

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: July 31, 2019

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the August 8, 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 August 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
14	WALTERS LANDING NO. II (2-SM-19-F)	Willbanks, LLC	/ Parcel ID 68 H A 012.01	Smoky Mountain Land Surveying	3.08	5		POSTPONE until the September 12, 2019 Planning Commission meeting, at the applicant's request
15	ROY EDWARD ANDERSON PROPERTY (8-SA-19-F)	Roy Anderson	7033 Calvary Way / Parcel ID 21 0523 & 05124	Coal Creek Surveying & Engineering	9.01	2	1. To leave the private right of way/JPE at existing conditions.	Approve Variance APPROVE Final Plat
16	ROB SMITH FARM RESUBDIVISION (8-SB-19-F)	Jason Roberts	2404 Dave Smith Rd. / Parcel ID 100 01008	Garrett & Associates	6.53	2		APPROVE Final Plat
17	ROY G SHARP AND WIFE MARGARETT SHARP PROPERTY (8-SC-19-F)	Steven Craig	0 Gray Hendrix Rd. / Parcel ID 91 01201	Steven Craig Craig Surveying	1.12	2		APPROVE Final Plat
18	COPPOCK RESUBDIVISION OF LOTS 1 & 2 (8-SD-19-F)	Bill Easter Surveying Co.	7033 Wood Rd. / Parcel ID 12 066	Easter Surveying	9.74	3	1. To create a 25' private right of way/JPE to serve 3 Lots 2. To allow the 25' private right of way/JPE to remain in existing condition.	Approve Variances 1-2 APPROVE Final Plat
19	LOY & YANCHUK PROPERTY (8-SE-19-F)	Carl & Betty Lou Loy Randy & Anna Yanchuk	8616 Little Braden Ln. / Parcel ID 41 211 & 21101	Garrett & Associates	3.53	2	1. To allow the 2 lots to be created that are served by a private right of way that do not meet the requirements of the Subdivision Regulations and applicant request the private right of way to be approved in existing conditions.	Approve Variance APPROVE Final Plat
20	HICKORY CREEK UNIT 1 (8-SF-19-F)	Lynch Surveys LLC	2127 Nora Mae Ln. / Parcel ID 129 04709, 04706	Ryan S. Lynch	19.43	55		APPROVE Final Plat
21	PENROSE FOREST REPLAT OF LOTS 4-9 AND UNPLATTED PROPERTY OF LINK (8-SG-19-F)	William David Wilkinson	0 Tea Olive Ln. / Parcel ID 133 F L 001-007	R Bailey Company	2.95	7		APPROVE Final Plat

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22	RESUBDIVISION OF TARGET PROPERTY (8-SH-19-F)	Landmark Engineers & Surveyors, LLC	6670 Clinton Hwy. / Parcel ID 67 L B 005	Mark Driver Landmark Surveying	9.31	3		WITHDRAWN at the request of the applicant
23	GRASSY CREEK RESUBDIVISION OF LOT 49 (8-SI-19-F)	MBI Companies	6717 Oak Ridge Hwy. / Parcel ID 79 033.0 & 049.02	Michael Brady Inc.	29.3	19	1. To reduce the required right of way of Oak Ridge Hwy. from 56. to 50. at Lot 16 as shown on plat. 2. To reduce the intersection radius of all proposed streets from 75' to 50'. 3. To reduce the required width of cross access easement from 40' to 30'	Deny Variances 1-3 DENY Final Plat