

## MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: May 2, 2018

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

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The attached spreadsheet includes recommendations for all Final Plat requests on the May 10, 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 May 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
4	FINAL PLAT OF THE JERRY SHARP PROPERTY (9-SA-15-F)	Jerry Sharp	At the terminus of Goldfinch Ave and the east side of Ellis St	Dwight Crutchfield Big Creek Gap Land Surveying Company	0.21	3	1. To reduce the required utility and drainage easement under the existing storage building on Lot 1 from 5' to 2.66' as shown on plat. 2. To reduce the required utility and drainage easement under the existing storage building on Lot 11R from 5' to 4.8' as shown on plat. 3. To reduce the required right of way width of Ellis Street from 25' to _____' from the centerline to property line.	WITHDRAWN at the request of the applicant
4	HOOD PROPERTY (7-SR-15-F)	Romans Engineering	North side of Rhea Rd, southwest of Spangler Rd	Terry E. Romans	2.5	1		WITHDRAWN at the request of the applicant
4	RESUBDIVISION OF GEORGE HOSKINS PROPERTY (4-SE-14-F)	George C. Hoskins	North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane	Garrett & Associates	6.2	2		WITHDRAWN at the request of the applicant
4	CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1 (5-SH-15-F)	Chilhowee Hills Baptist Church	Northwest side of Asheville Hwy., north east of Macedonia Ln	LeMay & Associates	46.3	5		WITHDRAWN at the request of the applicant
4	FOREST HOMES (5-SA-17-F)	Mac Tobler	South side of Forestdale Ave, west of Woodmont Rd	Timothy J. Howell	1.08	4	1. To reduce the required utility and drainage easement on the exterior lot lines of this subdivision except along the right of way from 10' to 5'. 2. To reduce the required utility and drainage easement on Lot 4 under the existing structure from 5' to 2.87' as shown on plat.	WITHDRAWN at the request of the applicant

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4	HARBOR CREST (9-SD-17-F)	Sterling Engineering, Inc.	East of S Northshore Drive off an un-named easement	Sterling Engineering	19.094	5		WITHDRAWN at the request of the applicant
4	HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9 (12-SJ-13-F)	Harley E. Bittle	North side of West Gallaher Ferry Dr, west of Hardin Valley Rd.	Jim Sullivan	7.06	5		WITHDRAWN at the request of the applicant
14	SHIPES ADDITION TO MASCOT RESUBDIVISION OF LOTS 13-16 (1-SI-18-F)	Stuart P. Boyer	Intersection of Shipetown Road and C Drive	Stuart P. Boyer	0.7	2	1. To reduce the required right of way width of C Drive from 25' to distance from centerline to property line as shown on plat. 2. To reduce the required right of way width of B Drive from 25' to distance from centerline to property line as shown on plat. 3. To reduce the required intersection radius at Shipetown Road and C Drive from 25' to 0'. 4. To reduce the required intersection radius at Shipetown Road and B Drive from 25' to 0'. 5. To reduce the required utility and drainage easement under the existing garage from 10' to 2.77' as shown on plat.	Approve Variances 1-5 APPROVE Final Plat
15	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		APPROVE Final Plat
16	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 the June 14, 2018 MPC meeting, at the applicant's request
17	HARDIN VALLEY WEST (2-SL-18-F)	Kirkland Financial, LLC	Northwest side of Hardin Valley Road, southwest of Conners Creek Circle	Batson, Himes, Norvell & Poe	20.718	54		APPROVE Final Plat

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18	MCCARTY PROPERTY (4-SL-18-F)	Boundary Consultants	North side of Asheville Hwy., southwest of Boundary Lane	Boundary Consultants	1.44	3		APPROVE Final Plat
19	TESIA AND MICHAEL GLENN PROPERTY (5-SA-18-F)	Amanda Glenn Tesia Glenn	Northeast side of Maples Road, north of Kodak Road	Garrett & Associates	8	2	1. To reduce the required width of the private right of way from 40' to as shown on plat in the first 152.27' area. 2. To reduce the required width of the driving surface of the existing easement from 20' to the existing conditions. 3. To reduce the required width from 40' to a minimum of 29.77' of existing easement as shown on plat in the first 144.44' area.	Approve Variances 1-3 APPROVE Final Plat
20	JOHN & CYNTHIA HENSLEY PROPERTY (5-SC-18-F)	John Hensley	Northwest side of Woods-Smith Road, south of John May Drive	Robert G. Campbell	0.4	2	1. To reduce the required right of way width of Woods Smith Road from 30' to 25' from the centerline to the property line.	Approve Variance APPROVE Final Plat
21	DOMINICK A LOPEZ PROPERTY (5-SD-18-F)	Dominick Lopez	North side of McCammon Road, east of Louis Wise Road	Bruce McClellan T.M.W. Land Surveying Inc.	1.206	1		WITHDRAWN at the request of the applicant
22	MASSEY CREEK, PHASE 2 (5-SE-18-F)	HMH Development, Inc.	Northwest terminus of Salt Creek Lane, north of Hardin Valley Road	Batson, Himes, Norvell & Poe	25.21	45		APPROVE Final Plat
23	LANE S HAYS KELLER BEND ROAD PROPERTY (5-SF-18-F)	Lane Hayes	West side of Keller Bend Road, north of View Point Drive	Batson, Himes, Norvell & Poe	9.33	3		APPROVE Final Plat
24	WOODSON TRAIL, PHASE 3 (5-SG-18-F)	Briar Rock Partners LLC	Terminus of Briar Rock Lane, south of Woodson Drive	Batson, Himes, Norvell & Poe	1.37	8		APPROVE Final Plat

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25	CASCADE FALLS RESUBDIVISION OF UNIT 1 LOT 69R & UNIT 2 LOTS 42, 43, & 44R (5-SH-18-F)	Cascade Falls, LLC	Terminus of Laurel Falls Lane and the south side of Calgary Falls Lane	Batson, Himes, Norvell & Poe	2.88	4		TABLE at the request of the applicant
26	HAVENWOODS RESUBDIVISION OF PART OF LOT 1 (5-SI-18-F)	Hinds Surveying Co.	Intersection of Forest Glen Drive and Kingston Pike	Hinds Surveying	1.42	2	1. To reduce the required right of way width of Kingston Pike from 44' to 27.4' from the centerline to the property line as shown on plat. 2. To reduce the intersection radius at Kingston Pike and Forest Glen Drive from 25' to 0'. 3. To reduce the required right of way width of Forest Glen Drive from 25' to 20' from the centerline to the property line as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
27	CHAMBER'S RIDGE (5-SJ-18-F)	BW Squared, LLC	North side of Beaver Ridge Road, east of Ball Road	Sterling Engineering	5.672	5		APPROVE Final Plat
28	DUTCHTOWN VIEW, UNIT 2 (5-SK-18-F)	Scott Williams and Associates	West side of Bob Kirby Road north of Dutchtown Road	Scott Williams Scott Williams and Associates	1.11	2		APPROVE Final Plat

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<b>29</b>	906 SEVIER, LLC PROPERTY (5-SL-18-F)	906 Sevier, LLC	Intersection of Sevier Avenue and Barber Street	Acre By Acre Surveying	1.06	1	1. To reduce the required right of way width of Sevier Avenue from 35' to 25' from the centerline to the property line as shown on plat. 2. To reduce the intersection radius at Sevier Avenue and Barber Street from 75' to 0' as shown on plat. 3. To reduce the required utility and drainage easement along Sevier Avenue from 10' to 0'. 4. To reduce the required utility and drainage easement along the rear lot line from 5' to 0' under encroachments as shown on plat.	Approve Variances 1-4 APPROVE Final Plat
<b>30</b>	CORNERSTONE COVE (5-SM-18-F)	LeMay and Associates	North side of Harvey Road, westof Mallard Bay Drive	Richard LeMay	16.2	7		POSTPONE until the the June 14, 2018 MPC meeting, at the applicant's request