

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: July 2, 2019

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the July 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 July 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
11	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 August 8, 2019 Planning Commission meeting, at the request of the applicant
12	WEAVER AND NEEDHAM PROPERTY (6-SB-19-F)	Steven Weaver	4120 Ellistown Rd / Parcel ID 41 046	Paxton Land Surveying	10.62	3		APPROVE Final Plat
13	HATCHER HILL CITY HOUSE LLC ON VINE (6-SE-19-F)	MBI Companies, Inc.	519 W Vine Ave / Parcel ID 94 E J 032.01	Michael Brady Inc.	21760	8		APPROVE Final Plat
14	COPELAND HEIGHTS, PHASE I, UNIT 2 (7-SA-19-F)	Primos Land Co., LLC	0 Cloud View Dr / Parcel ID 37 102.01	Wanis Rghebi Southland Engineering	17.27	65		APPROVE Final Plat
15	ROEFIELD, PHASE I, UNIT 14 (7-SB-19-F)	M. A. Schubert, Jr.	0 Vale View Rd / Parcel ID 144 p/o 078.07	Richard LeMay	13.83	39		APPROVE Final Plat
16	CREEK BEND FARMS, UNIT 1 (7-SC-19-F)	Primos Land Company LLC	9717 Garrison Dr / Parcel ID 90 p/o 09101	Southland Engineering	7.03	20	1. To reduce the right of way width of Karns Valley Drive from 50' from the centerline to 40' as shown on plat.	Approve Variance APPROVE Final Plat
17	JACK BUTTURINI PROPERTY (7-SD-19-F)	Jack Butturini	753 Hidden Glen Ln / Parcel ID 144 008.01	Adam Schmeing Land Surveying	3.97	2	1. To add an additional lot to an existing 25' Joint Permenant Easement that is not built to Minimum Subdivision requirements.	Approve Variance APPROVE Final Plat
18	WATERSTONE AT HARDIN VALLEY, UNIT 2 (7-SE-19-F)	Lynch Surveys LLC	0 Waterstone Blvd / Parcel ID 104 084.05	Ryan S. Lynch	28.94	72		APPROVE Final Plat
19	THE WOODS AT CHOTO (7-SF-19-F)	Lynch Surveys LLC	0 Choto Rd / Parcel ID 169 013	Ryan S. Lynch	26.62	90		APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
20	FINAL PLAT OF DEER VALLEY FARMS, RESUBDIVISION OF LOT 5 AND UN-PLATTED PROPERTY OF HURST. (7-SG-19-F)	W. Z., Hurst, III	3811 Proffitt Ln / Parcel ID 77 069 077 070.08	John Scott Stanley	5.5	2	1. To allow lot to be platted with only 13.27' of frontage on a public right of way via an existing deeded private easement as shown on plat. 2. To allow existing deeded easement to remain as shown on this plat.	Approve Variances 1-2 APPROVE Final Plat
21	RESUBDIVISION OF THE GARY SNEED PROPERTY AND UNPLATTED PARCEL OF TONEY (7-SH-19-F)	Acre by Acre Surveying	5721 Jones Rd / Parcel ID 40 035.09 & 035.12	Acre By Acre Surveying	5.33	2	1. To reduce the required right of way along the existing 50' Permenent Easement from 30' to 25' from the centerline to the property line as shown on plat. 2. To approve the 50' Permenent Easement in it's existing condition.	Approve Variances 1-2 APPROVE Final Plat
22	WINDSOR FOREST, UNIT 1 (7-SI-19-F)	W Scot Williams & Associates	0 Fretz Rd / Parcel ID 130 070.01	Scott Williams Scott Williams and Associates	30.57	55		APPROVE Final Plat
23	HARDIN VALLEY WEST (7-SJ-19-F)	Kirkland Financial, LLC	11103 Hardin Valley Rd / Parcel ID 103 108.04	Batson, Himes, Norvell & Poe	20.52	54		POSTPONE until the September 12, 2019 Planning Commission meeting at the request of the applicant.
24	RAMSEY'S ADDITION RESUBDIVISION OF P/O LOT 55 (7-SK-19-F)	Hinds Surveying Co.	1601 Forest Ave / Parcel ID 94 N D 015-016	Hinds Surveying	11120	3		APPROVE Final Plat
25	VON A GLASS ADDITION OF VESTAL RESUBDIVISION OF LOT 64 & PART OF LOTS 65-69 (7-SL-19-F)	Webb Land Surveying	1601 Forest Ave / Parcel ID 123 B F 02301	Richard Webb	11120	4		APPROVE Final Plat