

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: February 6, 2019

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the February 14, 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 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
8	COTTINGTON COURT RESUBDIVISION OF LOT 25 (12-SC-18-F)	Michael Brady, Inc.	North side of S Northshore Dr southwest side of Cottingham Ct	Michael Brady Inc.	2	4		POSTPONE until the March 14, 2019 MPC meeting, at the applicant's request
9	FIVE POINTS REDEVELOPMENT, PHASE 4 (1-SC-19-F)	CEC/Greg Presnell	McConnell St. @ Bethel Ave	CEC	14.96	5		APPROVE Final Plat
10	ELY PARK, PHASE II, UNIT 3 (2-SA-19-F)	Primos Land Co.	At the platted terminus of Palace Green Rd., southeast of Millertown Pk.	Southland Engineering	12.35	51		APPROVE Final Plat
11	RESUBDIVISION OF THE FINAL PLAT OF SUPREME COURT REDEVELOPMENT SITE (2-SB-19-F)	City of Knoxville	Between Henley St., W Church Ave., Locust St., & Cumberland Ave.	Rob Sanders	1.89	2	<ol style="list-style-type: none"> 1. To reduce the intersection radius at Henley St. and W. Church Ave. from 15' to 0' as shown on plat. 2. To reduce the intersection radius at W. Church Ave. and Locust St. from 15' to 5' as shown on plat. 3. To reduce the right of way along Locust St. from 28.36' to 21.90' from the centerline to the property line as shown on plat. 4. To reduce the required utility and drainage easement along all lot lines from 10' or 5' as required to 0' 	Approve Variances 1-4 APPROVE Final Plat
12	HOPE SPRINGS (2-SC-19-F)	Lynch Surveys, LLC	Southeast side of Yarnell Rd., Southwest of Yarnell Station Blvd.	Ryan S. Lynch	15.49	42		APPROVE Final Plat
13	WATERSTONE AT HARDIN VALLEY (2-SD-19-F)	Lynch Surveys, LLC	South side of Hardin Valley Rd., east of Westcott Blvd.	Ryan S. Lynch	37.17	83		APPROVE Final Plat

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14	MARKETS AT CHOTO, RESUBDIVISION OF LOTS 1R3R-1, 1R4R-1, & 1R1R3R-1 (2-SE-19-F)	Benchmark Associates, Inc.	Southeast side of S Northshore Dr. @ intersection of Choto Rd.	Benchmark Associates, Inc.	5.794	2		APPROVE Final Plat
15	JOHNSON ADDITION TO POWELL, RESUBDIVISION OF P/O LOT 1 (2-SF-19-F)	Riley & Shannan Chauvin-Duchesne	Northeast side of Collier Rd. @ intersection of Paradise Dr.	Glenn Biggs	2.05	4		POSTPONE until the March 14, 2019 MPC meeting, at the applicant's request
16	WEST LONSDALE RESUBDISION CLIFTON ROAD & SANDERSON ROAD (2-SG-19-F)	Knoxville's Housing Development Corporation	Clifton Rd. @ Sanderson Rd.	Cannon & Cannon	7.716	28		APPROVE Final Plat
17	BOULDER POINT PHASE V (2-SH-19-F)	MAG Development, LLC	At the platted terminus of Poplar Grove Ln., northwest of Stanley Rd.	Batson, Himes, Norvell & Poe	6.359	19		APPROVE Final Plat
18	HAYDEN HILL, PHASE 2B (2-SI-19-F)	Hardin Valley Farm Development, LLC	Northeast side of Sam Lee Rd., northeast of Steele Rd.	Batson, Himes, Norvell & Poe	14.812	51		APPROVE Final Plat
19	BRICKEY VIEW (2-SJ-19-F)	360 Surveying & Mapping	Northwest side of E Emory Rd., northeast of Morris Rd.	Jonathan L. Lyons 360* Surveying & Mapping	17.06	64		APPROVE Final Plat
20	PENROSE TERRACE, RESUBDIVISION OF LOTS (2-SK-19-F)	Richard Bailey	At the intersection of Penrose Terrace Ln and Flowering Peach Ln.	R Bailey Company	0.77	3		APPROVE Final Plat
21	COTTAGES AT GOVENORS LANDING RESUBDIVISION OF LOTS 14-26, 51-90, AND 103-106 (2-SL-19-F)	Knoxville Investment Partners, Inc.	Northwest side of E Governor John Sevier Hwy.. @ intersection of Garden Cress Trl.	Robert G. Campbell	11.14	55		APPROVE Final Plat
22	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 March 14, 2019 MPC meeting, at the applicant's request