

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: April 6, 2017

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the April 13, 2017 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 April 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 |
|--------|--|-------------------------------|---|----------------------------|--------|------|---|---|
| 22 | 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 May 11, 2017 MPC meeting, at the applicant's request. |
| 23 | AUTUMN WALK (1-SK-17-F) | LeMay and Associates | Northeast side of Dry Gap Pike, southeast side of Autumn Path Way | LeMay | 14.7 | 46 | | POSTPONE until the May 11, 2017 MPC meeting, at the applicant's request. |
| 24 | LAKEVIEW LANDING (2-SF-17-F) | Cannon & Cannon Inc. | South side of S Northshore Drive at Nolina Road | Cannon & Cannon | 12.908 | 6 | | POSTPONE until the May 11, 2017 MPC meeting, at the request of the applicant. |
| 25 | TARYN'S NEST (2-SG-17-F) | Professional Land Systems | east side of Cate Road at the intersection Cateland Lane | Ned | 1.99 | 6 | | POSTPONE until the June 8, 2017 MPC meeting, at the applicant's request |
| 26 | HARDIN VALLEY HEIGHTS (2-SL-17-F) | Lynch Surveys LLC | Southwest side of Dogwood Road, south of Solway Road | Lynch | 9.774 | 39 | | APPROVE Final Plat |
| 27 | THE HIGHLANDS AT HARDIN VALLEY (3-SH-17-F) | Jim Sullivan | South side of Hardin Valley Road, north of Yarnell Road | Sullivan | 19.77 | 50 | | APPROVE Final Plat |
| 28 | R. R. BEARDENS ADDITION RESUBDIVISION OF LOT 37 (4-SA-17-F) | Dan Talley | On the South side of Hazel Place, west of Irwin Street | T.M.W. Land Surveying Inc. | 7862 | 1 | 1. To reduce the required right of way width of Hazel Place from 25' to 20' from the centerline to the property line. | Approve Variance APPROVE Final Plat |
| 29 | HIDDEN VIEW FARMS, UNIT 2 (4-SB-17-F) | Primos Land Co., LLC | Southeast side of Lovell Road, northeast of Pellissippi Parkway | Southland Engineering | 5.2 | 19 | | APPROVE Final Plat |

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| 30 | MCDONALDS ON MILLERTOWN PIKE # 41-0443 (4-SC-17-F) | McDonalds Real Estate Co. | At the intersection of Millertown Pike and Kinzel Way | White | 1.81 | 1 | 1. To reduce the required utility and drainage easement within the WQFEs and Detention Easement from 10' or 5' as required to 0'. | Approve Variance APPROVE Final Plat |
| 31 | MOUNTAIN VIEW ADDITION RESUBDIVISION OF PART OF LOTS 250-251 (4-SD-17-F) | Smoky Mountain Land Surveying Co., Inc. | North side of E Oklahoma Avenue, southwest of W Glenwood Avenue | Smoky Mountain Land Surveying | 8242 | 1 | 1. To reduce the required utility and drainage easement under the existing structure from 5' to 3.8' as shown on plat. | Approve Variance APPROVE Final Plat |
| 32 | NICK SHAFFER PROPERTY (4-SE-17-F) | Nick Shaffer | North side of E Oklahoma Avenue, southwest of W Glenwood Avenue | Easter | 0.16 | 1 | 1. To reduce the required utility and drainage easement under the existing structure from 5' to 4.06' as shown on plat. | POSTPONE until the May 11, 2017 MPC meeting, at the applicant's request. |
| 33 | RICHMOND HEIGHTS, RESUBDIVISION OF LOTS 38-41, 47-53, & 65-68 (4-SF-17-F) | Roth Land Surveying | Richmond Avenue at Warrick Avenue | Roth | 2.68 | 1 | 1. To reduce the required right of way of Warrick Avenue from 25' to 15' from the centerline to the property line. 2. To reduce the required intersection radius at Richmond Avenue and Warrick Avenue from 25' to 0'. | Approve Variances 1-2 APPROVE Final Plat |
| 34 | JAKE S WATSON PROPERTY, RESUBDIVISION OF LOT 1R (4-SG-17-F) | Jake Watson | Northeast side of Mayes Chapel Road, north of E Emory Road | Rudd | 9.98 | 2 | | APPROVE Final Plat |
| 35 | WILLOW PARK, PHASE I (4-SH-17-F) | Oakland, LLC | Northwest side of W Emory Road, southwest of Chartwell Road | Batson, Himes, Norvell & Poe | 5.84 | 22 | | APPROVE Final Plat |
| 36 | BOULDER POINT, PHASE 3 (4-SI-17-F) | MJM Development, Inc. | Northwest terminus of Boulder Point Lane, northwest of Poplar Grove Lane | Batson, Himes, Norvell & Poe | 3.8 | 13 | | APPROVE Final Plat |

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| 37 | WESTLAND COVE PHASE I (4-SJ-17-F) | Clear Water Partners LLC | Southwest side of Emory Church Road, northwest of Westland Drive | Batson, Himes, Norvell & Poe | 20.485 | 7 | | APPROVE Final Plat |
| 38 | FIRST CHOICE AUTOMOTIVE (4-SK-17-F) | Urban Engineering, Inc. | Northshore Drive at Hart Road | Urban Engineering, Inc. | 1.39 | 1 | 1. To reduce the required intersection radius from 75' to 25' as shown on plat. | Approve Variance APPROVE Final Plat |
| 39 | SUNFLOWER MANOR, RESUBDIVISION OF LOT 3R AND ADJACENT PROPERTY (4-SL-17-F) | Professional Land Systems | North side of Sunflower Drive, adjacent to Kramer Way | Ned | 2.66 | 3 | | APPROVE Final Plat |
| 40 | ROEFIELD, UNIT 14, PHASE I (4-SM-17-F) | LeMay and Associates Consulting Engineers | East side of Vale View Road at Mesa Verde Lane | LeMay | 13.83 | 39 | | APPROVE Final Plat |
| 41 | ALBERT BROYLES CRAWLEY FAMILY TRUST PROPERTY (4-SN-17-F) | Beginning Point Land Surveying | West side of N Gallaher View Road at the intersection of Walker Springs Road | Beginning Point Land Surveying | 3.12 | 2 | 1. To reduce the required intersection radius at N Gallahar Road and Walker Springs Road from 75' to distance shown on plat. 2. To reduce the required right of way width of Walker Springs Road from 56' to 42.65' from centerline to property line. 3. To reduce the required right of way width of N Gallahar View Road from 50' to 42.65' from centerline to property line. | Approve Variances 1-3 APPROVE Final Plat |
| 42 | NATURE'S BEST ORGANICS (4-SO-17-F) | Little John - Rob Sanders | South side of Fillmore Avenue, west side of Proctor Street | Littlejohn Engineering Associates, Inc. | 5.388 | 2 | 1. To reduce the required utility and drainage easement under existing structure from 10' to 0' | POSTPONE until the May 11, 2017 MPC meeting, at the request of the applicant. |
| 43 | BENN PROPERTY (4-SP-17-F) | Acre by Acre Surveying | Southeast side of Brooks Avenue, northeast side of Kenro Drive | Acre by Acre | 3.66 | 3 | | APPROVE Final Plat |

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| 44 | PARKVIEW BROOME ROAD (4-SQ-17-F) | Urban Engineering, Inc. | Broome Road at Middlebrook Pike | Urban Engineering | 20.44 | 3 | 1. To reduce the required right of way width of Middlebrook Pike from 56' to 51' from the centerline to the property line as shown on plat. 2. To reduce the required intersection radius at Broome Road and Middlebrook Pike from 25' to as shown on plat. | Approve Variances 1-2 APPROVE Final Plat |