

## **MEMORANDUM**

**TO:** Metropolitan Planning Commission

**FROM:** Emily Dills

**DATE:** July 26, 2017

**SUBJECT:** Final Plat Recommendations

**CC:** Surveyors, Owners

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The attached spreadsheet includes recommendations for all Final Plat requests on the August 10, 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 August 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
20	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.	Approve Variance APPROVE Final Plat
21	BEAU MONDE, PHASE 3, RESUBDIVISION OF LOT 261 AND ADDITIONAL ACREAGE (6-SF-16-F)	Hinds Surveying Co.	Northeast side of Clingmans Dome Dr, northwest side of Chimney Top Ln	Hinds Surveying	1.77	6		TABLE at the request of the applicant
22	BOB AND JOYCE SEXTON PROPERTY (7-SB-17-F)	Bob & Joyce Sexton	East side of Zachary Rd, south of Zacharytown Rd	Keener	10.7	2		APPROVE Final Plat
23	THE TIMBERS (7-SH-17-F)	Jeff Drinnen	North side of Hurst Ln, east of E Beaver Creek Dr.	Campbell	35.3	4	1. To create the private JPE without the required 25' radius on either side at Hurst Lane.	POSTPONE until the September 14, 2017 MPC meeting, at the request of the applicant
24	JHS LIMITED PARTNERSHIP PROPERTY (7-SO-17-F)	JHS Limited Partnership	West side of Mynderse Dr, north of Western	Batson, Himes, Norvell & Poe	7.606	1	1. To reduce the required utility and drainage easement from 10' to 0' under existing buildings as shown on plat.	Approve Variance APPROVE Final Plat
25	COLD SPRINGS ADDITION, RESUBDIVISION OF LOTS 8 & 9 (8-SA-17-F)	USA Compound, Inc.	North side of E Magnolia Avenue, northeast of Olive Avenue	Land Tech	0.402	1	1. To reduce the required utility and drainage easement along the northeast building line of the existing structure from 5' to distance shown on the plat.	Approve Variance APPROVE Final Plat
26	CAIN PROPERTY (8-SB-17-F)	Michael Suttles Land Surveying	East side of Broome Road, north of Walker Springs Road	Michael Suttles Land Surveying	11.04	2	1. To reduce the required utility and drainage easement under the existing structure from 10' to 0' as shown on plat.	Approve Variance APPROVE Final Plat
27	HIDDEN VIEW FARMS, UNIT 3 (8-SC-17-F)	Primos Land Co.	Southeast side of Golden Nugget Lane, north of Pellissippi Parkway	Southland Engineering	12.77	40		APPROVE Final Plat

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28	MATT WILSON PROPERTY (8-SD-17-F)	Abbott Land Surveying LLC	Southwest side of Hill Road, east of York Road	Abbott Land Surveying LLC	2.12	1		APPROVE Final Plat
29	BERYL M KIRKPATRICK & CAMPBELL'S POINT RESUBDIVISION (8-SE-17-F)	Rachel Bowers	Southwest side of Campbell's Pointe Road, northwest of Tazewell Pike	Arcadia Land Surveying & Mapping	3.64	2	1. To leave the remaining portion of Lot 25 without the benefit of a survey.	Approve Variance APPROVE Final Plat
30	WOODYATT PROPERTY (8-SF-17-F)	Michael Brady Inc.	South side of Rather Road, east of George Light Road	Michael Brady Inc.	6.22	3		APPROVE Final Plat
31	KNOXVILLE URBAN LEAGUE PROPERTY ON E FIFTH AVENUE (8-SG-17-F)	Civil & Environmental Consultants, Inc.	At the intersection of E Fifth Avenue and Myrtle Street	CEC	0.794	1	1. To reduce the required intersection radius at E Fifth Avenue and Myrtle Street from 75' to 0'. 2. To reduce the required utility and drainage easement under existing walls from 10' or 5' as required to 0' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
32	KEENLAND HEIGHTS LLC & JHS LIMITED PARTNERSHIP PROPERTY (8-SH-17-F)	Keenland Heights LLC	North side of Kingston Pike, east of Morrell Road	Batson, Himes, Norvell & Poe	2.296	2	1. To reduce the required utility and drainage easement under the existing wall from 10' to 1.5' as shown on plat. 2. To reduce the requirements of the Minimum Subdivision Regulations from section 64-24 for width of the JPE, for pavement width, the requirement of curbs, the requirement for a cul-de-sac or other turn around, and from the requirement of curve transition radii where it meets Kingston Pike. All of this as shown on plat.	Approve Variances 1-2 APPROVE Final Plat

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33	THE STRANGE PROPERTY (8-SI-17-F)	Hinds Surveying Co.	Southeast side of W Emory Road, north of Brickyard Road	Hinds Surveying	2.13	3	1. To reduce the required utility and drainage easement along the rear line of Lot 3 from 10' to 3' under the existing structures as shown on plat. 2. To reduce the required utility and drainage easement along the southwest line of Lot 1 from 10' to 9.3' under the existing structure as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
34	KILMORE PROPERTIES (8-SJ-17-F)	Kilgore Properties	South side of W Ford Valley Road, west of Stonecress Lane	Batson, Himes, Norvell & Poe	4.94	8		POSTPONE until the September 14, 2017 MPC meeting, at the request of the applicant
35	LAUREL RIDGE, PHASE I (8-SK-17-F)	Lynch Surveys LLC	North side of Hardin Valley Road, west of I-40	Lynch	29.73	80	1. To reduce the required radius from 25' to 0' on each side of Blackberry Ridge Blvd. and Hardin Valley Road.	Approve Variance APPROVE Final Plat

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<b>36</b>	DELTA GROUP RESUBDIVISION OF LOT 3 AND UNPLATTED PROPERTY (8-SL-17-F)	Ward Land Surveying, LLC	At the intersection of Ogle Avenue and W Martin Mill Pike	Ward Land Surveying, LLC	1.77	1	1. To reduce the required utility and drainage easements along all lot lines from 10' or 5' as required to 0' under all existing structures. 2. To reduce the required right of way width of W. Martin Mill Pike from 35' to distances shown on area under existing structures. 3. To reduce the required right of way width of W. Martin Mill Pike from 35' to distances shown in area where no structures exist. 4. To reduce the required right of way width of Ogle Avenue from 35' to distances shown under existing structures. 5. To reduce the required intersection radius at W Martin Mill Pike and Ogle Avenue from 75' to 0'.	Approve Variances 1-5 APPROVE Final Plat
<b>37</b>	DOUGLAS PROPERTY (8-SM-17-F)	Southern Homes & Farms LLC	South side of Thorn Grove Pike, southwest of Stony Point Road	Garrett & Associates	11.24	4		APPROVE Final Plat