

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: August 31, 2017

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the September 14, 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 September 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
18	HEIRS OF WILLIAM S. AND HANNA J. CUMMINGS PROPERTY (9-SF-16-F)	Richard Webb Land Surveying	Terminus of Bob Cummings Rd north side of Tipton Station Road	Webb Land Surveying	17.18	5		APPROVE Final Plat
19	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 private JPE without the required 25' radius on either side at Hurst Lane.	Approve Variance APPROVE Final Plat
20	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 to October 12, 2017
21	ROY H BROWN S/D RESUBDIVISION OF LOT 49 (9-SA-17-F)	Fred & Darla Miller	Southwest side of Greer Road, southeast of Brown Drive	Garrett & Associates	2.6	3		APPROVE Final Plat
22	JANEIL'S FIELDS (9-SB-17-F)	Touchton Surveying & Mapping	Northwest side of Greenwell Drive, east of Pedigo Road	Touchton	3.66	2		APPROVE Final Plat
23	COLD SPRINGS ADDITION (9-SC-17-F)	Slemons Mathes	Northwest side of Parkview Avenue, northeast of N Harrison Street	Biggs	12566	1	<ol style="list-style-type: none"> 1. To reduce the required utility and drainage easement under the masonry garage along the rear lot line from 10' along the alley to 0'. 2. To reduce the required utility and drainage easement under the masonry garage along the northern property line from 5' to 4.1' as shown on plat. 3. To reduce the required utility and drainage easement under the masonry out building on the southern property line from 5' to 1.3' as shown on plat. 4. To reduce the required utility and drainage easement under the masonry out building from 10' to 1.7' along the alley shown on plat. 	Approve Variances 1-4 APPROVE Final Plat

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24	HARBOR CREST (9-SD-17-F)	Sterling Engineering, Inc.	East of S Northshore Drive off an un-named easement	Sterling Engineering	19.094	5		TABLE at the request of the applicant
25	BEN H MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1 (9-SE-17-F)	Donald & Patricia Hobby	East side of Hobby Lane, South of I-40	Biggs	2.478	4	1. To reduce the required utility and drainage easement under the existing garage on Lot 2 from 10' to 5.3' as shown on plat.	Approve Variance APPROVE Final Plat
26	RALPH TEAGUE PROPERTY, RESUBDIVISION OF LOTS 1 & 2 (9-SF-17-F)	Acre by Acre Surveying	North side of Teague Way, northwest of Greenwell Drive	Acre by Acre	3.39	3	1. To reduce the requirements of The Minimum Subdivision Regulations section 64-24.45 and section 64-24.5 to existing conditions.	Withdraw as requested by applicant
27	LKM PROPERTIES AT W EMORY ROAD AND CLINTON HIGHWAY RESUBDIVISION OF LOTS 1-3 (9-SH-17-F)	LKM Properties, LP	At the intersection of W Emory Road and Clinton Highway	Batson, Himes, Norvell & Poe	20.148	2		APPROVE Final Plat
28	HICKORY CREST, PHASE II (9-SI-17-F)	M & M Partners	North side of Hickory Creek Road, east of Lovelace Road	Batson, Himes, Norvell & Poe	6.46	20		APPROVE Final Plat
29	GIBBS & MALONEY'S ADDITION TO FOUNTAIN CITY, RESUBDIVISION OF LOTS 1 & 3 (9-SJ-17-F)	Robert A Whaley	At the intersection of Gibbs Drive and N Broadway	Batson, Himes, Norvell & Poe	1.51	2	1. To reduce the required utility and drainage easement under the existing garage 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

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30	RHYNE & PATTON (9-SK-17-F)	Rhyne & Patton Building, LLC	North side of Callahan Drive, west of I-75	Cannon & Cannon	5.582	2	1. To reduce the required right of way of Callahan Drive from 56' to 50' from the centerline to the property line as shown on plat.	Approve Variance APPROVE Final Plat
31	JONES AND SUSONG ADDITION TO KNOXVILLE (9-SL-17-F)	Beginning Point Land Surveying	At the intersection of N Central Avenue and W Quincy Avenue	Beginning Point Land Surveying	0.88	1	1. To reduce the required intersection radius at N Central Avenue and W Quincy Avenue from 75' to 0' as shown on plat. 2. To reduce the required right of way width of N Central Avenue from 35' to 30' from the centerline to the property line as shown on plat. 3. To reduce the required right of way width of W Quincy Avenue from 25' to 20' from the centerline to the property line as shown on plat. 4. To reduce the required utility and drainage easement under existing buildings from 10' or 5' as required to 0' as shown on plat.	Approve Variances 1-4 APPROVE Final Plat
32	LOVELL POINTE LLC (9-SM-17-F)	Lovell Pointe LLC	Northeast side of Lovell Road, south of I-40	Norvell & Poe	9.14	5	1. To allow the lots being created to be served by a Cross Access Easement in place of the requirements of MSR's section 64-24.	Approve Variance APPROVE Final Plat
33	MY SIX KIDS PROPERTY (9-SN-17-F)	Professional Land Systems	North side of Sunflower Drive, at Kramer Way	Ned	1.15	4		APPROVE Final Plat

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34	BOYD'S GROUP PROPERTIES, LLC (9-SO-17-F)	Rob Sanders S&ME, INC	East side of S Central Street, south of Jackson Avenue intersection	Rob Sanders	9404.5	1	1. To reduce the required utility and drainage easement under the existing structures from 10' or 5' as required to 0' as shown on plat. 2. To reduce the required utility and drainage easement under the existing structures from from 5' to distances shown on plat. 3. To reduce the required right of way width along Parcel 007 from 35' to 23.3' from the centerline to the property line as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
35	G C HUTSON RESUBDIVISION OF LOT 2 & P/O LOT 1 (9-SP-17-F)	Abbott Land Surveying LLC	East side of Lindsay Place, north of Kingston pike	Abbott Land Surveying LLC	11384	1	1. To reduce the required utility and drainage easement under the existing shed from 5' to 0' as shown on plat. 2. To reduce the required right of way width of Lindsay Place from 25' to 20' from the centerline to the property line.	Approve Variances 1-2 APPROVE Final Plat
36	LOVELL COVE (9-SQ-17-F)	Lynch Surveys LLC	North side of Yarnell Road, northwest of Lovell Road	Lynch	12.81	37		APPROVE Final Plat
37	EDWARDS PLACE (9-SR-17-F)	Lynch Surveys LLC	Northeast side of Edwards Place Blvd., east of Thompson School Road	Lynch	4.95	25		APPROVE Final Plat
38	GROVER & MARGERY HUGHES PROPERTY (9-SS-17-F)	Robert G Campbell & Associates	South side of Clinton Highway at the intersection of Murray Drive	Campbell	6.6	2	1. To reduce the required utility and drainage easement under the shed on Lot 2 from 10' to 0' as shown on plat.	Approve Variance APPROVE Final Plat