

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: May 5, 2016

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the May 12, 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 May 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	CREEKHEAD CROSSING UNIT 2 (10-SE-15-F)	Scott Williams and Associates	Southeast side of Creekhead Drive, at the southeast intersection of Whitman Drive	Scott	1.6085	4		WITHDRAW at the request of the applicant
15	HENRY T DAVENPORT PROPERTY RESUBDIVISION OF LOT 1 (5-SA-16-F)	Acre by Acre Surveying	Northeast side of Medlin Heights Road, north of Ridgecrest Drive	Acre by Acre	25011	2	1. To reduce the required utility and drainage easement under the existing garage on Lot 1R1 from 5' to 0'.	Approve Variance APPROVE Final Plat
16	MIDDLEBROOK HEIGHTS CO., RESUBDIVISION OF PARTS OF LOTS 3-4 & 13 (5-SB-16-F)	Professional Land Systems	Northwest side of Lonas Drive, southwest of Frank Watts Road	Professional Land Systems	40275	2	1. To reduce the required utility and drainage easement under the existing building from 10' to 6' as shown on plat. 2. To reduce the required utility and drainage easement under the existing house from 10' to 9.1' as shown on plat. 3. To reduce the required right of way of Lonas Drive from 30' to 25' from the centerline to the property line. 4. To leave the portions of the remaining lots without the benefit of a survey. 5. To reduce the required utility and drainage easement under the existing house from 10' to 8.9' as shown on plat.	Approve Variances 1-5 APPROVE Final Plat
17	SUTTON PLACE, RESUBDIVISION OF LOTS 10-12, & 24-28 (5-SC-16-F)	Benchmark Associates, Inc.	South side of Deane Hill Drive, located on both sides of Stone Pony Lane	Benchmark Associates, Inc.	2.65	8		APPROVE Final Plat
18	SOUTH HIGH SCHOOL (5-SD-16-F)	City of Knoxville	North side of Tipton Avenue, west side of E Moody Avenue, south of Baker Avenue	City of Knoxville - Dept of Engineering	2.55	1	1. To reduce the required utility and drainage easement under the existing buildings from 10' or 5' as required to 0' as shown on plat.	Approve Variance APPROVE Final Plat

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19	ELMWOOD ADDITION, RESUBDIVISION OF LOTS 7-9 (5-SE-16-F)	City of Knoxville	Northwest side of E Magnolia Avenue. East side of Jessamine Street	Barge Waggoner Sumner & Cannon, Inc.	21293	1	1. To reduce the required utility and drainage easement from 10' to 0' on north and east property lines.	Approve Variance APPROVE Final Plat
20	PARK REALITY & TRUST COMPANY ADDITION RESUBDIVISION OF LOTS 44-45 (5-SF-16-F)	Batson, Himes, Norvell, & Poe	At the northwest intersection of Northshore Drive and Baum Drive	Batson, Himes, Norvell & Poe	30867	1	1. To reduce the required righth of way width of S. Northshore Drive from 50' to 30' from the centerline to the property line. 2. To reduce the required right of way width of S Weisgarber Road from 25' to 12' from the centerline to the property line. 3. To reduce the standard utility and drainage easement under the existing wall from 10' or 5' as required to 0' as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
21	BEAU MONDE PHASE 1, UNIT 4, RESUBDIVISION OF LOTS 93-99 (5-SG-16-F)	Hinds Surveying Co.	Southwest side of Clingmans Dome Drive, northeast of Rainbow Falls Road	Hinds Surveying	25194	4		APPROVE Final Plat
22	BLUESTONE MANOR (5-SH-16-F)	LeMay and Associates	East side of Ebenezer Road at the intersection of Highbridge Drive	LeMay	1.21	4	1. To allow the 4 lots to be accessed via a 25' Common Access Easement in place of the requirements per The Minimum Subdivision Regulations Section 64-24.	Approve Variance APPROVE Final Plat

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23	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 with Variance No. 3.	POSTPONE until the June 9, 2016 MPC meeting, at the request of the applicant
24	WINDCREST LOT 5 (5-SJ-16-F)	Michael Brady Inc.	At the terminus of Tempest Lane cul de sac	Michael Brady Inc.	17286	1	1. To reduce the required utility and drainage easement along the rear lot line from 10' to 3' as shown on plat.	Approve Variance APPROVE Final Plat
25	CENTURIANS II AND UNPLATTED PROPERTY (5-SK-16-F)	Land Development Solutions	At the south eastern intersection of Cross Park Drive and Directors Drive	Land Development Solutions	7.57	2	1. To reduce the required right of way width of Cross Park Drive from 30' to 25' from the centerline to the property line along Lot 2 as shown on plat..	Approve Variance APPROVE Final Plat
26	FOX CREEK S/D, UNIT 3 (5-SL-16-F)	Lynch Surveys LLC	At the terminus of Fox Cove Road, west of Fox Road	Lynch	18.713	37		APPROVE Final Plat
27	RIDGE AT HARDIN VALLEY (5-SM-16-F)	Lynch Surveys LLC	South side of Hardin Valley Road, east of Southern Shade Blvd.	Lynch	85.5	2		APPROVE Final Plat
28	BROOME ROAD S/D (5-SN-16-F)	Brian Rowe	Northwest side of Broome Road, west of Corteland Drive	Gore	4.57	4		APPROVE Final Plat