

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: October 5, 2016

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the October 13, 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 October 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
18	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 November 10, 2016 MPC meeting, at the applicant's request.
19	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 November 10, 2016 MPC meeting, at the applicant's request
20	CHAPMAN TRIANGLE (9-SC-16-F)	JAMES URBAN ENGINEERING, INC. HILL	E. Governor John Sevier Hwy & Chapman Hwy.	Urban Engineering	4.08	4	1. To allow lots being created to be served by a Cross Access Easement instead of a Joint Permanent Easement as required per The Minimum Subdivision Regulations.	Approve Variance APPROVE Final Plat
21	WILLIAM S. AND HANNA J. CUMMINGS PROPERTY (9-SF-16-F)	Richard Webb Land Surveying	Bob Cummings Rd due east of W. Marine Rd.	Webb Land Surveying	17.18	9		POSTPONE until the November 10, 2016 MPC meeting, at the applicant's request.
22	FINAL PLAT OF GODRICS HOLLOW (9-SJ-16-F)	Smoky Mountain Land Surveying	East side of Wakefield Rd, due north of Victoria Dr.	Dawson	1.8	4		APPROVE Final Plat
23	SHERI M WALTON PROPERTY (10-SA-16-F)	Sheri Walton	Northwest side of Atkins Road, north of Carter Road	Easter	6.75	3		APPROVE Final Plat

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24	THE RANDY WINTER PROPERTY (10-SB-16-F)	Abbott Land Surveying LLC	North side of Western Avenue, east of Texas Avenue	Abbott, Jr.	3500	1	1. To reduce the required utility and drainage easement along all lot lines from 10' to 0'.	Approve Variance APPROVE Final Plat
25	KENNETH EDWARD COKER SUBDIVISION (10-SC-16-F)	Professional land Systems	Southwest side of the terminus of Valley View Lane, south of Ball Camp Pike	Professional Land Systems	7.44	2	1. To leave the remainder of unnumbered lot in The Property of Mrs Frank Coker S/D without the benefit of a survey.	Approve Variance APPROVE Final Plat
26	FINAL PLAT OF SINGH PROPERTY (10-SD-16-F)	Hinds Surveying Co.	Northwest side of Henderson Lane, north of Emory Church Road	Hinds Surveying	8.44	1		APPROVE Final Plat
27	RUSHLAND PARK, RESUBDIVISION OF LOTS 92 & 94-99 (10-SE-16-F)	Southland Engineering Consultants, LLC	Northwest side of Hollow View Lane, east of Rushland Park Blvd.	Southland Engineering Consultants	4.08	7		APPROVE Final Plat
28	CROZIER CREST ADDITION TO KNOXVILLE, RESUBDIVISION OF LOTS 4-6 AND UNPLATTED PROPERTY (10-SF-16-F)	Romans Engineering	south side of Hutchinson Avenue, northeast of Glenview Drive	Romans	14011.7	1	1. To reduce the required utility and drainage easement under the existing block building from 10' or 5' as required to 1.6' as shown on plat.	Approve Variance APPROVE Final Plat
29	UNIVERSITY COMMONS, RESUBDIVISION OF LOT 1R (10-SG-16-F)	Site, Inc.	Southeast side of Cumberland Avenue, east of Kingston Pike	Site Inc.	11.792	1	1. To reduce the required utility and drainage easement along northeastern edge of Lot 1R under existing building from 10' to 8.2' as shown on plat.	Approve Variance APPROVE Final Plat
30	HERMAN GODDARD PROPERTY, RESUBDIVISION OF LOTS 1R1 & 1R2 (10-SH-16-F)	Smoky Mountain Land Surveying Co., Inc.	At the southwest intersection of Crenshaw Road and W Martin Mill Pike	Smoky Mountain Land Surveying	1.413	4		APPROVE Final Plat
31	ROLLINS PLACE RESUBDIVISION OF LOTS 1R & 4R (10-SI-16-F)	LeMay and Associates	At the north intersection of Gillian Lane and Third Street	LeMay	1.37	2	1. To reduce the required utility and drainage easement under the existing garage from 5' to 0'.	Approve Variance APPROVE Final Plat

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32	TINA MARIE FREEMAN LUSK RUTHERFORD PROPERTY, RESUBDIVISION OF LOT 2 (10-SJ-16-F)	Paxton Land Surveying	Southeast side of Grove Road, east of Mine Road	Paxton Land Surveying	2.23	2		APPROVE Final Plat
33	MARIA'S MEADOW RESUBDIVISION OF LOTS 7-8 & 10-29 (10-SK-16-F)	Batson, Himes, Norvell, & Poe	Both sides of Bethesda Springs Way at Fairview Road	Batson, Himes, Norvell & Poe	4.256	11		APPROVE Final Plat
34	TRINITY BAPTIST CHURCH (10-SL-16-F)	Professional Land Systems	Southeast quadrant of Blacks Ferry Road and Old Blacks Ferry Lane	Professional Land Systems	4.1	1	1. To reduce the required right of way width of Old Blacks Ferry Lane from 25' to 18' from the centerline to the property line.	Approve Variance APPROVE Final Plat
35	BEAU MONDE, PHASE 2, UNIT 4, RESUBDIVISION OF LOTS 93R, 94R, & 97RR (10-SM-16-F)	Hinds Surveying Co.	Southwest side of Clingmans Dome Drive, northwest of Thunderhead Road	Hinds Surveying	19450.2	3		APPROVE Final Plat
36	PARKER AND SCOTT PROPERTY (10-SN-16-F)	Smoky Mountain Land Surveying Co., Inc.	South side of Canton Hollow Road, east of Woody Drive	Smoky Mountain Land Surveying	3.279	3		APPROVE Final Plat
37	HATTIES PLACE, UNIT 2 (10-SO-16-F)	Primos Land Co., LLC	west side of Lucky clover Lane, north of Hatties Place Road	Southland Engineering Consultants	6.66	28		APPROVE Final Plat
38	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 November 10, 2016 MPC meeting, at the applicant's request