

## MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: January 31, 2018

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

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The attached spreadsheet includes recommendations for all Final Plat requests on the February 8, 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 February 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
9	KNOX RAIL SALVAGE (12-SB-17-F)	Michael Brady, Inc.	South side of Greenway Drive, east of Beverly Road	Michael Brady Inc.	2.29	1	1. To reduce the required utility and drainage easement along the east lot line under the existing structure from 10' to 4' as shown on plat.	Approve Variance APPROVE Final Plat
10	EMORY BROOKE S/D (2-SA-18-F)	Primos Land Company	West side of W Emory Road at Cate Road	Wanis Rghebi Southland Engineering	14.58	61		APPROVE Final Plat
11	BRAINE & LEES ADDITION TO KNOXVILLE (2-SB-18-F)	Smoky Mountain Land Surveying Co., Inc.	North side of Chickamauga Avenue, east of Bruhin Road	Smoky Mountain Land Surveying	0.17	1	1. To reduce the required utility and drainage easement under the existing dwelling from 5' to 3.9' as shown on plat.	Approve Variance APPROVE Final Plat
12	HARBOR CREST (2-SC-18-F)	Sterling Engineering	Southeast side of S Northshore Drive at Mont Cove Blvd.	Sterling Engineering	19.085	9		APPROVE Final Plat
13	CHAVANNES BUFFAT PROPERTY RESUBDIVISION OF PART OF LOT 3 (2-SD-18-F)	Professional Land Systems	West side of Fairview Street, south of Edgewood Avenue	Professional Land Systems	14912	1	1. To reduce the required utility and drainage easement under existing structure along the western property line from 10' to 0.9' as shown on plat. 2. To reduce the required utility and drainage easement under existing structure along the rear long line from 10' to 1.0' as shown on plat.	Approve Variance APPROVE Final Plat
14	BARINEAU HILLS, PHASE II (2-SE-18-F)	Larry D. Wright	At the intersection of Maryville Pike and Tipton Station Road	JMC Surveying and Mapping	9.09	16		APPROVE Final Plat

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<b>15</b>	FINAL PLAT OF PROPERTY OF MARK HICKMAN (2-SF-18-F)	TMW Land Surveying	East side of N Gay Street, south side of Emory Place, and northwest side of King Street	Bruce McClellan T.M.W. Land Surveying Inc.	17866	1	1. To reduce the utility and drainage easement under the existing building along the interior lot line from 5' to 0' as shown on plat. 2. To reduce the utility and drainage easement under the existing buildings along the right of ways from 10' to 0' as shown on plat. 3. To reduce the required intersection variance at N Gay Street and Emory Place from 75' to 0'. 4. To reduce the required intersection variance at King Street and Emory Place from 75' to 0'. 5. To reduce the required right of way width of N Gay Street from 35' to 20' from the centerline to the property line as shown on the plat. 6. To reduce the required right of way width of King Street from 25' to 20' from the centerline to the property line as shown on the plat. 7. To reduce the required right of way width of Emory Place from 25' to 17' from the centerline to the property line as shown on the plat.	Approve Variances 1-7 APPROVE Final Plat
<b>16</b>	LAZY ACRES (2-SG-18-F)	Beginning Point Land Surveying	Northeast side of Della Drive, west of Hack Road	Daniel Humphreys Beginning Point Land Surveying	2.86	4		APPROVE Final Plat

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17	FIVE POINTS REDEVELOPMENT PHASE 3 & RESUBDIVISION OF LOT 1 OF PHASE I (2-SH-18-F)	Civil & Environmental Consultants, Inc.	Southwest intersection of Martin Luther King Jr Avenue and McConnell Street	CEC	12.436	6	1. To reduce the required right of way width on the east side of the realigned Kenner Avenue from 50' to minimum width shown on plat. 2. To reduce the required right of way width on Martin Luther King Jr. Avenue from 35' to 30' from the centerline to the property line. 3. To reduce the required utility and drainage easement under existing building on Lot 1 of Phase 3 from 10' to 6.65' as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
18	MAITLAND WOODS, UNIT 4, RESUBDIVISION OF LOTS 151-1R AND MAITLAND MEADOWS RESUBDIVISION OF LOTS 90 & 91 (2-SI-18-F)	Worley Builders, Inc.	East side of Ancient Oak Lane and at the terminus of Altacrest Lane	Batson, Himes, Norvell & Poe	1.183	3		APPROVE Final Plat
19	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 March 8, 2018 MPC meeting, at the applicant's request.
20	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 March 8, 2018 MPC meeting, at the applicant's request.
21	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 March 8, 2018 MPC meeting, at the applicant's request.

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<b>22</b>	THE SEMECO PROPERTY (2-SM-18-F)	Otmaro Semeco	West side of N Broadway, north of Bluff Avenue	Hinds Surveying	1.03	1	1. To reduce the required utility and drainage easement under existing retaining wall along northwestern lot lines from 10' to 0'. 2. To reduce the required right of way width of Bluff Avenue from 25' to 20' from the centerline to the property line. 3. To reduce the required intersection radius at Bluff Avenue and N Broadway from 75' to 25'.	Approve Variances 1-3 APPROVE Final Plat
<b>23</b>	LJSRRC, LLC PROPERTY, LOT 2 (2-SN-18-F)	Garrett & Associates	South of Mascot Road, south side of Staff Drive	Garrett & Associates	1	1		APPROVE Final Plat
<b>24</b>	LOVELL POINTE LLC RESUBDIVISION OF LOTS 1 & 2 (2-SO-18-F)	Norvell & Poe, Engineers	Northeast side of Lovell Road, north of Parkside Drive	Norvell & Poe	5.45	4		APPROVE Final Plat