

## **MEMORANDUM**

**TO: Metropolitan Planning Commission**

**FROM: Emily Dills**

**DATE: April 4, 2018**

**SUBJECT: Final Plat Recommendations**

**CC: Surveyors, Owners**

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**The attached spreadsheet includes recommendations for all Final Plat requests on the April 12, 2018 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 April 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
15	FAERBER PROPERTIES (7-SL-15-F)	Figura Land Surveying	Southeast side of Westland Dr, south of Pellissippi Pkwy	Martin Figura Figura Land Surveying	11.44	5		UNTABLE at the request of the applicant
16	BEAU MONDE, PHASE 3, RESUBDIVISION OF LOT 261 AND ADDITIONAL ACREAGE (6-SF-16-F)	Hinds Surveying Co.	Northeast side of Clingmans Dome Dr, northwest side of Chimney Top Ln	Hinds Surveying	1.77	6		UNTABLE at the request of the applicant
17	TIMOTHY NEAL PROPERTY ASHEVILLE HIGHWAY (2-SJ-18-F)	Timothy Neal	North side of Asheville Hwy., west of Neals Landing Road	Batson, Himes, Norvell & Poe	6.85	3		POSTPONE until the May 10, 2018 MPC meeting, at the applicant's request
18	GOODISON PARK PHASE II (2-SK-18-F)	Turner Homes, LLC	North side of George Light Road, west of Pellissippi Parkway	Batson, Himes, Norvell & Poe	12.362	45		POSTPONE until the May 10, 2018 MPC meeting, at the applicant's request
19	HARDIN VALLEY WEST (2-SL-18-F)	Kirkland Financial, LLC	Northwest side of Hardin Valley Road, southwest of Connors Creek Circle	Batson, Himes, Norvell & Poe	20.718	54		POSTPONE until the May 10, 2018 MPC meeting, at the applicant's request
20	CLAUDE COOPER PROPERTY (4-SA-18-F)	Claude Cooper	At the intersection of Central Avenue Pike and Old Central Avenue Pike	Gary L. Roth	2	3		APPROVE Final Plat
21	HOLLIDAY PARK (4-SB-18-F)	Primos Land Co., LLC	North side of Crippen Road at intersection of Recreation Lane	Wanis Rghebi Southland Engineering	10.5	37		APPROVE Final Plat

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<b>22</b>	MARIE AND WILLIAM SMITH PROPERTY (4-SC-18-F)	Charlene Ramsey	North side of Perry Road, west of Moshina Road	Garrett & Associates	3.44	2	1. To reduce the required width of the existing JPE from 40' to existing conditions. 2. To reduce the requirement of gravel width on the existing JPE from 20' to existing widths. 3. To reduce the width of the new private right of way from 40' to 25'. 4. To reduce the gravel width on the new private right of way from 20' to 14'	Approve Variances 1-4 APPROVE Final Plat
<b>23</b>	COLD SPRINGS ADDITION RESUBDIVISION OF LOTS 17 & 18 (4-SD-18-F)	Touchton Surveying & Mapping	Intersection of Olive Street and Magnolia Avenue	Joe W. Touchton	17516	2	1. To reduce the intersection radius at E Magnolia Avenue and N Olive Street from 75' to 0'. 2. To reduce the utility and drainage easement under the existing building along the public right of ways from 10' to 0' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
<b>24</b>	BLACK OAK MEADOWS RESUBDIVISION OF LOT 7 (4-SE-18-F)	Stephanie Clausen	North of Hatmaker Lane, on the east side of Hopper Lane	Alex McGrew	5	2	1. To add an additional lot to an existing JPE that does not meet the standards of the current Minimum Subdivision Regulations.	Approve Variance APPROVE Final Plat

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25	LOVELAND HEIGHTS ADDITION RESUBDIVISION OF LOT 1 & 2 (4-SF-18-F)	Katherine Tallant	At the intersection of McIntyre Road and LeConte road	Ned Ferguson	7500	1	1. To reduce the required utility and drainage easement from 5' to 2' under the existing dwelling as shown on the plat. 2. To reduce the required utility and drainage easement from 5' to 0' under the encroaching metal building as shown on plat. 3. To reduce the required intersection radius at McIntyre Road and LeConte Road from 25' to 0'. 4. To reduce the required right of way of LeConte Road from 25' to 20' from the centerline to the property line.	Approve Variances 1-4 APPROVE Final Plat
26	DUTCHTOWN WOODS (4-SG-18-F)	Lynch Surveys LLC	South side of Bob Gray Road, north of Dutchtown Road	Ryan S. Lynch	14.65	52		APPROVE Final Plat
27	COWARD MILL FOREST (4-SH-18-F)	Greg Hodge	Northwest side of Coward Mill Road, southwest of Hawk Haven Lane	Batson, Himes, Norvell & Poe	12	3		APPROVE Final Plat
28	MARK HRUZ PROPERTY, RESUBDIVISION OF LOT 1 (4-SI-18-F)	Jill Lane	East side of Nuebert Springs Road, north of Rhea Road	Murrell Weems Land Surveying	6.61	3		POSTPONE until the June 14, 2018 MPC meeting, at the applicant's request
29	BRADSHAW GARDENS RESUBDIVISION OF PART OF LOTS 59 & 60 (4-SJ-18-F)	Gretchen Hollified	Intersection of Northside Drive and Bradshaw Garden Drive	Hinds Surveying	42966	3		APPROVE Final Plat
30	PALMER SUBDIVISION RESUBDIVISION OF LOT 1 (4-SK-18-F)	Professional Land Systems	Intersection of Hardin Valley Road and Gliding Hawk Lane	Professional Land Systems	4.75	3		APPROVE Final Plat

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31	MCCARTY PROPERTY (4-SL-18-F)	Boundary Consultants	North side of Asheville Hwy., southwest of Boundary Lane	Boundary Consultants	1.44	3		POSTPONE until the May 10, 2018 MPC meeting, at the applicant's request
32	DUTCHTOWN OFFICE PARK (4-SM-18-F)	Lynch Surveys LLC	Intersection of Simmons Road and Dutchtown Road	Ryan S. Lynch	15.25	7		APPROVE Final Plat
33	WEATHERSTONE SUBDIVISION RESUBDIVISION OF LOTS 54R-72R (4-SN-18-F)	Batson Himes Norvell & Poe	North side of Autumn Valley Lane, east side and terminus of Grove Branch Lane	Batson, Himes, Norvell & Poe	2.16	19		APPROVE Final Plat
34	LOVELACE SUBDIVISION (4-SO-18-F)	Cannon & Cannon Inc.	Southeast side of Tipton Station Road, west of Coatney Road	Cannon & Cannon	1	1		APPROVE Final Plat
35	AUTUMN WALK, RESUBDIVISION OF LOTS 106-111 (4-SP-18-F)	LeMay & Associates	Northwest side of Rocky Plains Lane, east of Ashby Field Lane	Richard LeMay	1.66	7		APPROVE Final Plat