

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: April 3, 2019

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the April 11, 2019 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 |
|--------|--------------------------------------------------------------------------------------------------|-----------------------------|------------------------------------------------------------------|---------------------------------------|-------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| 16 | WOODSON TRAIL, PHASE 4A (10-SE-18-F) | Briarrock Partners, LLC | South of Woodson Dr, east of Spring Creek Rd | Batson, Himes, Norvell & Poe | 8.06 | 10 | | TABLE at the request of the applicant |
| 17 | WALTERS LANDING NO. II (2-SM-19-F) | Willbanks, LLC | Southwest side of Keck Rd., @ i intersection of Lacy Rd. | Smoky Mountain Land Surveying | 3.08 | 5 | | POSTPONE until the May 9, 2019 MPC meeting, at the request of the applicant |
| 18 | COPELAND HEIGHTS PHASE I, UNIT I (4-SA-19-F) | Primos Land Company, LLC | West side of Pedigo Rd at the intersection of Childress Rd | Southland Engineering | 10.23 | 28 | | APPROVE Final Plat |
| 19 | HEARTHSTONE (4-SB-19-F) | Southland Group, Inc. | Northwest side of Schaad Rd, northeast of Beaver Ridge Rd | Wanis Rghebi Southland Engineering | 7.5 | 33 | | APPROVE Final Plat |
| 19B | FAIRVIEW JOHN L MOSES ADDITION TO THE CITY OF KNOXVILLE RESUBDIVISION (4-SC-19-F) | R Bentley Marlow | Boyd St at the intersection of Douglas Ave | T.M.W. Land Surveying Inc. | 13874 | 4 | 1. To reduce the interseccion radius at Doulgas Ave and Boyd St from 25' to 0' as shown on plat. 2. To reduce the right of way width of Boyd St from 25' to 20' from the centerline to the property line as shown on plat. 3. To reduce the right of way width of Douglas Ave from 25' to 20' from the centerline to the property line as shown on plat. 4. To reduce the utility and drainage easement on Lots 81R, 84R2, and 84R3 from 10' or 5' as required to distances shown on plat. | Approve Variances 1-4 APPROVE Final Plat |
| 20 | JOHN L MOSES FAIRVIEW ADDITION RESUB (4-SD-19-F) | Stone Street Group, LLC | At the intersection of Boyd St and Exeter Ave. | Rob Sanders | 0.344 | 3 | | APPROVE Final Plat |
| 21 | WESTLYN HILLS, BLOCK B, RESUBDIVISION OF LOTS OF 31 & 32 (4-SE-19-F) | LeMay & Associates | At the terminus of Creekmore Cr | Richard LeMay | 42693 | 3 | | APPROVE Final Plat |

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|-----------|------------------------------------------|---------------------------|------------------------------------------------------------|-----------------|--------|------|---------------|--------------------|
| 22 | KERN BAKERY (4-SF-19-F) | Professional Land Systems | Northeast side of Chapman Hwy. south of Mimosa Ave | Ned Ferguson | 13.09 | 3 | | APPROVE Final Plat |
| 23 | THE VILLAS OF JOHN SEVIER (4-SG-19-F) | Lynch Surveys LLC | South side of E Norton Rd @ intersection of Sevierville Pk | Ryan S. Lynch | 2.91 | 21 | | APPROVE Final Plat |
| 24 | MIKE CAMPBELL PROPERTY (4-SH-19-F) | Professional Land Systems | At the intersection of Cate Rd and W Emory Rd | Ned Ferguson | 1.87 | 2 | | APPROVE Final Plat |
| 25 | THE FETZER PROPERTIES (4-SI-19-F) | Cannon & Cannon | East side of Karns Valley Dr @ Byington Solway Rd | Cannon & Cannon | 18.476 | 3 | | APPROVE Final Plat |