

## **MEMORANDUM**

**TO:** Metropolitan Planning Commission

**FROM:** Emily Dills

**DATE:** February 2, 2017

**SUBJECT:** Final Plat Recommendations

**CC:** Surveyors, Owners

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The attached spreadsheet includes recommendations for all Final Plat requests on the February 9, 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 February 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
16	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 March 9, 2017 MPC meeting, at the request of the applicant.
17	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		APPROVE Final Plat
18	REPLAT OF THE PROPERTY OF M A SCHUBERT & JOHN SCHAAD (1-SQ-17-F)	Acre by Acre Surveying	East side of Huxley Road at the northeast intersection of Flickenger Lane	Acre by Acre	37502	1	1. To reduce the required utility and drainage easement under the existing structure from 10' to 8.5' as shown on plat.	Approve Variance APPROVE Final Plat
19	MARBLE HILL ADDITION, RESUBDIVISION OF PART OF LOT 74 (2-SA-17-F)	Scott Branscomb	east side of Luttrell Street, north of Wells Avenue	Tipton	7948	1	1. To reduce the required width of Luttrell Street from 25' to 20' from the centerline to the property line. 2. To reduce the standard utility and drainage easement under the existing stairs and structure from 5' to 3.8' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
20	MCCONNELL ADDITION, RESUBDIVISION OF LOTS 1-3 (2-SB-17-F)	CEC	At the intersection of Martin Luther King Jr. Avenue and S. Kyle Street	CEC	25488	1	1. To reduce the required utility and drainage easement along S. Kyle Street under the existing structure from 10' to 8.96' as shown on plat. 2. To reduce the required intersection radius at S Kyle Street and Martin Luther King Jr Avenue from 75' to 25'.	Approve Variances 1-2 APPROVE Final Plat

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21	WESTWOOD, RESUBDIVISION OF LOT 19 AND PART OF LOT 20, BLOCK A (2-SC-17-F)	Benchmark Associates, Inc.	Southeast side of Westover Drive, northeast of Fairfield Road	Benchmark Associates, Inc.	14876	1	1. To reduce the required right of way width of Westover Drive from the centerline to the property line from 25' to 20'. 2. To reduce the required 5' utility and drainage easement under existing physical features from 5' to as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
22	CHERRY HILL PARK, UNIT 1  (2-SD-17-F)	Cherry Hill Park Development Association	East side of Cherrylog Road, south side of Pleasant Ridge Road	Batson, Himes, Norvell & Poe	8.23	5		APPROVE Final Plat
23	THE KRESS BUILDING (2-SE-17-F)	Professional Land Systems	Southwest side of S Gay Street, south of Wall Street	Ned	8416	1	1. To reduce the required utility and drainage easement from 10' or 5' to 0' along all lot lines.	Approve Variance APPROVE Final Plat
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 March 9, 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 April 13, 2017 MPC meeting, at the request of the applicant.
26	RICKY AND NORMA MAYES PROPERTY (2-SH-17-F)	Century Surveying	Northeast side of Pedigo Road, north of E Emory Road	Century Surveying	5.882	4		APPROVE Final Plat
27	STONEWALL II APARTMENTS (2-SI-17-F)		North side of Chapman Hwy, at the intersection of Stone Road	Lynch	9.073	1	1. To reduce the required right of way width of Stonewall Drive from 25' to 16' from the centerline to the property line.	Approve Variance APPROVE Final Plat

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28	STONEWALL I APARTMENTS (2-SJ-17-F)	Lynch Surveys LLC	At the northwest intersection of Sevierville Pike and Sevier Avenue	Lynch	7.86	1	1. To reduce the required right of way of Sevierville Pike from 30' to distances shown on plat with a minimum of 23.2' from the centerline to the property line. 2. To reduce the required right of way of Bradford Street from ' to distances shown on plat with a minimum of " from the centerline to the property line. 3. To reduce the required right of way of Comfort Avenue from ' to distances shown on plat with a minimum of " from the centerline to the property line. 4. To reduce the required intersection radius from 25' to 0' at the intersection of Bradford Street and Comfort Avenue as shown on plat.	WITHDRAWN at the request of the applicant.
29	SOLWAY STATION (2-SK-17-F)	Lynch Surveys LLC	North side of Solway Road, north of Greystone Summit Drive	Lynch	14.695	59		POSTPONE until the March 9, 2017 MPC meeting, at the request of the applicant.
30	HARDIN VALLEY HEIGHTS (2-SL-17-F)	Lynch Surveys LLC	Southwest side of Dogwood Road, south of Solway Road	Lynch	9.774	39		POSTPONE until the March 9, 2017 MPC meeting, at the applicant's request
31	JOHN R SWAGGERTY PROPERTY RESUBDIVISION (2-SM-17-F)	Beginning Point Land Surveying	South side of Ball Camp Pike, southwest of Bakertown Road	Beginning Point Land Surveying	8.3	3		APPROVE Final Plat
32	BAKERTOWN STATION, PUD, PHASE II (2-SN-17-F)	Benchmark Associates, Inc.	South of Ball Camp Pike, east of Bakertown Station Way	Benchmark Associates, Inc.	13.209	18		APPROVE Final Plat

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33	FLYNN PROPERTY (2-SO-17-F)	Abbott Land Surveying LLC	South side of Yarnell Road, east of J S Davis Lane	Abbott Land Surveying LLC	6.95	3		APPROVE Final Plat
34	GRACE PROPERTY, RESUBDIVISION OF LOT 1 (2-SP-17-F)	Hinds Surveying Co.	South side of Hickory Creek Road, southwest of W Gallaher Ferry Road	Hinds Surveying	4.75	3		APPROVE Final Plat
35	NORWOOD PROPERTY, RESUBDIVISION OF PART OF LOT 2 (2-SQ-17-F)	Romans Engineering	east side of Hodges Ferry Road, north of Hopewell Drive	Romans	1.46	1		APPROVE Final Plat
36	WESTBOROUGH RESUBDIVISION OF LOT 1 (2-SR-17-F)	Brian Rowe	northwest side of Broome Road, east side of Mars Hill Road	Gore	3.96	3		APPROVE Final Plat