant's request
21	WHITE PARKS PLACE, REPLAT OF LOTS 35-37 (6-SH-16-F)	Michael Brady Inc.	North side of Lake Avenue, southwest of 18th Street	Michael Brady Inc.	38386	3	1. To reduce the required utility and drainage easement along all lots lines from 10' or 5' as required to 0'. 2. To leave the remainder of Lot 35 without the benefit of a survey.	Approve Variances 1-2 APPROVE Final Plat
22	WHITE PARKS PLACE RESUBDIVISION OF LOTS 4 & 6R (6-SI-16-F)	Michael Brady Inc.	South side of Cumberland Avenue, between 18th Street and 19th Street	Michael Brady Inc.	41851	1	1. To reduce the required utility and drainage easement along all lot lines from 10' or 5' as required to 0'. 2. To leave the remainder of Lot 4 without the benefit of a survey.	Approve Variances 1-2 APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
23	WILLIAM EUGENE MONDAY, III PROPERTY (6-SJ-16-F)	Roth Land Surveying	Northwest side of N. Broadway, southwest of Old Broadway	Roth	24316	2	1. To reduce the required utility and drainage easement along north line of Lot 1 from 10' to 2.4' under existing building. 2. To reduce the required utility and drainage easement along common line of Lot 1 and Lot 2 from 5' to 0' under existing wall. 3. To reduce the required utility and drainage easement along south line of Lot 2 from 10' to 0.80' under existing building. 4. To reduce the required utility and drainage easement along south line of Lot 2 from 10' to 0' under existing wall.	Approve Variances 1-4 APPROVE Final Plat
24	HOLY GHOST CATHOLIC CHURCH (6-SK-16-F)	Beginning point Land Surveying, LLC	At the northwest quadrant of intersection of N Central Street and Hinton Avenue	Beginning Point Land Surveying	37701	1	1. To reduce the required intersection radius at N Central Street and Hinton Avenue from 75' to 0'. 2. To reduce the required utility and drainage easement under the existing structures and walls from 10' or 5' as required to 0' as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
25	A D WHITE'S REVISION RESUBDIVISION OF LOTS 19-20 (6-SL-16-F)	Romans Engineering	Intersection of Circle Lane and Westfield Road	Romans	0.57	1	1. To reduce the required right of way width of Circle Lane from 25' to distances shown on plat. 2. To reduce the required right of way width of Westfield Road from 25' to distances shown on plat. 3. To reduce the required intersection radius at Circle Lane and Westfield Road from 75' to 0'.	Approve Variances 1-3 APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
26	W PLUMMER SR. PROPERTY, RESUBDIVISION OF LOT 2 (6-SM-16-F)	James and Malinda Jacques	At the northeast intersection of Graves Road and Shackleford Lane	Garrett & Associates	7.6	2		APPROVE Final Plat
27	COOK, PARKER, & HICKS PROPERTY (6-SN-16-F)	Steven W Abbott Jr Land Surveyor	East side of Dodson Road, south of Hodges Ferry Road	Abbott, Jr.	3.61	3		APPROVE Final Plat