

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: November 2, 2016

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the November 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 November 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
10	EMORY VIEW (FKA 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 distances shown on plat. 3. To reduce the utility and drainage easement from 5' to 0' along both sides of the lot line on the southeast 160' lot line identified on the plat.	POSTPONE until the December 8, 2016 MPC meeting, at the applicant's request
11	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	1. To reduce the required intersection radius at S Olive Street and Truslow Street from 25' to 0' as shown on plat. 2. To reduce the required right of way width of S Olive Street between Martin Luther King Jr and Bethel from 50' to 35'.	Approve Variances 1-2 APPROVE Final Plat
12	FIVE OAKS OUTLET CENTERS, INC. (10-SP-16-F)	Five Oaks Outlet Center, Inc.	At the northern intersection of N Broadway and Tazewell Pike	Norvell & Poe	6.43	1	1. To reduce the required right of way width of Tazewell Pike from 44' to 35' from the centerline to the property line. 2. To reduce the required utility and drainage easement from 10' to 0' along the public right of ways of N Broadway and Tazewell Pike.	POSTPONE until the December 8, 2016 MPC meeting, at the applicant's request
13	POTOMAC PLACE, RESUBDIVISION OF LOTS 14R, 15, & 16 (11-SA-16-F)	Garrett & Associates	West side of Cherry Grove Road, north of Beaver Ridge Road	Garrett & Associates	1.5	3		APPROVE Final Plat

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14	ROY BOWMAN FAMILY PROPERTY (11-SB-16-F)	Ronald Bowman	Southwest side of Frazier Road, south of Kodak Road	C2RL	24	3		APPROVE Final Plat
15	HIDDEN VIEW FARMS, UNIT 1 (11-SC-16-F)	Primos Land Company, LLC	Southeast side of Lovell Road, northeast of Pellissippi Parkway	Southland Engineering	20.06	65		APPROVE Final Plat
16	B H SPRANKLE'S SOUTH SIDE ADDITION RESUBDIVISION OF LOTS 5-8, BLOCK E (11-SD-16-F)	Jered Kelley	At the southeast intersection of Pedigo Street and Lincoln Street	W.J. Moore & Assoc.	0.84	2	1. To reduce the required right of way width of Pedigo from 25' to 20' from the centerline to the property line as shown on plat. 2. To reduce the required right of way width of Lincoln Street from 25' to 15' from the centerline to the property line as shown on plat. 3. To reduce the required right of way width of Edmonds Avenue from 25' to 6' from the centerline to the property line as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
17	PROPERTY OF RON BREAZEALE, TERRY MOLNAR, & HOWARD SENTELL III (11-SE-16-F)	Hinds Surveying Co.	The corner of Charles Place and Commerce Ave.	Hinds Surveying	0.154	1	1. To reduce the required right of way width of Commerce Avenue from 25' to 20' from the centerline to the property line. 2. To reduce the required utility and drainage along all property lines from 10' or 5' as required to 0'.	Approve Variances 1-2 APPROVE Final Plat

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18	FORT SANDERS ADDITION, BLOCK A, RESUBDIVISION OF LOTS 1-4, 8R, 13-16 (11-SF-16-F)	Cannon & Cannon Inc.	North side of Cumberland Avenue, south side of White Avenue, at the intersection of Twenty Second Street	Cannon & Cannon	2.037	1	1. To reduce the required utility and drainage easement along Cumberland Avenue, Twenty Second Street and on interior lot line adjacent to Lot 12 from 10' or 5' as required to 0'. 2. To reduce the required utility and drainage easement along the 12' alley and along White Avenue from 10' to 5'.	Approve Variances 1-2 APPROVE Final Plat
19	CAPSTONE COLLEGIATE COMMUNITIES (11-SG-16-F)	Professional Land Systems	Northeast quadrant of Lake Avenue at S Twenty First Street	Professional Land Systems	28000	1	1. To reduce the required intersection radius at Lake Avenue and Twenty First Street from 25' to 0' as shown on plat. 2. To reduce the required utility and drainage easement from 10' to 5' along the alley, Lake Avenue, and Twenty First Street as shown on plat. 3. To reduce the required utility and drainage easement from 10' to 0' along the common lot line with Lot 29 as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
20	DUTCHTOWN WOODS (11-SH-16-F)	Lynch Surveys LLC	North side of Dutchtown Road, west of Renboro Road	Lynch	11.739	50		POSTPONE until the December 8, 2016 MPC meeting, at the applicant's request
21	VERDEAUX INVESTMENTS, LLC PROPERTY (11-SI-16-F)	Benchmark Associates, Inc.	Southeast quadrant of intersection of Summerhill Drive and Bluegrass Road	Benchmark Associates, Inc.	0.584	2	1. To reduce the required right of way width of Bluegrass Road from 35' to distances shown on plat. 2. To reduce the required utility and drainage easement along east property line under existing structures from 10' or 5' as required to distances shown on plat.	Approve Variances 1-2 APPROVE Final Plat

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22	HICKORY CREST, PHASE I (11-SJ-16-F)	M & M Partners	North side of Hickory Creek Road, at the intersection of Lovelace Road	Batson, Himes, Norvell & Poe	11.26	33		POSTPONE until the December 8, 2016 MPC meeting, at the applicant's request
23	HARDIN BUSINESS PARK, RESUBDIVISION OF PART OF LOT 1 (11-SK-16-F)	Site, Inc.	Northeast side of Reagan Road, north of Hardin Valley Road	SITE, Inc.	33.71	3		APPROVE Final Plat
24	BRANDYWINE AT TURKEY CREEK, UNIT 4 (11-SL-16-F)	Brandywine at Turkey Creek, LLC	At the terminus of Woodhollow Lane, west of Fretz Road	Sullivan	3.367	14		APPROVE Final Plat
25	PROPERTY OF MIDAS CORPORATION (11-SM-16-F)	H and M Clinton Hwy., LLC	At the intersection of Orchid Drive and Clinton Highway	Batson, Himes, Norvell & Poe	29877	1	1. To reduce the required intersection radius at Orchid Drive and Clinton Highway from 75' to 25' as shown on plat.	Approve Variance APPROVE Final Plat