

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: September 1, 2016

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the September 8, 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 September 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
15	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 October 13, 2016 MPC meeting, at the request of the applicant
16	REEDER CHEVROLET (7-SG-16-F)	Boundary Consultants	South side of Clinton Hwy, west of I-75	Boundary Consultants	11.99	1		APPROVE Final Plat
17	WOOTEN AND MASON 2ND ADDITION, RESUB. OF LOT 7 & P/O LOT 8 (8-SG-16-F)	Scott Williams and Associates	South side of Tillery Road, southeast of Paris Road	Scott Williams and Associates	0.8632	2	1. To reduce the required utility and drainage easement under the existing garage from 5' to 2.8' as shown on plat.	Approve Variance APPROVE Final Plat
18	WESTWOOD (9-SA-16-F)	CHRIS RUDD SURVEYORS	East of Greenbriar Dr, south side Woodburn Dr.	Chris Rudd Surveyors	0.416	1	1. To reduce the standard utility and drainage easement under the existing structure from 10' to 2.5' as shown on plat.	Approve Variance APPROVE Final Plat
19	ELY PARK (9-SB-16-F)	WANIS PRIMOS LAND CO. LLC RGHEBI	On Millertown Pike & Cambridge Reserve Dr.	Southland Engineering	19.57	18		APPROVE Final Plat
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 be determined	POSTPONE until the October 13, 2016 MPC meeting, at the request of the applicant
21	CASCADE VILLAS (9-SD-16-F)	David Batson, Himes, Norvell & Poe Harbin	Northside Tumbled Stone Way, north of Gatekeeper Way	Harbin	2.685	6		APPROVE Final Plat

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22	HAYDEN HILLS (9-SE-16-F)	David Batson, Himes, Norvell & Poe Harbin	On south side of Sam Lee Rd.	Harbin	14.051	26		APPROVE Final Plat
23	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 October 13, 2016 MPC meeting, at the request of the applicant
24	CLEAR SPRINGS PLANTATION (9-SG-16-F)	Batson, Himes, Norvell & Poe	Southeast side of Laurell Creek Way and southwest of McC Campbell Wells Way.	Harbin	1.24	10		APPROVE Final Plat
25	ARCADIA (9-SH-16-F)	Batson, Himes, Norvell & Poe	Southwest end of Arcadia Peninsula Way, southwest of Stoppard View Way.	Harbin	133.27	19		APPROVE Final Plat
26	JOHN GARNER & GORDON THOMAS (9-SI-16-F)	LeMay And Associates	North side of Lexington Dr at Omni Ln.	LeMay & Associates	3.06	2	1. To reduce the required utility and drainage easement on both lots under existing structures from 5' to distances shown on plat. 2. To leave the remaining portion of Lot 1 without the benefit of a survey.	Approve Variances 1-2 APPROVE Final Plat
27	PROPERTY FOR CHRIS FORTUNE (9-SJ-16-F)	Smoky Mountain Land Surveying	East side of Wakefield Rd, due north of Victoria Dr.	Dawson	1.8	4		POSTPONE until the October 13, 2016 MPC meeting, at the request of the applicant

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28	CEDARL BLUFF BAPTIST CHURCH PROPERTY (9-SK-16-F)	Benjamin Moorman	Intersection of Dutchtown Rd and Floyd Ln.	Benchmark Associates, Inc.		1	<ol style="list-style-type: none"> 1. To reduce the required right of way width of Floyd Lane from 25' to 8.4' from the centerline to property line. 2. To reduce the required intersection radius at Dutchtown Road and Floyd Lane from 25' to as shown on plat. 3. To reduce the required utility and drainage easement under existing retaining wall from 10' to 0' as shown on plat. 	Approve Variances 1-3 APPROVE Final Plat
29	ARTHUR C. CARMICHAEL PROPERTY (9-SL-16-F)	Benjamin Moorman	Southeast side of E. Fourth Ave. and Northeast side of Lamar St.	Benchmark Associates, Inc.	2.51	1	<ol style="list-style-type: none"> 1. To reduce the intersection radius of E Fifth Avenue and Lamar Street from 75' to 0'. 2. To reduce the intersection radius of E Fourth Avenue and Morgan Street from 75' to 0'. 3. To reduce the intersection radius of E Fourth Avenue and Deery Street from 75' to 0'. 4. To reduce the intersection radius of E Fifth Avenue and Deery Street from 75' to 0'. 5. To reduce the required utility and drainage easement under all existing buildings and structures from 10' or 5' as required to 0'. 	Approve Variances 1-5 Approve Final Plat

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30	BROWDER PROPERTIES (9-SM-16-F)	Richard LeMay	Southeast intersection of Opal Ave. & Gore Rd.	LeMay & Associates		1	1. To reduce the required intersection radius at Opal Avenue and Gore Road from 75' to 0' 2. To reduce the required right of way width of Gore Road from 25' to 20' from the centerline to the property line as shown on plat. 3. To reduce the required u/d easement under existing structure along Gore Road from 10' to 0'.	Approve Variances 1-3 APPROVE Final Plat
31	MERCHANTS TOWN SQUARE RESUBDIVISION OF PART OF LOT 1R2 (9-SN-16-F)	Graham GP	South side of Clinton Hwy, southeast of McClain Dr	Smoky Mountain Land Surveying	36666	1		APPROVE Final Plat
32	NORTHSHORE HILLS (9-SO-16-F)	Mark W Dobbs	Northeast side of Northshore Hills Blvd. northwest of Water Hill Dr.	Garrett & Associates	41500	3		APPROVE Final Plat