

## **MEMORANDUM**

**TO: Metropolitan Planning Commission**

**FROM: Emily Dills**

**DATE: March 2, 2016**

**SUBJECT: Final Plat Recommendations**

**CC: Surveyors, Owners**

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**The attached spreadsheet includes recommendations for all Final Plat requests on the March 10, 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 March 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	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		APPROVE Final Plat
18	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 20' from the centerline to the property line as shown on plat.	Approve Variance APPROVE Final Plat
19	RIVERFRONT STATION (3-SA-16-F)	Gary Clark	W. Blount Avenue at the intersection of Henley Street	Clark	5.631	2	1. To reduce the required utility and drainage easement from 10" or 5' as required to 0' along right of ways and interior lot lines. 2. To reduce the required right of way width of W Blount Avenue from 30' to 25' from the centerline to the property line.	Approve Variances 1-2 APPROVE Final Plat
20	CUMBERLAND VIEW HEIGHTS (3-SB-16-F)	Roth Land Surveying	Southeast side of Kingston Pike, northwest side of Farlow Drive	Roth	1.56	1	1. To reduce the required right of way of Kingston Pike from 50' to 45' from the centerline to the property line.	Approve Variance APPROVE Final Plat
21	LYONS CROSSING UNIT VI (3-SC-16-F)	Lynch Surveys LLC	Northwest corner of Northshore Drive and Knights Bridge	Lynch	14.916	48		APPROVE Final Plat
22	COURTLAND GROUP N SIXTH AVENUE PROPERTY (3-SD-16-F)	Lynch Surveys LLC	East side of N Sixth Avenue, south of McKenzie Place	Lynch	37506	1	1. To reduce the required utility and drainage easement from 10' to 0' along all lot lines.	Approve Variance APPROVE Final Plat
23	THE SUMMIT AT ROCKY HILL, RESUBDIVISION OF LOTS 14-16 AND COMMON AREAS 1 & 4 (3-SE-16-F)	Scott Williams and Associates	Northeast side of LeConte Vista Way, south of S. Northshore Drive	Scott Williams and Associates	1.4658	3	1. To leave the remainder of parcel 007.32 (common area) without the benefit of a survey.	Approve Variance APPROVE Final Plat

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ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
<b>24</b>	BAKERTOWN CROSSING (3-SF-16-F)	W Scott Williams and Associates	South side of Bakertown Road at the intersection of Ball Camp Pike	Scott Williams and Associates	14.68	40		APPROVE Final Plat
<b>25</b>	THOMAS & SUSAN BLACKSTOCK PROPERTY AND SOLWAY UNITED METHODIST CHURCH PROPERTY (3-SG-16-F)	Benchmark Associates, Inc.	Northwest intersection of Old Solway Road and Guinn Road	BMF Properties, LLC	3.85	2	1. To reduce the required right of way width of Guinn Road from 30' to 25' from the centerline to the property line.	Approve Variance APPROVE Final Plat