

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: December 7, 2017

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the December 14, 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 December 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	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 February 8, 2018 MPC meeting, at the applicant's request
19	GIBBS & MALONEY'S ADDITION TO FOUNTAIN CITY, RESUB OF LOTS 1 & 3 (11-SE-17-F)	Robert Whaley	N Broadway at the intersection of Gibbs Drive	Batson, Himes, Norvell & Poe	1.51	2	1. To reduce the required utility and drainage easement under the existing garage on Lot 1R from 5' to 2.14' as shown on plat. 2. To reduce the required utility and drainage easement under the existing wall along Gibbs Drive from 10' to 0' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
20	KNOX RAIL SALVAGE (12-SB-17-F)	Michael Brady, Inc.	South side of Greenway Drive, east of Beverly Road	Michael Brady Inc.	2.29	1	1. To reduce the required utility and drainage easement along the east lot line under the existing structure from 5' to 4' as shown on plat.	POSTPONE until the January 11, 2018 MPC meeting, at the applicant's request

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21	HOPE CENTRAL INC. PROPERTY & RESUB. OF JOHN H SHIELDS LOTS 302-303 AND 312-313 (12-SC-17-F)	Acre by Acre Surveying	At the southwest intersection of East Magnolia Avenue and North Cruze Street	Acre by Acre	0.41	1	<ol style="list-style-type: none"> 1. To reduce the required right of way width of North Cruze Street from 25' to 10' from the centerline to the property line. 2. To reduce the required right of way width of Islington Avenue from 25' to 10' from the centerline to the property line. 3. To reduce the required intersection radius at East Magnolia and North Cruze from 75' to as shown on plat. 4. To reduce the required intersection radius at North Cruze and Islington Avenue from 75' to as shown on plat. 5. To reduce the utility and drainage easement along the northeastern property line under the existing structure from 5' to 3.1' as shown on plat. 	Approve Variances 1-5 APPROVE Final Plat
22	HARDEE & CO. ADDITION RESUBDIVISION OF PART OF LOTS 96-98, 100, & 104-109 (12-SD-17-F)	Figura Land Surveying	At the intersection of E Jackson Avenue and Kentucky Street	Figura Land Surveying	1.26	1	<ol style="list-style-type: none"> 1. To reduce the required right of width of Willow Avenue from 35' to 31' from the centerline to the property line. 2. To reduce the required intersection radius at E Jackson Avenue and S Kentucky Street from 75' to 25'. 3. To reduce the required intersection radius at S Kentucky Street and Willow Avenue from 75' to 25'. 	Approve Variances 1-3 APPROVE Final Plat

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23	WEIGEL PROPERTY BOYDS BRIDGE PIKE (12-SE-17-F)	Beginning Point Land Surveying	South side of Boyds Bridge Pike, west of Holston Hills Road	Beginning Point Land Surveying	42143	1	1. To reduce the required right of way width of Boyds Bridge Pike from 30' to 20' from the centerline to the property line. 2. To reduce the utility and drainage easement along Boyds Bridge Pike under the canopy as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
24	JOHN ACUFF PROPERTY RESUBDIVISION OF LOTS 1 & 2 (12-SF-17-F)	Chris Rudd Surveyors	East side of Hudson Road, south of McKinney Road	Chris Rudd Surveyors	10	3		APPROVE Final Plat
25	SUSAN TOOLE PROPERTY (12-SG-17-F)	LeMay and Associates	East side of Rudder Lane, south of S. Northshore Drive	LeMay	2.2	4		APPROVE Final Plat
26	CHAPMAN TRIANGLE (12-SH-17-F)	LeConte Development, LLC	North side of Chapman Hwy at the intersection of E. Governor John Sevier Hwy.	Urban Engineering	4.08	4	1. To allow the lots being created to be served by a cross access easement as shown on plat and not per the requirements of the Minimum Subdivision Regulations Section 64-24.	Approve Variance APPROVE Final Plat
27	HOXIE S/D, RESUBDIVISION OF LOTS 3 & 4 (12-SI-17-F)	Garrett Assoces	West side of Luttrell Street, north of Haynes Place	Garrett & Associates	13578	1	1. To reduce the utility and drainage easement under the existing building from 10' to 0' along the alley as shown on the plat.	Approve Variance APPROVE Final Plat
28	GLENWOOD PARK ADDITION TO KNOXVILLE, RESUBDIVISION OF LOTS 10-12, BLOCK N (12-SJ-17-F)	Aaron Smith	Southeast side of Knoxwood Drive, north of Parkwood Road	W.J. Moore and Associates	16445	1	1. To reduce the required utility and drainage easement under the block wall along the southwest lot line from 5' to as shown on plat. 2. To reduce the required utility and drainage easement under the wall along the rear lot line from 5' to distance shown on plat.	Approve Variances 1-2 APPROVE Final Plat

FINAL PLATS

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29	HOLSINGER CONSTRUCTION, LLC STORMER ROAD RESUBDIVISION OF LOT 2 (12-SK-17-F)	Holsinger Builders, LLC	Northeast side of Stormer Road, southeast of E Emory Road	Batson, Himes, Norvell & Poe	1.26	2		APPROVE Final Plat
30	HUBER PROPERTIES CANTON HOLLOW ROAD (12-SL-17-F)	Huber Properties	Southwest side of Canton Hollow Road, south of Deep Woods Lane	Batson, Himes, Norvell & Poe	1.4	4		APPROVE Final Plat
31	WEATHERSTONE RESUBDIVISION LOTS 1-9 UNIT 1, LOTS 54-74 & 132-135 UNIT 8 (12-SM-17-F)	Goodall Homes	West side of Pipkin Lane, North side of Autumn Valley Lane	Batson, Himes, Norvell & Poe	3.99	34		APPROVE Final Plat
32	MASSEY CREEK, PHASE IB (12-SN-17-F)	HMH Development Inc.	Northeast side of Mission Hill Lane, north of Hardin Valley Road	Batson, Himes, Norvell & Poe	25439	2		APPROVE Final Plat
33	CAMBRIDGE SHORES (12-SO-17-F)	Site Incorporated	West side of S Northshore Drive, south of Sandpiper Lane	SITE, Inc.	11.42	36		APPROVE Final Plat
34	HICKEY AND KACHELRIES PROPERTY (12-SP-17-F)	Smoky Mountain Land Surveying Co., Inc.	Southeast side of Creekhead Drive, southwest of Hembolt Road	Smoky Mountain Land Surveying	2.65	2	1. To reduce the requirements of the JPE to the current configuration as shown on plat. 2. To reduce the utility and drainage easement under the existing dwelling on Lot 2 along the JPE from 10' to 5.8' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
35	CHEROKEE LANDING (12-SQ-17-F)	Norvell & Poe Engineers	East side of Coatney Road, north of Tipton Station Road	Norvell & Poe	3.92	10		APPROVE Final Plat

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36	LOVEDAY PROPERTY (12-SR-17-F)	Romans Engineering	North side of Tarklin Valley Road, north of Spangler Road	Romans	4.15	2	1. To reduce the required utility and drainage easement under the mobile home along the eastern property line on Lot 1 from 10' to 0' as shown on plat. 2. To reduce the required utility and drainage easement under the mobile home along the eastern property line on Lot 2 from 10' to 0' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat