

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: November 3, 2017

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the November 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 November 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
17	KILMORE PROPERTIES (8-SJ-17-F)	Kilgore Properties	South side of W Ford Valley Road, west of Stonecress Lane	Batson, Himes, Norvell & Poe	4.94	8		POSTPONE until the December 14, 2017 MPC meeting, at the applicant's request
18	ARTHUR STREET PROPERTY (11-SA-17-F)	501 Arthur, LLC	At the intersection of Arthur Street and McGhee Avenue	Adam Schmeing Land Surveying	3483.74	1	<ol style="list-style-type: none"> 1. To reduce the required intersection radius at Arthur Street and McGhee Avenue from 75' to 0'. 2. To reduce the required utility and drainage easement along both right of ways from 10' to 0'. 3. To reduce the required utility and drainage easement along the northern property line from 5' to 0' under the existing structure. 4. To reduce the required right of way width of Arthur Street from 25' to 20' from the centerline to the property line. 5. To reduce the required right of way width of McGhee Avenue from 25' to 20' from the centerline to the property line. 	Approve Variances 1-5 APPROVE Final Plat
19	THE MANESS PROPERTY (11-SB-17-F)	Priscila Maness	Northwest side of Kensi Drive at intersection of Ruth Road	Paxton Land Surveying	41407	2	1. To reduce the required width of the Exclusive Permanent Easement from 25' to 14.9' in area right next to the existing dwelling as shown on plat.	Approve Variance APPROVE Final Plat
20	WEST LONSDALE S/D RESUBDIVISION OF LOT 82R (11-SC-17-F)	West Lonsdale Baptist Church	North side of Canna Avenue at intersection of both Dayton Street and Waverly Street	Campbell	3.2	2	1. To reduce the required utility and drainage easement from 5' to 0' under existing garage on Lot 82R-1 as shown on plat.	Approve Variance APPROVE Final Plat
21	JOHNSTONE SUBDIVISION, UNIT 2 (11-SD-17-F)	Don Duncan	Calvert Lane 303.97' from intersection of Havenstone Lane	Campbell	10.09	28	1. To reduce the required utility and drainage easement within the Detention Pond area from 10' or 5' as required to 0'.	Approve Variance APPROVE Final Plat

FINAL PLATS

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22	GIBBS & MALONEY'S ADDITION TO FOUNTAIN CITY, RESUB OF LOTS 1 & 3 (11-SE-17-F)	Robert Whaley	N Broadway at the intersection of Gibbs Drive	Batson, Himes, Norvell & Poe	1.51	2	1. To reduce the required utility and drainage easement under the existing garage on Lot 1R from 5' to 2.14' as shown on plat. 2. To reduce the required utility and drainage easement under the existing wall along Gibbs Drive from 10' to 0' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
23	MAITLAND MEADOWS (11-SF-17-F)	Worley Builders, Inc.	North and East sides of Ancient Oak Lane, east of Airtree Lane	Batson, Himes, Norvell & Poe	8.17	28		APPROVE Final Plat
24	PALMER SUBDIVISION (11-SG-17-F)	Professional Land Systems	South side of Hardin Valley Road, southwest of Castaic Lane	Ned	9.94	2		APPROVE Final Plat
25	HIGHLAND POINTE (11-SH-17-F)	Lynch Surveys LLC	Northwest side of Westland Drive at intersection of Anthem View Lane	Lynch	38725	3		APPROVE Final Plat
26	BRAXTON CREEK (11-SI-17-F)	Lynch Surveys LLC	North side of N Campbell Station Road, east of Fretz Road	Lynch	11.58	30		APPROVE Final Plat
27	VINING MILL, UNIT 1 (11-SJ-17-F)	Lynch Surveys LLC	Intersection of Hardin Valley Road and Marietta Church Road	Lynch	25.74	57		APPROVE Final Plat
28	RESUBDIVISION OF CENTURIANS II AND UNPLATTED PROPERTY (11-SK-17-F)	Land Development Solutions	At the intersection of Cross Park Drive and Directors Drive	Land Development Solutions	7.57	2	1. To reduce the required right of way width of Cross Park Drive from 30' to 25' from the centerline to the property line as shown on plat.	Approve Variance APPROVE Final Plat