



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT

FILE #: 10-SD-16-C

AGENDA ITEM #: 16

AGENDA DATE: 10/13/2016

SUBDIVISION: LAUREL RIDGE, PHASE TWO

APPLICANT/DEVELOPER: BALL HOMES, LLC

OWNER(S): Ball Homes, LLC

TAX IDENTIFICATION: 103 10803, 10805, 10806,10807

View map on KGIS

JURISDICTION: County Commission District 6

STREET ADDRESS: 11137 Hardin Valley Rd

LOCATION: Northwest side of Hardin Valley Rd., west of Berrywood Dr.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek and Conner Creek

APPROXIMATE ACREAGE: 46 acres

ZONING: PR (Planned Residential)

EXISTING LAND USE: Vacant land

PROPOSED USE: Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land and residence / PR (Planned Residential) and A (Agricultural)

South: Residences / PR (Planned Residential)

East: Vacant land / A (Agricultural)

West: Residences / RA (Low Density Residential) and A (Agricultural)

NUMBER OF LOTS: 142

SURVEYOR/ENGINEER: Ideal Engineering Solutions, Inc

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a 3 lane street section within an 60' right-of-way (88' required).

- SUBDIVISION VARIANCES REQUIRED: 1. Horizontal curve radius on Road B at STA 0+47, from 250' to 125'. 2. Horizontal curve radius on Road B at STA 1+46, from 250' to 125'. 3. Horizontal curve radius on Road D at STA 16+90, from 250' to 125'. 4. Reverse curve tangent variance on Road B at STA 1+38, from 50' to 8.87'. 5. Reverse curve tangent variance on Road B at STA 9+41, from 50' to 43.46'.

STAFF RECOMMENDATION:

APPROVE variances 1-5 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 13 conditions

- 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System

within Knox County (Ord 91-1-102).

3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. The three stub-out street connection to the adjoining property that are shown on the Concept Plan shall be improved to the requirements of the Knox County Department of Engineering and Public Works.
5. Prior to obtaining a design plan approval for the subdivision, submitting a detailed grading plan to the Knox County Department of Engineering and Public Works and Planning Commission Staff that documents all proposed lots will have adequate building sites and yard areas with driveway grades not exceeding a 15% grade. Those lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.
6. Implementation of the intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Ajax Engineering as revised on March 30, 2016. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
7. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
8. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, recreational amenities and drainage system.
11. Submitting a final plat for review and approval of the combination of Tax Parcel 103-10801 and the 4.1 acre portion of Tax Parcel 103-10805 that is located on the west side of Road A at the entrance of the subdivision. The approved plat shall be recorded prior to the approval of the first final plat for this subdivision.
12. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.
13. Meeting all applicable conditions of the Planning Commission's approvals for 4-SA-16-C and 4-D-16-UR.

#### **COMMENTS:**

The Planning Commission approved a Concept Plan and Use on Review application (4-SA-16-C/4-D-16-UR) for this site that is located on the northwest side of Hardin Valley Rd., northeast of Brighton Farms Blvd., on April 14, 2016. The approved Concept Plan included 227 detached residential lots at a density of 3.26 du/ac. The Knox County Commission had approved the rezoning request to PR (Planned Residential) at a density of up to 4 du/ac. on April 25, 2016.

The applicant is proposing a revision to the approved Concept Plan and has submitted a revised concept plan that divides the subdivision into two phases. The first phase which includes 27.7 acres with a total of 55 lots is the southeastern portion of the site which has direct access off of Hardin Valley Rd. This portion of the subdivision remains unchanged from the original approval except for some slight adjustment to the lots. The second phase of the subdivision includes changes to the street layout and lots with a total of 142 lots on 46 acres. The revised Concept Plan that is before the Planning Commission for review and approval is Phase II. The proposed subdivision with the changes will have a total of 197 lots with a density of 2.67 du/ac.

The proposed subdivision will be served by public streets with access out to Hardin Valley Rd. While the property fronts on a section of Sam Lee Rd. it is not at a location that would be acceptable for a second street connection. The proposed subdivision will include sidewalks that will connect to the existing sidewalks located along Hardin Valley Rd. The revised Concept Plan includes three stub-out streets to the larger parcels located to the northeast and southwest side of the proposed subdivision. The stub-out streets are recommended to be improved to the adjoining property.

A Traffic Impact Study was prepared by Ajax Engineering for this development with the last revision date being March 30, 2016. The study recommends turn lane improvements on Hardin Valley Rd. at the proposed subdivision entrance.

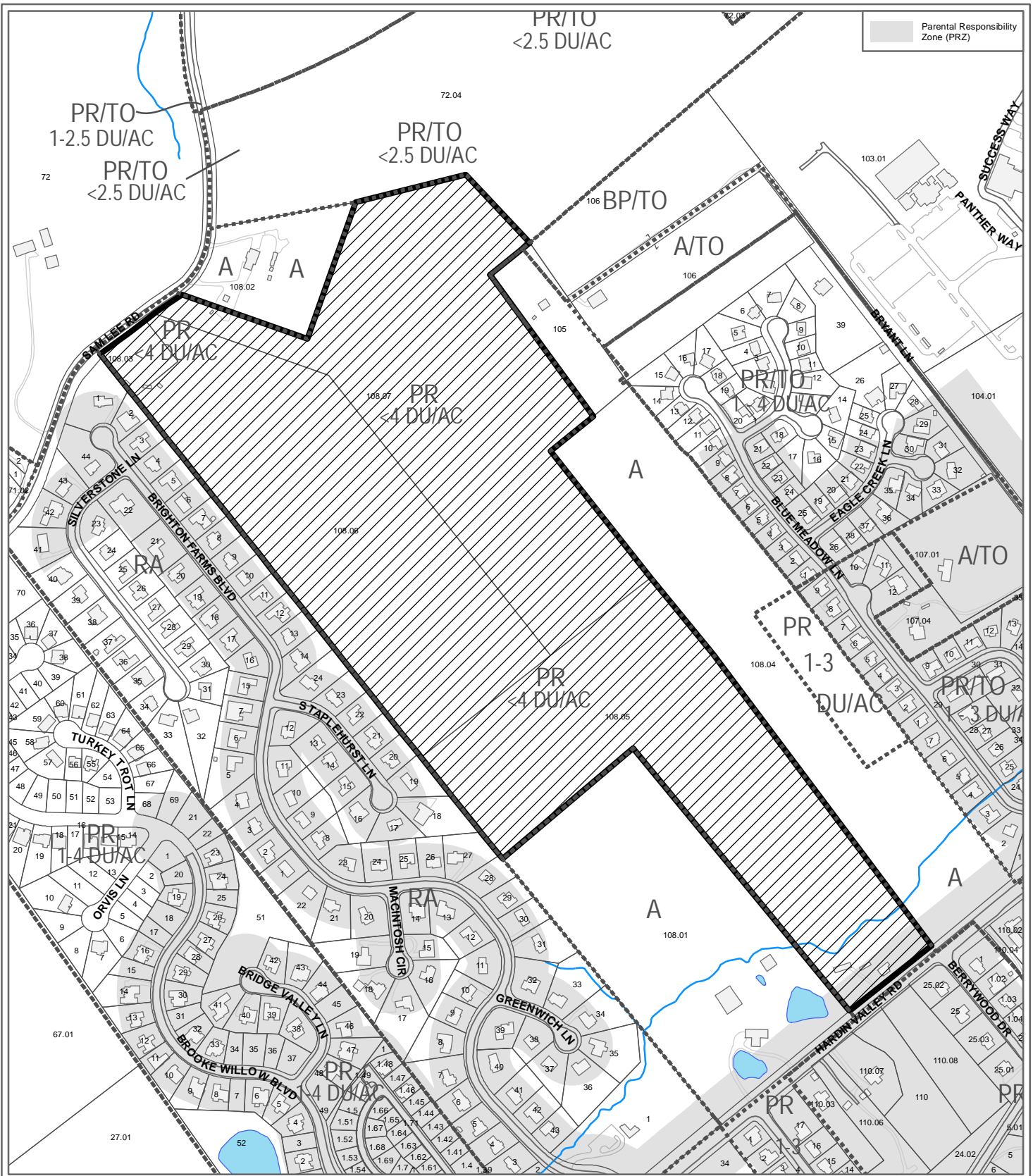
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 75 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**10-SD-16-C  
CONCEPT PLAN**

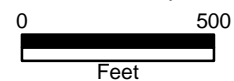
Subdivision: Laurel Ridge, Phase Two

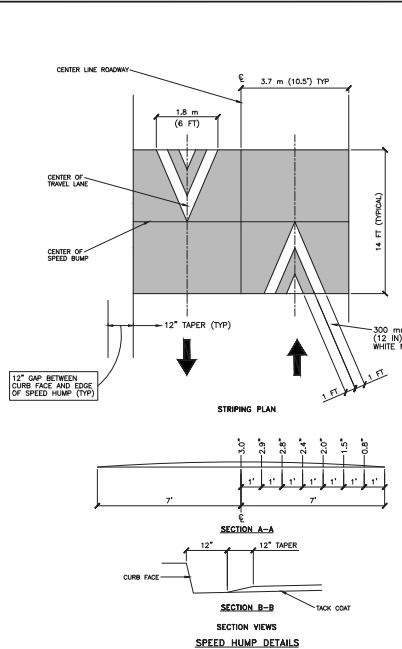


Approval of Concept Plan

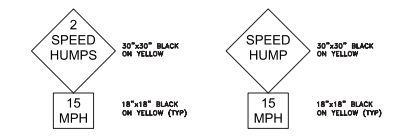
Original Print Date: 9/23/2016  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 103  
 Jurisdiction: County

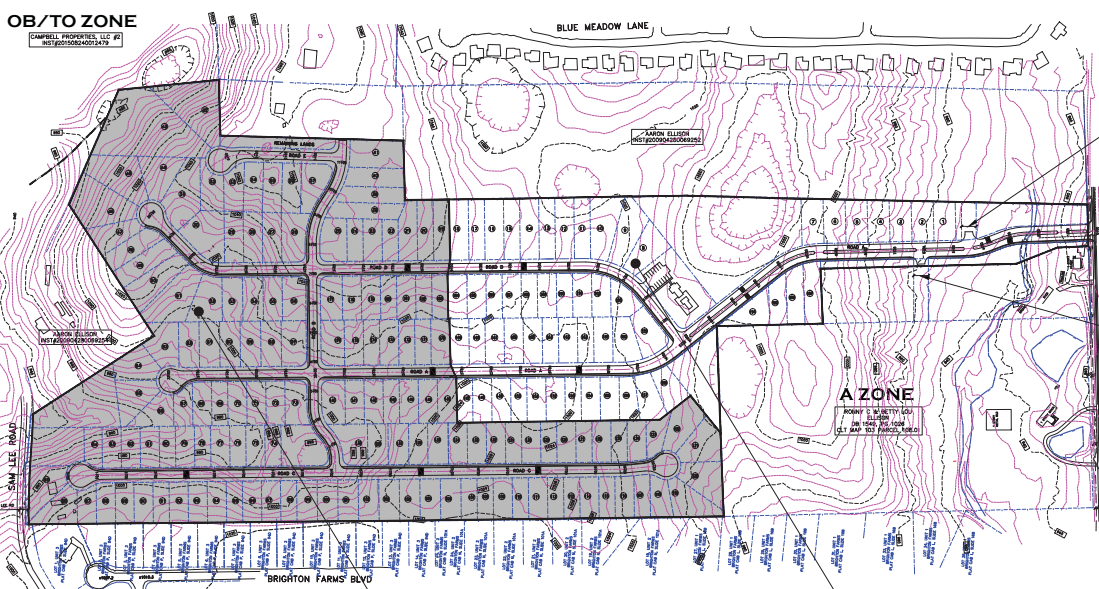
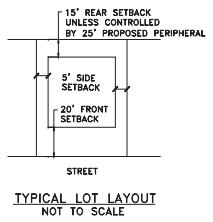
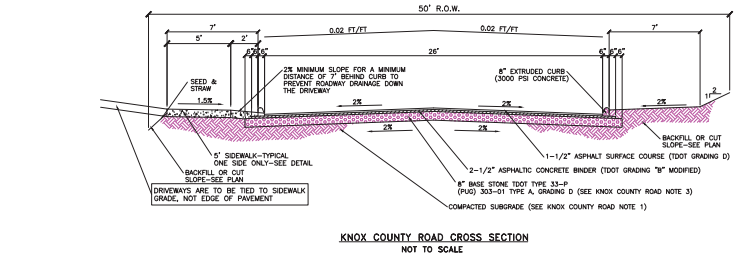




SPEED HUMP DESIGN, MARKINGS AND INSTALLATION SHALL COMPLY WITH ALL STANDARDS SET FORTH BY KNOX COUNTY AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (SEE DETAILS ABOVE). ALL SIGN MATERIALS AND INSTALLATION SHALL COMPLY WITH ALL STANDARDS SET FORTH BY KNOX COUNTY AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".



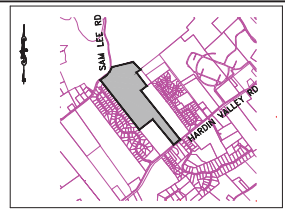
ROAD	STATION	COMMENT
ROAD A	4+00	FACING NORTHBOUND TRAFFIC
ROAD A	13+00	FACING SOUTHBOUND TRAFFIC
ROAD A	16+50	FACING NORTHBOUND TRAFFIC
ROAD A	24+50	FACING SOUTHBOUND TRAFFIC
ROAD C		
ROAD B	4+00	FACING SOUTHBOUND TRAFFIC
ROAD B	5+00	FACING NORTHBOUND TRAFFIC
ROAD A	11+50	FACING SOUTHBOUND TRAFFIC
ROAD A	16+50	FACING NORTHBOUND TRAFFIC
ROAD D		
ROAD A	6+00	FACING NORTHBOUND TRAFFIC
ROAD A	11+50	FACING SOUTHBOUND TRAFFIC



PHASE II AREA = 46.0 ACRES 142 LOTS

PHASE I AREA = 27.7 ACRES 55 LOTS

TOTAL LOTS 197  
VERSUS 227 TOTAL DENSITY APPROVED

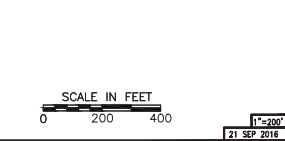


- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
  - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
  - BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS AND ALIENS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-7505.
  - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  - THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
  - DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

- PROPERTY NOTES:**
- TOTAL AREA = 39.9 ACRES
  - CLT 105 PARCELS: 10808 AND PARTS OF PARCELS 10806, 10807
  - ZONING: PD 4.0 DR/ACRES
  - PREVIOUS MPC FILE NO. 4-SA-18-C & 4-D-15-UR
  - PROPOSED NUMBER OF LOTS: 197
  - 10' DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES AT EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNDER PROPOSED ZERO LOT LINE.
  - ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
  - TRAFFIC CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS
  - ALL DRIVEWAY GRADES MUST BE LESS THAN 15% AND ACCOMMODATE SIDEWALK AT NO MORE THAN 2% CROSS SLOPE.

- LEGEND:**
- PROPOSED TRAFFIC HUMP LOCATION
- UTILITIES:**
- WATER: WEST KNOX UTILITY DISTRICT
  - SEWER: WEST KNOX UTILITY DISTRICT
  - ELECTRIC: LENOX CITY UTILITIES BOARD
  - OD&S WASTES: PRIVATE HAULER
  - AT&T: AT&T

- VARIANCES REQUESTED:**
- ROAD B STA 8+47 REDUCTION OF HORIZONTAL RADIUS FROM 250' TO 125'
  - ROAD B STA 1+46 REDUCTION OF HORIZONTAL RADIUS FROM 250' TO 125'
  - ROAD B STA 1+38 REDUCTION OF TANGENT FROM 50' TO 25'
  - ROAD B STA 3+41 REDUCTION OF TANGENT FROM 50' TO 43.45'
  - ROAD D STA 16+90 REDUCTION OF HORIZONTAL RADIUS FROM 250' TO 125'



CERTIFICATION OF CONCEPT PLAN  
HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

*W. Craig Campbell* PE 22540

10-SD-16-C  
Revised: 9/28/2016



**NOTE:**  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY  
Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances to conform with recommendations set forth in ACC Manual of Accident Prevention in Construction to protect life, property, or works to avoid unnecessary wide cuts in unstable material.  
SIGN BARRIERS SHALL BE ANEXO BY

**SHEET ONE**

**PHASE ONE/PHASE TWO SITE PLAN (MPC 10-SD-16-C)**

**LAUREL RIDGE - PHASE II**  
KNOX COUNTY, TENNESSEE

Prepared For:

Ball Homes, LLC  
3609 Walden Drive  
Lexington, Kentucky 40517  
(859) 514-3486

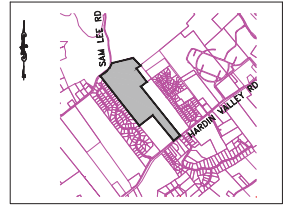
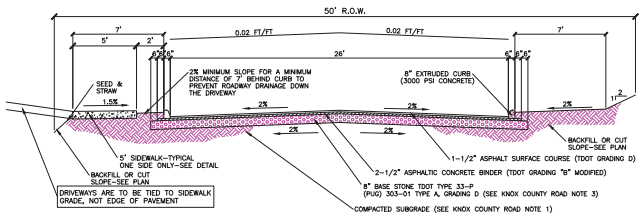
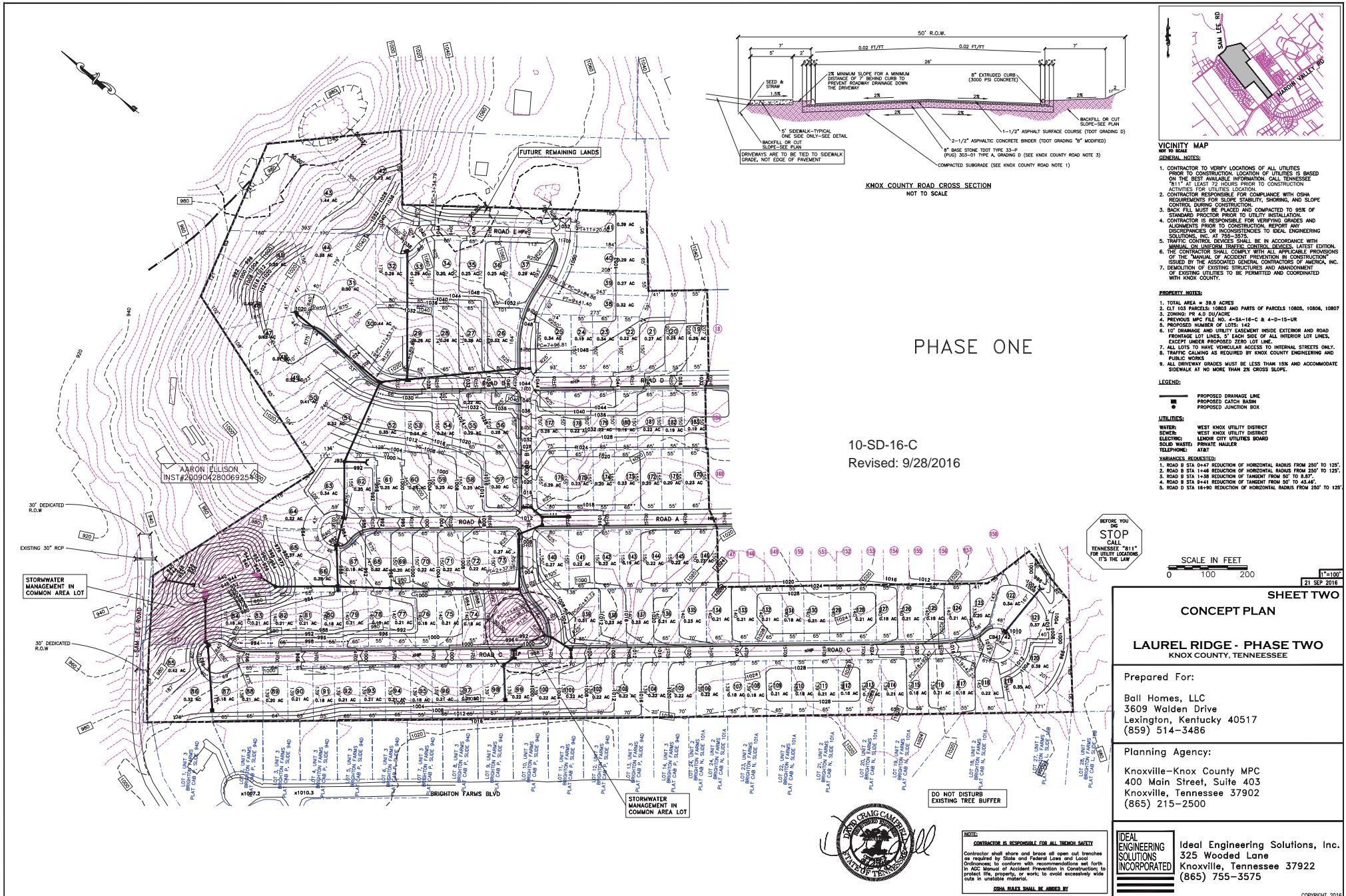
Municipality:

Knox County Department of Engineering and Public Works  
205 W. Baxter Avenue  
Knoxville, Tennessee 37917  
(865) 215-5800

**IDEAL ENGINEERING SOLUTIONS INCORPORATED**

Ideal Engineering Solutions, Inc.  
325 Wooded Lane  
Knoxville, Tennessee 37922  
(865) 755-3575





- GENERAL NOTES:**
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  - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
  - BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
  - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  - THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
  - DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

- PROPERTY NOTES:**
- TOTAL AREA = 28.8 ACRES
  - CLT 103 PARCELS: 10803 AND PARTS OF PARCELS 10805, 10806, 10807
  - ZONING: PR 4.0 DU/ACR
  - PREVIOUS MPC FILE NO. 4-5A-16-C & 4-D-15-UR
  - PROPOSED NUMBER OF LOTS: 142
  - 10' DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNDER PROPOSED 220' LOT LINE.
  - ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
  - TRAFFIC CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
  - ALL DRIVEWAY GRADES MUST BE LESS THAN 10% AND ACCOMMODATE SIDEWALK AT NO MORE THAN 2% CROSS SLOPE.

- LEGEND:**
- PROPOSED DRAINAGE LINE
  - PROPOSED CATCH BASIN
  - PROPOSED JUNCTION BOX
- UTILITIES:**
- WATER: WEST KNOX UTILITY DISTRICT
  - SEWER: WEST KNOX UTILITY DISTRICT
  - ELECTRIC: LENOX CITY UTILITIES BOARD
  - SOLID WASTE: PRIVATE HAULER
  - TELEPHONE: AT&T
- VARIANCES REQUESTED:**
- ROAD B STA 0+47 REDUCTION OF HORIZONTAL RADIUS FROM 250' TO 125'.
  - ROAD B STA 1+48 REDUCTION OF HORIZONTAL RADIUS FROM 250' TO 125'.
  - ROAD B STA 1+38 REDUCTION OF TANGENT FROM 50' TO 35.0'.
  - ROAD B STA 0+41 REDUCTION OF TANGENT FROM 50' TO 45.0'.
  - ROAD D STA 16+90 REDUCTION OF HORIZONTAL RADIUS FROM 250' TO 125'.

PHASE ONE

10-SD-16-C  
Revised: 9/28/2016



**SHEET TWO**  
**CONCEPT PLAN**  
**LAUREL RIDGE - PHASE TWO**  
**KNOX COUNTY, TENNESSEE**

Prepared For:  
Ball Homes, LLC  
3609 Walden Drive  
Lexington, Kentucky 40517  
(859) 514-3486

Planning Agency:  
Knoxville-Knox County MPC  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902  
(865) 215-2500



**NOTES:**  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY. Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances to conform with recommendations set forth in ACC Manual of Accident Prevention in Construction to protect life, property, or works to avoid unnecessary wide cuts in unstable material.  
CATCH BASINS SHALL BE ANCHORED.

**IDEAL ENGINEERING SOLUTIONS INCORPORATED**  
Ideal Engineering Solutions, Inc.  
325 Wooded Lane  
Knoxville, Tennessee 37922  
(865) 755-3575



# SUBDIVISION - CONCEPT

Name of Applicant: Ball Homes, LLC  
 Date Filed: 01/29/16 Meeting Date: 10/14/16  
 Application Accepted by: M. Payne  
 Fee Amount: 4,040.00 File Number: Subdivision - Concept 10-SD-16-C  
 Fee Amount: \_\_\_\_\_ Related File Number: Development Plan \_\_\_\_\_

### PROPERTY INFORMATION

Subdivision Name: Laurel Ridge  
Phase Two  
 Unit/Phase Number: Two  
 General Location: Hardin Valley Rd  
West of Commers Creek Blvd  
 Tract Size: 39.9 No. of Lots: 118  
 Zoning District: PR 4.0  
 Existing Land Use: Undeveloped  
 Planning Sector: NW County  
 Growth Policy Plan Designation: Planned

Census Tract: 59.07  
 Traffic Zone: 227  
 Parcel ID Number(s): 103 CIT  
10203 10205 10206 10207 partial  
 Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 6th District

### AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:  
 Sewer West Knox Utility  
 Water West Knox Utility  
 Electricity LCUB  
 Gas KUB  
 Telephone AT&T

### TRAFFIC IMPACT STUDY REQUIRED

on file  No  Yes

### USE ON REVIEW

Approval Requested:  
 Development Plans in Planned District or Zone  
 Other (be specific): \_\_\_\_\_

### VARIANCE(S) REQUESTED

No  Yes (If Yes, see reverse side of this form)

### PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT  
 Name: Ball Homes, LLC  
 Company: \_\_\_\_\_  
 Address: 3609 Walden Drive  
 City: Lexington State: KY Zip: 40517  
 Telephone: 259-903-2048  
 Fax: \_\_\_\_\_  
 E-mail: bstephens@ballhomes.com

### PROJECT SURVEYOR/ENGINEER

PLEASE PRINT  
 Name: David C. Campbell  
 Company: Ideal Engineering Solutions  
 Address: 325 Wooded Lane  
 City: Knoxville State: TN Zip: 37922  
 Telephone: 605-755-3575  
 Fax: \_\_\_\_\_  
 E-mail: dcamp44@tds.net

### APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT  
 Name: David C. Campbell  
 Company: Ideal Engineering Solutions  
 Address: 325 Wooded Lane  
 City: Knoxville State: TN Zip: 37922  
 Telephone: 605-755-3575  
 Fax: \_\_\_\_\_  
 E-mail: dcamp44@tds.net



**VARIANCES REQUESTED**

**VARIANCES REQUESTED:**

1. ROAD B STA 0+47 REDUCTION OF HORIZONTAL RADIUS FROM 250' TO 125'.  
Justify variance by indicating hardship: \_\_\_\_\_

Site Geometric and Topographic Constraints \_\_\_\_\_

2. ROAD B STA 1+46 REDUCTION OF HORIZONTAL RADIUS FROM 250' TO 125'.

Site Geometric and Topographic Constraints \_\_\_\_\_

3. ROAD B STA 1+38 REDUCTION OF TANGENT FROM 50' TO 8.87'.

Site Geometric and Topographic Constraints \_\_\_\_\_

4. ROAD B STA 9+41 REDUCTION OF TANGENT FROM 50' TO 43.46'.

Site Geometric and Topographic Constraints \_\_\_\_\_

5. ROAD D STA 16+90 REDUCTION OF HORIZONTAL RADIUS FROM 250' TO 125'

Site Geometric and Topographic Constraints \_\_\_\_\_

6. Justify variance by indicating hardship: \_\_\_\_\_

7. Justify variance by indicating hardship: \_\_\_\_\_

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Brian Stephens / Ball Homes LLC

Address: 3609 Walden Drive

City: Lexington State: KY Zip: 40517

Telephone: 859 923-0048

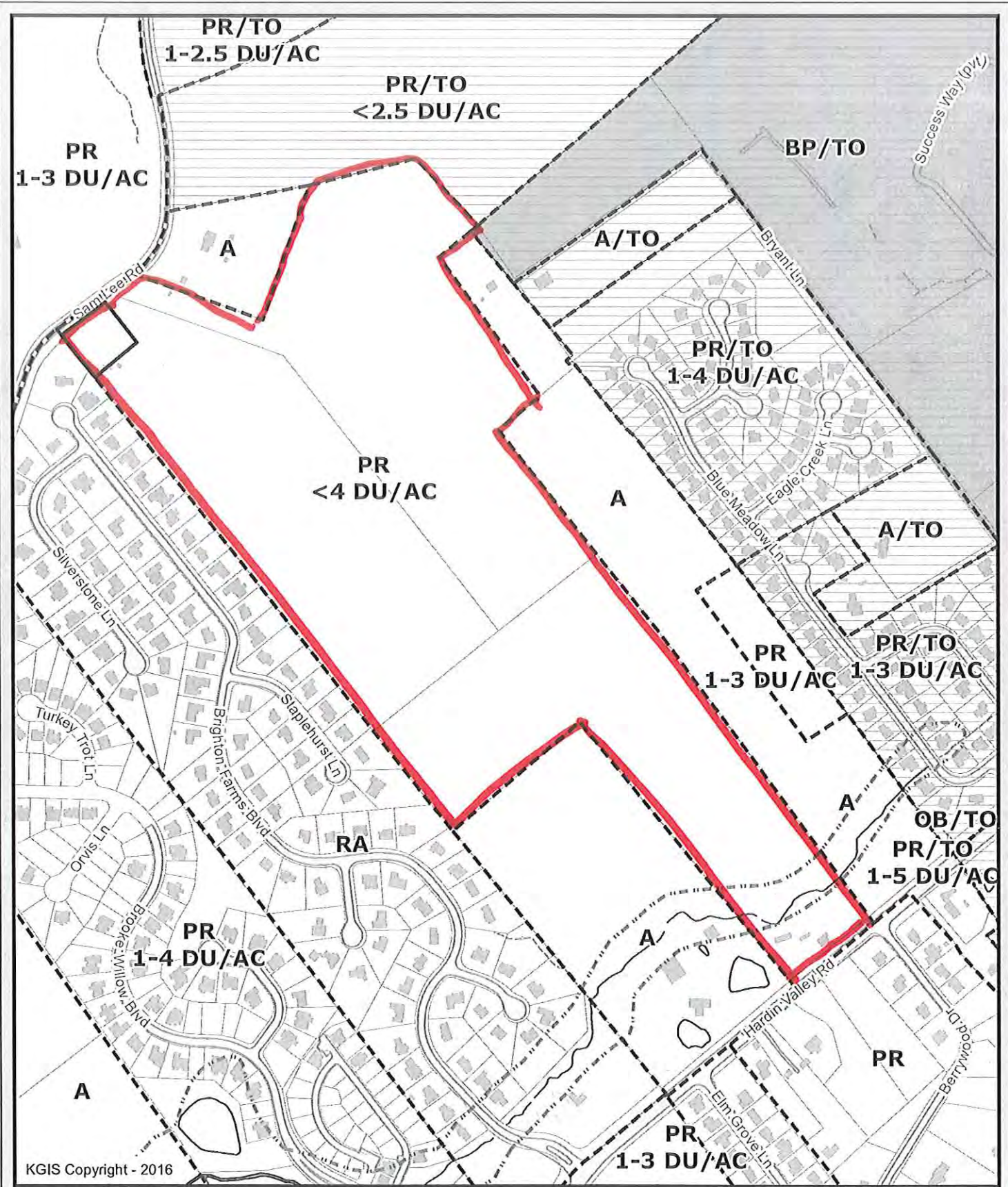
Fax: \_\_\_\_\_

E-mail: bstephens@ballhomes.com

Signature: Brian Stephens / Ball Homes LLC

Date: 9/29/16



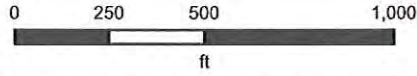


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