

## MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: October 5, 2017

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

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The attached spreadsheet includes recommendations for all Final Plat requests on the October 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 October 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	BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1 (2-SO-09-F)	Hinds Surveying Company	Intersection of I-40 and McMillan Rd.	Hinds Surveying	2.48	5	1. To reduce the utility and drainage easement under the existing structure on Lot 2 from 10' to 5.7'.	WITHDRAWN at the request of the applicant
23	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		APPROVE Final Plat
24	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 November 9, 2017 MPC meeting, at the applicant's request
25	ELMWOOD PLACE, RESUBDIVISION OF LOT 1 (10-SA-17-F)	Abbott Land Surveying	At the intersection of Mellen Ave and Arrowhead Trail	Abbott Land Surveying LLC	11384	1	1. To reduce the right of way width on Arrow Trail from 25' to 20' from the centerline to the property line. 2. To reduce the right of way width on Mellen Avenue from 25' to 20' from the centerline to the property line. 3. To reduce the required intersection radius at Mellen Avenue and Arrowhead Trail from 25' to 15.26' as shown on plat. 4. To reduce the required intersection radius at Arrowhead Trail and Blows Ferry Road from 25' to 0' as shown on plat. 5. To reduce the right of way width on Blows Ferry Road from 25' from the centerline to as shown on plat.	Approve Variances 1-5 APPROVE Final Plat
26	R M MOORE PROPERTY, RESUBDIVISION OF LOT 1 (10-SB-17-F)	Smoky Mountain Land Surveying Co., Inc.	At the intersection of Westland Dr and Clover Hill Lne	Smoky Mountain Land Surveying	4.8	2		APPROVE Final Plat

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27	WELL CREEK SUBDIVISION (10-SC-17-F)	Primos Land Company, LLC	South side of John Sevier Hwy., east side of Winkle Lane	Southland Engineering	13.12	56	1. To leave the remaining portion of Parcel 031 that is less than five acres without the benefit of a survey.	Approve Variance APPROVE Final Plat
28	ARLIE'S S/D RESUBDIVISION OF LOT 19-R3 (10-SD-17-F)	TMW Land Surveying	Southwest side of Buena Rd, south of Westland Dr	T.M.W. Land Surveying Inc.	0.973	2		APPROVE Final Plat
29	THOMAS & KINGS S/D RESUBDIVISION OF LOTS 10 & 11 (10-SE-17-F)	Landmark Engineers & Surveyors	Southeast side of Lindy Dr, southwest of Thomas Rd	Landmark Surveying	31974.5	3	1. To reduce the required intersection radius at Lindy Drive and the undeveloped street Williams Road from 25' to 0'. 2. To reduce right of way width requirement of Williams Road from 25' from centerline to property line as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
30	LOVIN AND MULVIHILL PROPERTY (10-SF-17-F)	Hinds Surveying Co.	Southwest side of Choto Rd, southeast of Woodcove Ln	Hinds Surveying	9.16	2		APPROVE Final Plat
31	JCR LLC PROPERTY (10-SG-17-F)	Abbott Land Surveying, LLC	West side of Ellistown Rd, north of Rutledge Pike	Abbott Land Surveying LLC	1.059	1	1. To reduce the required utility and drainage easement along Ellistown Road from 10' to 7.97' under existing dwelling..	Approve Variance APPROVE Final Plat
32	JOE P WORLEY PROPERTY (10-SH-17-F)	360 Surveying & Mapping LLC	North side of Stock Creek Rd, northeast of Martin Mill Pike	360* Surveying & Mapping	2.68	2	1. To reduce the required utility and drainage easement on Lot 2 under the existing structures from 10' to distances shown on plat.	Approve Variance APPROVE Final Plat

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33	TORRES AND PATTERSON PROPERTY (10-SI-17-F)	Smoky Mountain Land Surveying	North side of Taliwa Dr at the north end of Pell St	Smoky Mountain Land Surveying	0.58	2	1. To reduce the required right of way of Taliwa Drive from 25' to 20' from the centerline to the property line. 2. To reduce the required utility and drainage easement under the structures on both lots from 10' or 5' as required to distances shown on plat.	Approve Variances 1-2 APPROVE Final Plat
34	EAST INVESTMENT PROPERTIES RESUBDIVISION (10-SJ-17-F)	Cannon & Cannon Inc.	North side of North Mall Rd at East Town Rd	Cannon & Cannon	9.698	1	1. To allow access via a Cross Access Easement in lieu of the requirements of The Minimum Subdivision Regulations Section 64-24	Approve Variance APPROVE Final Plat
35	PROMENADE SUBDIVISION (10-SK-17-F)	Cannon & Cannon, Inc.	West side of State St, north of Union Ave	Cannon & Cannon	1.124	2	1. To reduce the required utility and drainage easement from 10' to 0' under the existing retaining wall along State Street.	Approve Variance APPROVE Final Plat
36	VILLAGE OF SADDLEBROOKE, PHASE IV (10-SL-17-F)	Fairfax Development, Inc.	At the terminus of the built portion of Saddlebrooke Dr, north of E Emory Rd	Batson, Himes, Norvell & Poe	26299	3	1. To leave the remainder of Parcel 044.08 that is less than five acres without the benefit of a survey.	Approve Variance APPROVE Final Plat
37	LKM PROPERTIES HARDIN VALLEY & PELLISSIPPI RESUBDIVISION OF LOT 1 (10-SM-17-F)	LKM Properties, LP	Hardin Valley, Charlevoix Rd, Pentwater Dr at Cherahala Blvd.	Batson, Himes, Norvell & Poe	4.825	2		APPROVE Plat
38	WESTMORELAND HILLS RESUBDIVISION OF LOT 49 PLUS ACREAGE (10-SN-17-F)	Thomas Ingram	West side of Lorimar Place, southwest of Nubbin Ridge Dr	Batson, Himes, Norvell & Poe	31601	1	1. To reduce the required utility and drainage easement under the existing pool house from 10' to 2.46' as shown on plat.	Approve Variance APPROVE Final Plat
39	JANICE HALLIDAY PROPERTY (10-SO-17-F)	Lynch Surveys, LLC	North side of Westland Dr, southwest of Sherwood Dr	Lynch	1.88	3		APPROVE Final Plat