

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: May 4, 2017

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the May 11, 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 May 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
21	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 June 8, 2017 MPC meeting, at the applicant's request
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 June 8, 2017 MPC meeting, at the applicant's request
23	LAKEVIEW LANDING (2-SF-17-F)	Cannon & Cannon Inc.	South side of S Northshore Drive at Nolina Road	Cannon & Cannon	12.908	6		WITHDRAWN at the request of the applicant
24	NICK SHAFFER PROPERTY (4-SE-17-F)	Nick Shaffer	North side of E Oklahoma Avenue, southwest of W Glenwood Avenue	Easter	0.16	1	1. To reduce the required utility and drainage easement under the existing structure from 5' to 4.06' as shown on plat.	Approve Variance APPROVE Final Plat
25	NATURE'S BEST ORGANICS (4-SO-17-F)	Little John - Rob Sanders	South side of Fillmore Avenue, west side of Proctor Street	Littlejohn Engineering Associates, Inc.	5.388	2	1. To reduce the required utility and drainage easement under existing structure from 10' to 0'	Approve Variance APPROVE Final Plat
26	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 June 8, 2017 MPC meeting, at the applicant's request

FINAL PLATS

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27	CLEAR SPRINGS BAPTIST CHURCH (5-SB-17-F)	Clear Springs Baptist Church	Northeast side of Thompson School Rd, south of Wood Rd	T.M.W. Land Surveying Inc.	3.675	2		APPROVE Final Plat
28	HERNANDEZ PROPERTY (5-SC-17-F)	Heriberto Hernandez	At the intersection of Edgewood Ave and Fairview St	Biggs	7677	1	1. To reduce the required utility and drainage easement under the existing structure from 5' to 1.6' as shown on plat.	Approve Variance APPROVE Final Plat
29	DRUMMOND PROPERTY RESUBDIVISION (5-SD-17-F)	Robert G Campbell & Associates	Northwest side of Bell Rd, northeast of Meadow Rue Trail	Campbell	7.39	3		APPROVE Final Plat
30	D & B DAVIS ESTATES (5-SE-17-F)	Joe T. Touchton	north side of Rutledge Pike, northeast of Idumea Rd	Touchton	10.5	4	1. To reduce the required utility and drainage easement under the existing structures from 10' or 5' as required to distances shown on plat.	Approve Variance APPROVE Final Plat
31	HARRISON SPRINGS (5-SF-17-F)	Lynch Surveys LLC	north side of Boulder Springs Ln, northeast side of Schaeffer Rd	Lynch	7.095	13		APPROVE Final Plat
32	THE COVE AT KELLER BEND (5-SG-17-F)	Lynch Surveys LLC	Southeast side of Keller Bend Rd, west of Tedford Ln	Lynch	6.28	19		APPROVE Final Plat
33	HORNE PROPERTIES RESUBDIVISION OF LOT A (5-SH-17-F)	Cannon & Cannon Inc.	North side of Chapman Hwy, east side of E Ford Valley Rd	Cannon & Cannon	30	2	1. To reduce the required utility and drainage easement under existing building between lots 1 and 2 from 5' to 0'.	Approve Variance APPROVE Final Plat
34	TURNING LEAF TRAILS, RESUBDIVISION OF LOT 16R (5-SI-17-F)	Jim Sullivan	West side of Settlers Cove Ln, South side of Mystic Ridge Rd	Sullivan	1.27	3		APPROVE Final Plat