

STAFF REPORT

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

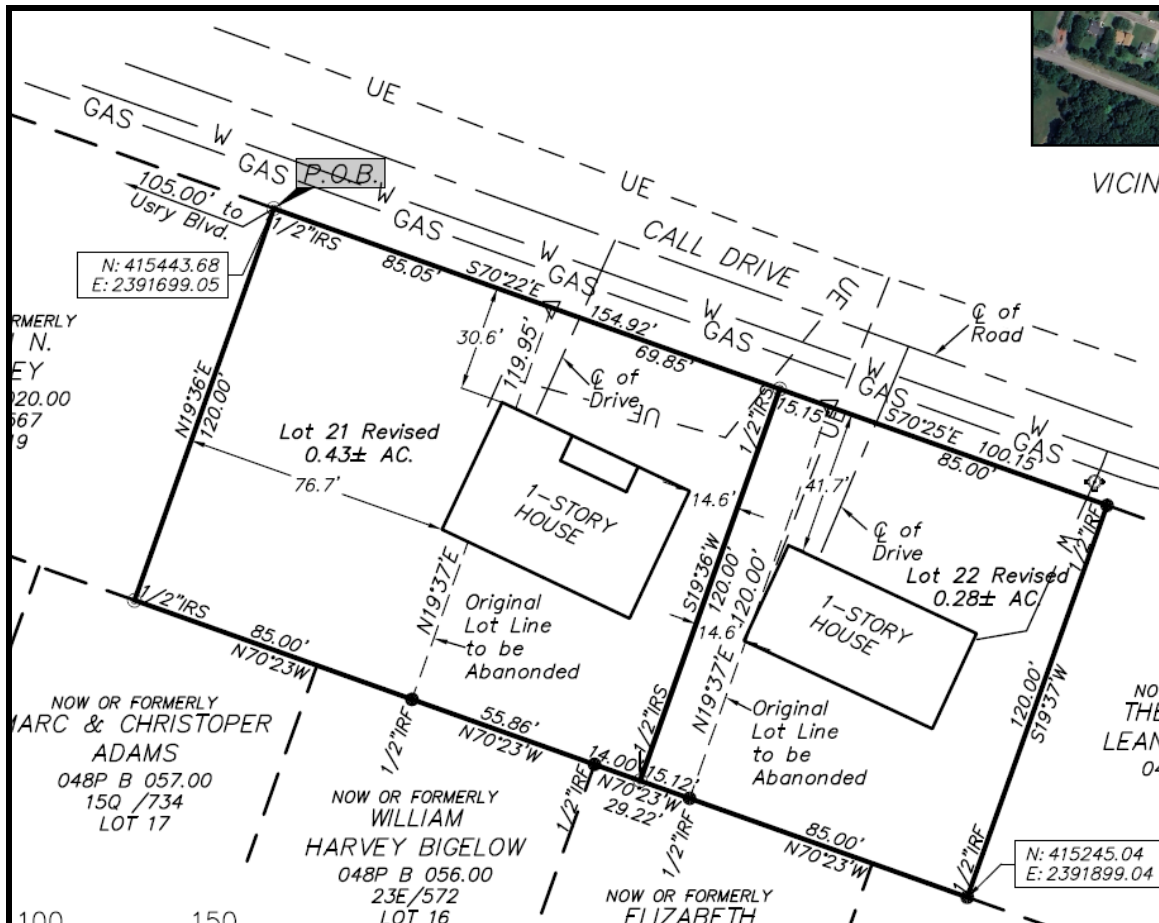
August 5, 2024

12:00 P.M.

CONFERENCE ROOM

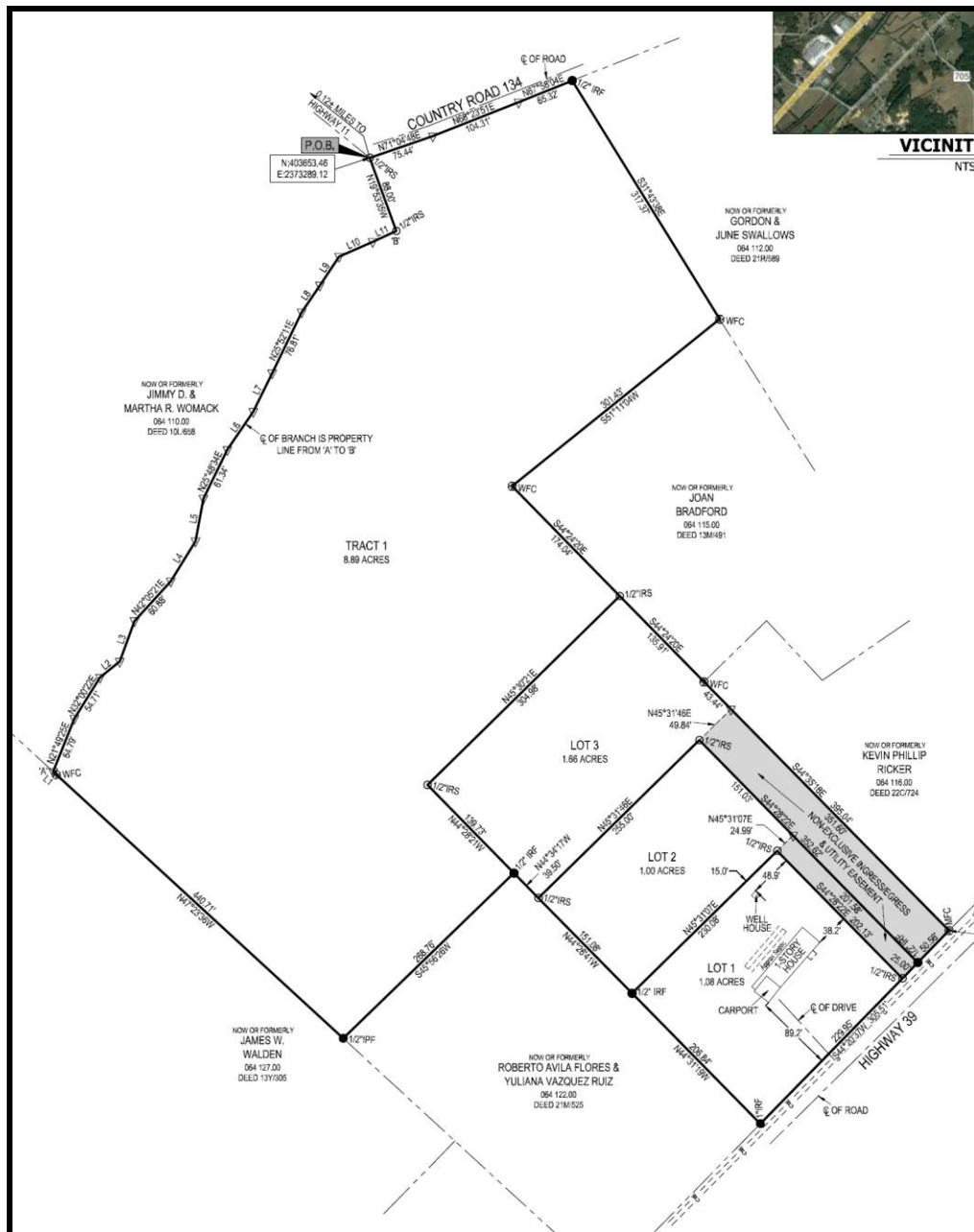
NEW BUSINESS

1. Public Comments and Final Plat approval request for Emmitt Johnson on property shown as Tax Map 048P Group B Parcels 017.00, 018.00 and 019.00 on the Tennessee Real Estate Property Assessment Data Website. The R-2 Medium Density Residential property is located on Call Drive and contains 0.71 acres and two (2) lots.



The plat is combining three lots into two to correct encroachments of the structures on two different parcel lines. The original Dover Run Pat was approved and recorded in 1994 with 10-foot side setbacks. **Staff recommends approval of the plat if all signature blocks have been completed.**

2. **Public Comments and Final Plat approval request for Dustin Jinks on property shown as Tax Map 064 Parcel 111.00 on the Tennessee Real Estate Property Assessment Data Website. The Urban Growth Boundary subdivision is located on Highway 39 West and County Road 134 and contains 12.63 acres and three (3) lots and an 8.89-acre tract.**



The subdivision is creating 2 new lots and reconfiguring an existing third lot while leaving a 8.89 area tract. All signature blocks have been completed. **Staff recommends approval of the plat as submitted**

3. Public Comments and Recommendation on accepting and naming extensions of Valley and Housley Drive, Skyridge Drive and Ridge Estate Drive into the City Street System



PUBLIC WORKS

MEMORANDUM

TO: Anthony Casteel, Community Development Director

FROM: Ben Burchfield, Public Works Director

DATE: August 2, 2024

SUBJECT: Conditional Recommendation to Accept Sky Ridge Estate Streets

Sky Ridge Estates Subdivision construction has been completed. As a reminder for the Planning Commission, final plat for the subdivision was approved contingent upon a surety/performance bond being issued for outstanding construction items at the time of request. Final grading, erosion control and final stabilization, new sidewalks, and final paving course were the items included in the bond.

These items have been constructed, inspected, and have been determined to meet the City's requirements for acceptance. The Public Works Department is currently waiting to release the surety bond. Release of the surety bond, and the Public Works Department's recommendation to accept are wholly contingent upon the developer securing a maintenance bond for the paving, as is required for any street acceptance, to run for a period of 18-months from date of

acceptance of the work. Acceptance, as defined, means approval and recommendation by the Planning Commission, and final approval by the Athens City Council.

Contingent upon the developer providing the City with the required maintenance bond prior to the Athens City Council meeting for final approval, the Public Works Department recommends acceptance of the following streets into its network:

1. An extension to Housley Drive of 1,181 LF, more or less
2. An extension to Valley Drive of 760 LF, more or less
3. Skyridge Drive, a new road, with a length of 461 LF, more or less
4. Ridge Estates Drive, a new road, with a length of 746 LF, more or less

If there are any questions – do not hesitate to contact me.