

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: June 1, 2017

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the June 8, 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 June 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. 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 August 10, 2017 MPC meeting, at the applicant's request
21	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 July 13, 2017 MPC meeting, at the applicant's request
22	TARYN'S NEST (2-SG-17-F)	Professional Land Systems	east side of Cate Road at the intersection Cateland Lane	Ned	1.99	6		TABLE at the request of the applicant
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.	POSTPONE until the July 13, 2017 MPC meeting, at the applicant's request
24	SECOND COAT LLC & NEXT STEP DEVELOPMENT II LLC PROPERTY (6-SA-17-F)	Lynch Surveys LLC	Southeast side of E Jackson Avenue, north side of Willow Avenue	Lynch	2.151	2	1. To reduce the required right of way width of S Central from 35' to 22.6' from the centerline to the property line. 2. To reduce the required right of way width of Willow from 35' to 27.9' from the centerline to the property line. 3. To reduce the required utility and drainage easement from 10' or 5' as required to 0' along all property/lots lines.	Approve Variances 1-3 APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
25	THE LYONS CROSSING, UNIT VI (6-SB-17-F)	Lynch Surveys LLC	At the terminus of Sunburst Lane, off of Mossy Rock Lane	Lynch	1.014	3		APPROVE Final Plat
26	GRIFFIN SENIOR COMMUNITY (6-SC-17-F)	Griffin Senior Community	East side of Beech Street at the intersection of Buford Street	Campbell	6.14	1		APPROVE Final Plat
27	DOUGLAS & CLYDENE ELKINS PROPERTY (6-SD-17-F)	Doug Elkins	Northwest side of Millertown Pike, southwest of Shipe Road	Gore	22.81	3	1. To leave the remaining portion of the recorded lot in parcel 163.02 without the benefit of a survey.	Approve Variance APPROVE Final Plat
28	CRYSTAL LAKE ADDITION, RESUBDIVISION OF LOTS 19 & 26 (6-SE-17-F)	Touchton Surveying & Mapping	West side of Duncan Road, south of Crystal Lake Avenue	Touchton	3.88	2	1. To reduce the right of way width of Duncan Road from 30' to as shown on plat.	Approve Variance APPROVE Final Plat
29	SEVIER HEIGHTS ADDITION & J A HALL S/D RESUBDIVISION (6-SF-17-F)	Cannon & Cannon	At the southeast intersection of Sevier Heights Road and Wallace Drive	Cannon & Cannon	2.983	1	1. To reduce the right of way width of Wallace Drive from 25' to 20' from the centerline to the property line. 2. To reduce the right of way width of Sevier Heights Road from 25' to 17.4' from the centerline to the property line. 3. To reduce the required intersection radius at Wallace Drive and Sevier Heights Road from 75' to 15'.	Approve Variances 1-3 APPROVE Final Plat
30	CAMPBELL PARK, UNIT 2 (6-SG-17-F)	Brandywine at Campbell Stations Road, LLC	North side of N Campbell Station Road at the intersection of Fretz Road	Sullivan	0.55	3		APPROVE Final Plat
31	C W PEAK ESTATE RESUBDIVISION OF PART OF LOT 15 (6-SH-17-F)	Professional Land Systems	North side of West Gallaher Ferry Road, east of Goose Landing Way	Ned	17.66	3		APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
32	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		POSTPONE until the July 13, 2017 MPC meeting, at the applicant's request
33	SHADY GLENN, UNIT II (6-SJ-17-F)	Lynch Surveys LLC	South side of S Northshore Drive between Holder Lane and Falcone Pointe Drive	Lynch	24.16	65		APPROVE Final Plat