

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: January 5, 2017

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the January 12, 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 January 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 February 9, 2017 MPC meeting, at the applicant's request
23	EDITH'S PLACE (12-SB-16-F)	Rutherford Development, LLC	At the intersection of Murray Drive and Wilkerson Road	Campbell	6.35	22	1. To reduce the required utility and drainage easement within the detention basin easement from 10' or 5' as required to 0'.	Approve Variance APPROVE Final Plat
24	FINAL PLAT OF ARBY'S - LOVELL ROAD (1-SA-17-F)	Beginning Point Land Surveying	Northeast side of Lovell Road, south of I-40	Beginning Point Land Surveying	1.19	2	1. To reduce the required right of way width of Lovell Road from 50' to distances shown on plat. 2. To reduce the required utility and drainage easement under the existing structure on Lot 2 from 5' to 4.7'. 3. To reduce the required utility and drainage easement on both lots under all retaining walls from 10' or 5' as required to distances shown on plat.	Approve Variances 1-3 APPROVE FINAL Plat
25	POTOMAS PLACE, RESUBDIVISION OF LOT 19, UNIT 1, & LOTS 13R & 13R1, UNIT 2 (1-SB-17-F)	Benchmark Associates, Inc.	At the terminus of presidential Lane, north of Beaver Ridge Road	Benchmark Associates, Inc.	4.98	3		APPROVE Final Plat
26	GENCAY FAMILY RLT PROPERTY (1-SC-17-F)	Littlejohn Engineering	At the intersection of Lamar Street and N. Broadway	Littlejohn Engineering Associates, Inc.	20648	2	1. To reduce the required utility and drainage easement along all lot lines under existing structure from 10' or 5' as required to 0'.	Approve Variance APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
27	MARK GOSSETT PROPERTY (1-SD-17-F)	Beginning Point Land Surveying	South side of W Hendron Chapel Road, at Chapman Highway	Beginning Point Land Surveying	31.63	3		APPROVE Final Plat
28	GIBBS PROPERTY (1-SE-17-F)	Hind's Surveying Co.	north side of Forestdale Avenue, northeast of Maxwell Street	Hinds Surveying	53438	3		APPROVE Final Plat
29	THE MONDAY PROPERTY (1-SF-17-F)	JMC Surveying and Mapping	At the terminus of Hendrix Lane, southwest of Meredith Road	JMC Surveying and Mapping	12.63	4	1. To reduce the required driving surface of the JPE from the required 20' to 10'	Approve Variance APPROVE Final Plat
30	THE RHYNE PROPERTY (1-SG-17-F)	JMC Surveying and Mapping	North side of Helen Lane, northeast of Collier Road	JMC Surveying and Mapping	6.48	3		APPROVE Final Plat
31	HAYDEN HILLS, PHASE 1C (1-SH-17-F)	Hardin Valley Farm Development, Inc	South side of Same Lee Road, west of Solway Road	Batson, Himes, Norvell & Poe	30.615	78		APPROVE Final Plat
32	BRANDYWINE AT TURKEY CREEK, UNIT 4 (1-SI-17-F)	Marsh-Don LLC	At the platted terminus of Woodhollow Lane, west of Fretz Road	Sullivan	3.367	14		APPROVE Final Plat
33	BLACK FOREST, PHASE 2 (1-SJ-17-F)	Turner homes, LLC	north side of Black Road, east of Campbell Station Road	Batson, Himes, Norvell & Poe	2.41	4		APPROVE Final Plat
34	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 February 9, 2017 MPC meeting, at the applicant's request

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
35	SMITH & HAMMAKER ENTERPRISES (1-SL-17-F)	Lynch Surveys LLC	west side of n Broadway, north side of Oak Avenue	Lynch	4.013	2	1. To reduce the required right of way width on N. Broadway from 30' to 15.2' from the centerline to the property line. 2. To reduce the required right of way width of Oak Avenue from 25' to 24' from the centerline to the property line. 3. To reduce the required utility and drainage easement from 10' to 0' along all lot lines under the existing structures as shown on plat. 4. To reduce the required intersection radius at W Depot Avenue and N Broadway from 75' to 25' as shown on plat.	Approve Variances 1-4 APPROVE Final Plat
36	OCTOBER WOODS, RESUBDIVISION OF LOT 23, PHASE 2 & LOTS 40-41, PHASE 3 (1-SM-17-F)	Smoky Mountain Land Surveying Co., Inc.	Southwest side of E Drive, south of Rising Road	Smoky Mountain Land Surveying	1.095	3	1. To reduce the utility and drainage easement under the existing shed on Lot 41R from 5' to 3.4' as shown on plat	Approve Variance APPROVE Final Plat
37	TVA PROPERTIES ALONG GREENWAY DRIVE (1-SN-17-F)	Vaughn & Melton	Intersection of Greenway Drive and Beverly Road	Vaughn & Melton	21.2	5	1. To reduce the required utility and drainage easement from 10' or 5' as required to distance shown under any existing structure as shown on plat.	Approve Variance APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
38	KROGER CO. PROPERTY, RESUBDIVISION OF LOT 1 (1-SO-17-F)	Benchmark Associates, Inc.	South of E Emory Road, west of Blueberry Road	Benchmark Associates, Inc.	16.374	1	1. To eliminate the requirements of Section 64-24 of The Minimum Subdivision Regulations and allowing the lot being created by this plat to be served by a Non-Exclusive Access Easement as shown on plat. 2. To reduce the required utility and drainage easement under all existing and future buildings from 10' or 5' as required to 0'.	Approve Variances 1-2 APPROVE Final Plat
39	HINMAN LLC PROPERTY, RESUBDIVISION OF A PORTION OF TRACT 1 (1-SP-17-F)	;Benchmark Associates, Inc.	South side of E Emory Road, north of Central Avenue Pike	Benchmark Associates, Inc.	1.708	1	1. To eliminate the requirements of Section 64-24 of The Minimum Subdivision Regulations and allow the lot being created by this plat to be served by a Cross Access Easement as shown on plat.	Approve Variance APPROVE Final Plat
40	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.	POSTPONE until the February 9, 2017 MPC meeting, at the applicant's request