

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: July 7, 2017

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the **July 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 July 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
	JUSTIN E MITCHELL PROPERTY (7-SC-17-F)	Justin Mitchell	North side of Brackett Rd, northeast of Bell Rd	Chris Rudd Surveyors	3.32	3		WITHDRAWN prior to publication
22	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 August 10, 2017 MPC meeting, at the applicant's request
23	FOREST HOMES (5-SA-17-F)	Mac Tobler	South side of Forestdale Ave, west of Woodmont Rd	Howell	1.08	4	1. To reduce the required utility and drainage easement on the exterior lot lines of this subdivision except along the right of way from 10' to 5'. 2. To reduce the required utility and drainage easement on Lot 4 under the existing structure from 5' to 2.87' as shown on plat.	TABLE at the request of the applicant
24	WAYNE BURNS PROPERTY RESUBDIVISION (6-SI-17-F)	Garrett & Associates	West side of Campbell Road, north of the intersection with Drinnen Road	Garrett & Associates	4.9	4		APPROVE Final Plat
25	RUTHERFORD COMMERCIAL PARK REPLAT OF LOT 4R (7-SA-17-F)	MBI, Inc.	North side of E Emory Rd northeast of Conner Rd	Michael Brady Inc.	0.98	1	1. To reduce the required utility and drainage easement along the east exterior lot line from 5' to 0'.	Approve Variance APPROVE Final Plat
26	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		POSTPONE until the August 10, 2017 MPC meeting, at the applicant's request
27	HATTIES PLACE (7-SD-17-F)	Primos Land Company, LLC	At the end of the platted portion of Clover Vine Rd at Lucky Clover Lane	Southland Engineering	11.84	48		APPROVE Final Plat
28	ROTHERWOOD ADDITION, UNIT 2, RESUBDIVISION OF LOTS 8 & 9 (7-SE-17-F)	Professional Land Systems	At the intersection of Shadyland Dr and Nubbin Ridge Dr.	Professional Land Systems	0.97	1	1. To reduce the required right of way on Nubbin Ridge Drive from 30' to 25' from the centerline to the property line.	Deny Variance DENY Final Plat

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29	MICHAEL & MORGAN MCCAY SUBDIVISION (7-SF-17-F)	Benchmark Associates, Inc.	Northwest side of Mynatt Rd at the intersection of Penny Lane	Benchmark Associates, Inc.	7.67	5		APPROVE Final Plat
30	CRAVESTON BAPTIST CHURCH CEMETERY (7-SG-17-F)	Graveston Baptist Church	north side of Tazewell Pike, east of Old Tazewell Pike	Gore	2.27	1	1. To reduce the required right of way width of Tazewell Pike from 30' to 25' from the centerline to the property line. 2. To reduce the utility and drainage easement along all lot lines from the required 10' or 5' to 0'.	Approve Variances 1-2 APPROVE Final Plat
31	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 JPE without the required 25' radius on either side at Hurst Lane.	POSTPONE until the August 10, 2017 MPC meeting, at the applicant's request
32	KNOX HOUSING PARTNERSHIP PROPERTY (7-SI-17-F)	W Scott Williams and Associates	South side of Holston Dr, west of S Chilhowee Dr.	Scott Williams and Associates	6.38	1	1. To reduce the required right of way of Holston Drive from 35' to distances shown on plat with the minimum being 20.6' 2. To reduce the required utility and drainage easement along Holston Drive from 10' to 0'.	Approve Variances 1-2 APPROVE Final Plat
33	STERCHI RIDGE APARTMENTS (7-SJ-17-F)	W Scott Williams and Associates	Northeast side of Haynes Sterchi Rd, south of Dry Gap Pike	Scott Williams and Associates	24.3563	2	1. To reduce the required utility and drainage easement along Haynes Sterchi Road from 10' to 0'. 2. To reduce the required utility and drainage easement 150' along the eastern property line from 5' to 0'.	Approve Variances 1-2 APPROVE Final Plat
34	CHEBAN PROPERTY (7-SK-17-F)	Hinds Surveying Co.	North side of McKamey Rd, northwest of the Cain Rd intersection	Hinds Surveying	4.37	3		POSTPONE until the October 12, 2017 MPC meeting, at the applicant's request

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35	ISLAND HOME PARK ADDITION RESUBDIVISION OF LOTS 20-21, 37 AND PARTS OF LOTS 19, 22, & 36 (7-SL-17-F)	Hinds Surveying Co.	North side of Spence Place, west of Watson Place	Hinds Surveying	1.54	2	1. To reduce the requirement of The Minimum Subdivision Regulations section 64-24 allowing Lot 18R to be served by an Exclusive Permanent Easement with only 24.50' of width at the chimney area.	Approve Variance APPROVE Final Plat
36	DANNAHER PLACE, UNIT 2, RESUBDIVISION OF LOT 3R1R (7-SM-17-F)	Land Development Solutions	North side of Dannaheer Dr, northwest of E Emory Rd	Land Development Solutions	7.9	2		APPROVE Final Plat
37	CLEAR SPRINGS PLANTATION, PHASE 4 (7-SN-17-F)	Cascade Falls, Inc.	Southwest of the terminus of Glen Creek Rd, south side of Laurel Creek Way	Batson, Himes, Norvell & Poe	5.88	31		APPROVE Final Plat
38	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.	POSTPONE until the August 10, 2017 MPC meeting, at the applicant's request
39	CASCADE VILLAS RESUBDIVISION OF LOT 53R1 & COMMON AREA (7-SP-17-F)	Cascade Falls, LLC	At the intersection of Tumbled Stone Way and Gatekeeper Way	Batson, Himes, Norvell & Poe	2.234	2		APPROVE Final Plat
40	THE SOUTHERN, PHASE I (7-SQ-17-F)	360 Surveying & Mapping, LLC	North side of Everett Rd, east side of Yarnell Rd	360* Surveying & Mapping	53.53	82		APPROVE Final Plat
41	STALIN CROSSING (7-SR-17-F)	Jim Sullivan	West side of Bruhin Rd, north of Dutch Valley Rd	Sullivan	4.59	5		APPROVE Final Plat
42	MARS RIDGE S/D (7-SS-17-F)	Century Building, LLC	West side of Mars Hill Rd, east side of Gallaheer View Rd	Gore	3.55	4		APPROVE Final Plat
43	HAMILTON FARM (7-ST-17-F)	Lynch Surveys LLC	Southeast side of Bob Gray Rd, north of Pellissippi Pkwy	Lynch	7.92	32		APPROVE Final Plat