

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 6-SB-17-C

**AGENDA ITEM #:** 15

**AGENDA DATE:** 6/8/2017

▶ **SUBDIVISION:** PALMER SUBDIVISION

▶ **APPLICANT/DEVELOPER:** RUSTY BITTLE

OWNER(S): Rusty Bittle

TAX IDENTIFICATION: 103 115

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10810 Hardin Valley Rd

▶ **LOCATION:** Southeast side of Hardin Valley Rd., west of Valley Vista Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Conner Creek

▶ **APPROXIMATE ACREAGE:** 23.3 acres

▶ **ZONING:** PC (Planned Commercial) / TO (Technology Overlay) & OB (Office, Medical, and Related Services) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Nonresidential development

SURROUNDING LAND USE AND ZONING: North: Vacant land, parking lot and residences / PC (Planned Commercial) / TO (Technology Overlay) and BP (Business and Technology Park) / TO (Technology Overlay)  
 South: Vacant land / PR (Planned Residential) / TO (Technology Overlay)  
 East: Vacant land and apartments / PC (Planned Commercial) / TO (Technology Overlay), A (Agricultural) / TO and OB (Office, Medical and related Services) / TO  
 West: Bank and apartments / PC (Planned Commercial) / TO (Technology Overlay) and OB (Office, Medical and related Services) / TO

▶ **NUMBER OF LOTS:** 5

SURVEYOR/ENGINEER: Fulghum MacIndoe & Associates, Inc.

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with 3 lane section with a 44' pavement width within an 80' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
 1. Intersection right-of-way radius variance at the southwest corner of the intersection of Road A and Hardin Valley Rd., from 75' to 0'.  
 2. Maximum street grade variance on Road A, from 12% to 12.5%.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations & the applicant does not control the adjoining property at the proposed street intersection.

**APPROVE** the Concept Plan subject to 10 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Installing the street and driveway improvements recommended in the Traffic Impact Study prepared by John Gould of CDM Smith and approved by the Knox County Department of Engineering and Public Works and Planning Commission Staff for this development. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.
4. A third party engineering inspection to certify that the proposed public street was built to Knox County specifications.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that access to Hardin Valley Rd. is restricted to the two access points (public street and shared driveway) identified on the Concept Plan.
7. Proposed development of the lots that are zoned PC (Planned Commercial) is subject to a Use on Review approval by the Planning Commission. Proposed development within the TO (Technology Overlay) district is subject to review and approval by the Tennessee Technology Corridor Development Authority.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the stormwater facilities.
9. Any grading within the 100' Tennessee Valley Authority (TVA) transmission line easement is subject to review and approval by TVA.
10. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

**COMMENTS:**

The applicant is proposing to subdivide this 23.3 acre tract into 5 lots for development under the PC (Planned Commercial) / TO (Technology Overlay) & OB (Office, Medical, and Related Services) / TO zoning districts. Access to the commercial subdivision will be by a public street on the western side of the property, and a shared access driveway located on the eastern side of the property. The public street will provide access for the three frontage lots along Hardin Valley Rd. and the two lots that do not front on Hardin Valley Rd.

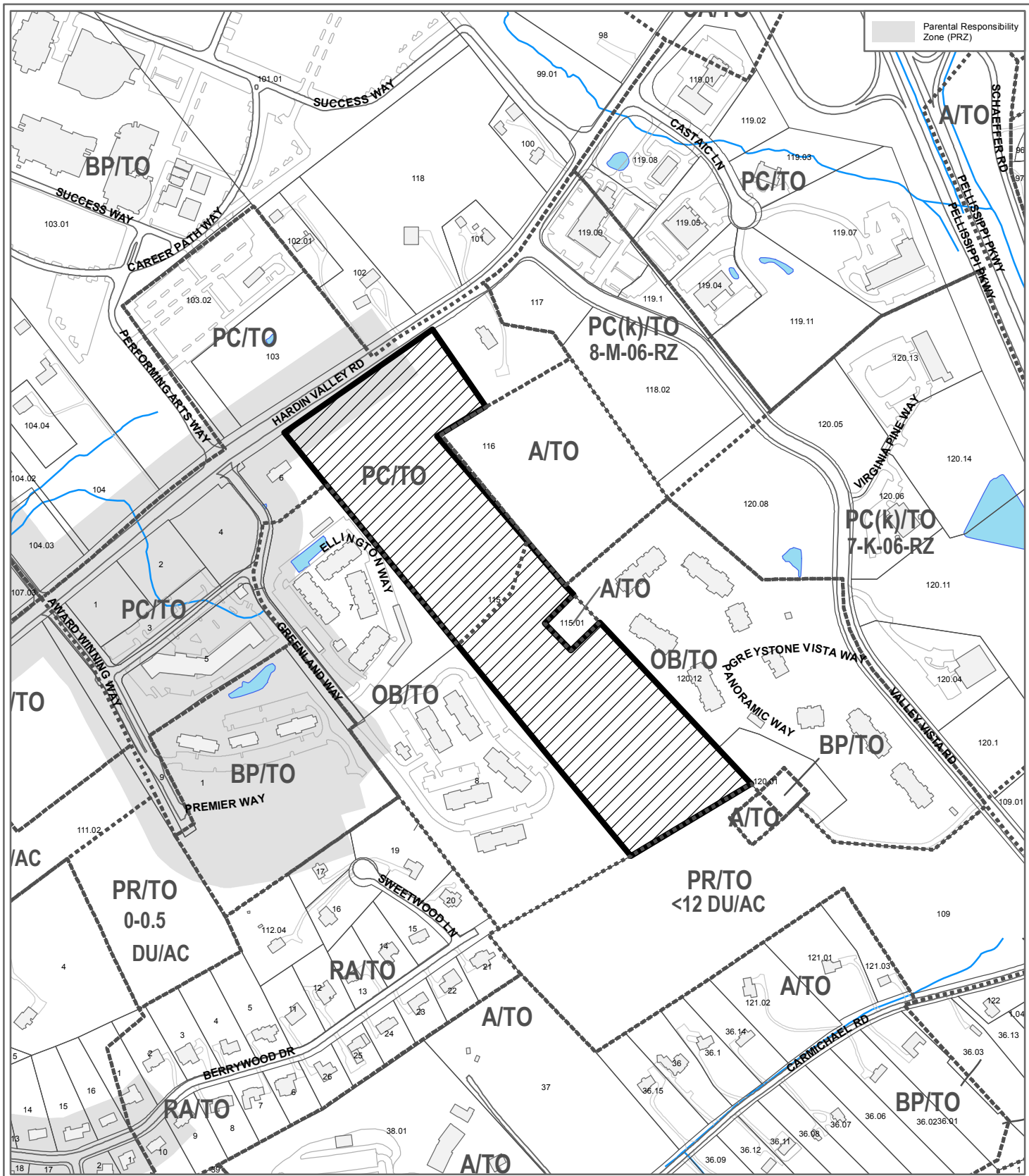
The Planning Commission had previously approved a concept plan for this site on November 12, 2015 (10-SE-15-C) and February 11, 2016 (2-SB-16-C). The applicant has submitted this revised concept plan to request approval of the change of the JPE serving the subdivision to a public street.

A traffic impact study was submitted for the proposed subdivision. The study has recommended the addition of right turn lanes on Hardin Valley Rd., and left and right turn lanes exiting the site.

**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.

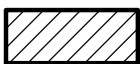
**ESTIMATED STUDENT YIELD:** Not applicable.

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.



**6-SB-17-C  
CONCEPT PLAN**

Subdivision: Palmer Subdivision



Approval of Concept Plan

Original Print Date: 5/17/2017  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Map No: 103  
 Jurisdiction: County

0 500  
Feet







**PALMER SUBDIVISION**  
10810 HARDIN VALLEY ROAD  
KNOXVILLE, TENNESSEE 37932

**HARDIN VALLEY LAND PARTNERS, LLC**  
10784 HARDIN VALLEY ROAD  
KNOXVILLE, TN 37932  
COUNTY CLT # 200202280011487  
TELEPHONE: 865.690.6426  
EMAIL: RUSTY@HARDINVALLEYLAND.COM

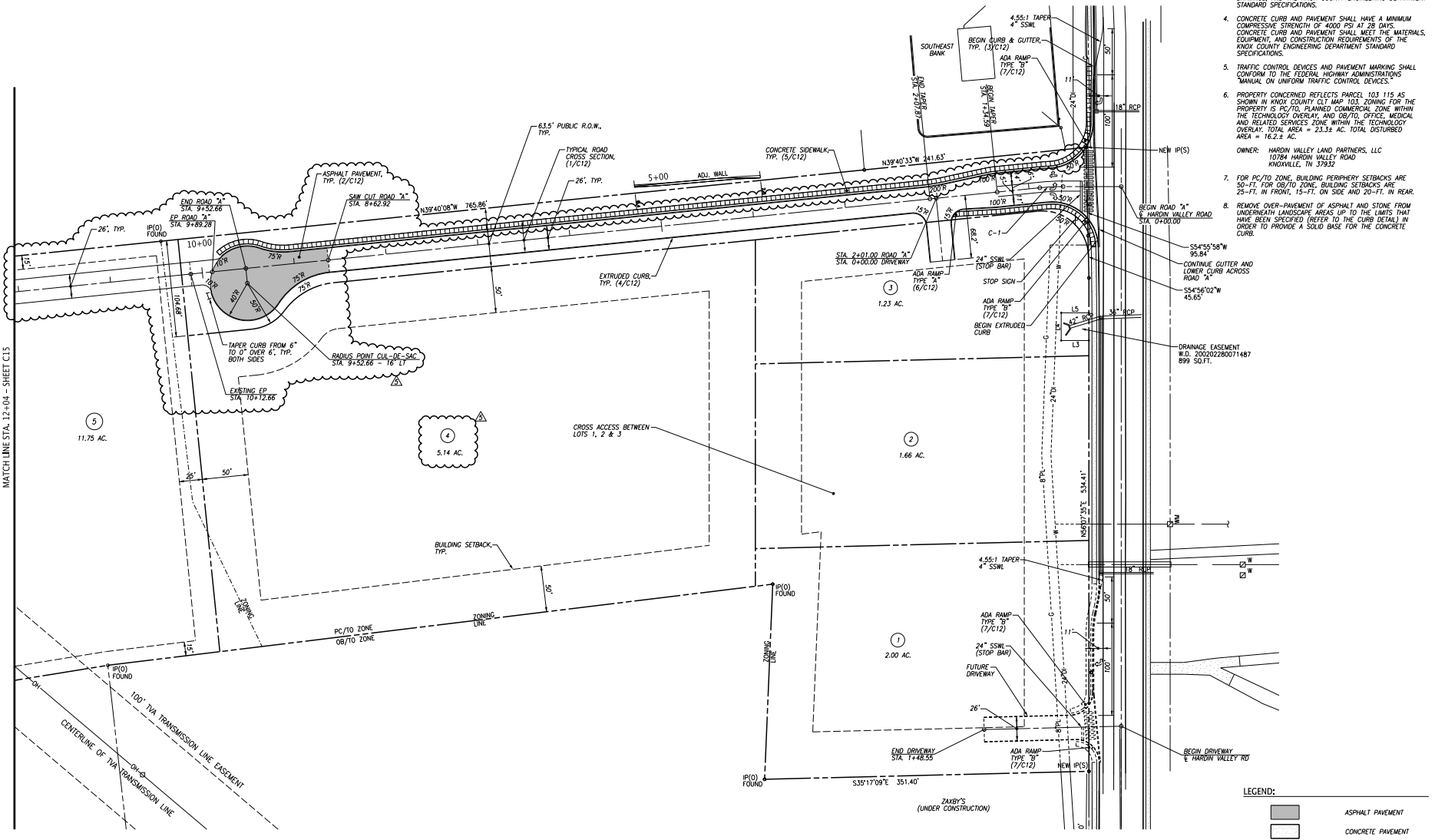
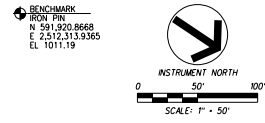
**SITE LAYOUT AND PAVING PLAN**

PROJ. MGR.	DESIGNED BY	DRAWN BY	DATE
WCF	WCF	JCM	05/17/17
WCF	WCF	WCF	04/19/17
WCF	WCF	WCF	04/21/16
WCF	WCF	WCF	04/21/16
WCF	WCF	WCF	02/28/16
WCF	WCF	WCF	02/28/16

Project #48,002  
Date 02/18/16  
Scale 1"=50'

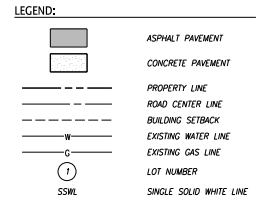
Sheet **C2**

- NOTES:**
1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM SURVEY PROVIDED BY SMOKY MOUNTAIN LAND SURVEYING CO., INC. DATED DECEMBER 16, 2015.
  2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
  3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE KNOX COUNTY ENGINEERING DEPARTMENT STANDARD SPECIFICATIONS.
  4. CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE KNOX COUNTY ENGINEERING DEPARTMENT STANDARD SPECIFICATIONS.
  5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
  6. PROPERTY CONCERNED REFLECTS PARCEL 103.115 AS SHOWN IN KNOX COUNTY CLT MAP 103. ZONING FOR THE PROPERTY IS PC/TD, PLANNED COMMERCIAL ZONE WITHIN THE TECHNOLOGY OVERLAY AND OB/TD, OFFICE, MEDICAL AND RELATED SERVICES ZONE WITHIN THE TECHNOLOGY OVERLAY. TOTAL AREA = 23.34 AC. TOTAL DISTURBED AREA = 16.2 ± AC.
  7. FOR PC/TD ZONE, BUILDING PERIPHERY SETBACKS ARE 50'-FT. FOR OB/TD ZONE, BUILDING SETBACKS ARE 25'-FT. IN FRONT, 15'-FT. ON SIDE AND 20'-FT. IN REAR.
  8. REMOVE OVER-PAVEMENT OF ASPHALT AND STONE FROM UNDERNEATH LANDSCAPE AREAS UP TO THE LIMITS THAT HAVE BEEN SPECIFIED (REFER TO THE CURB DETAIL) IN ORDER TO PROVIDE A SOLID BASE FOR THE CONCRETE CURB.



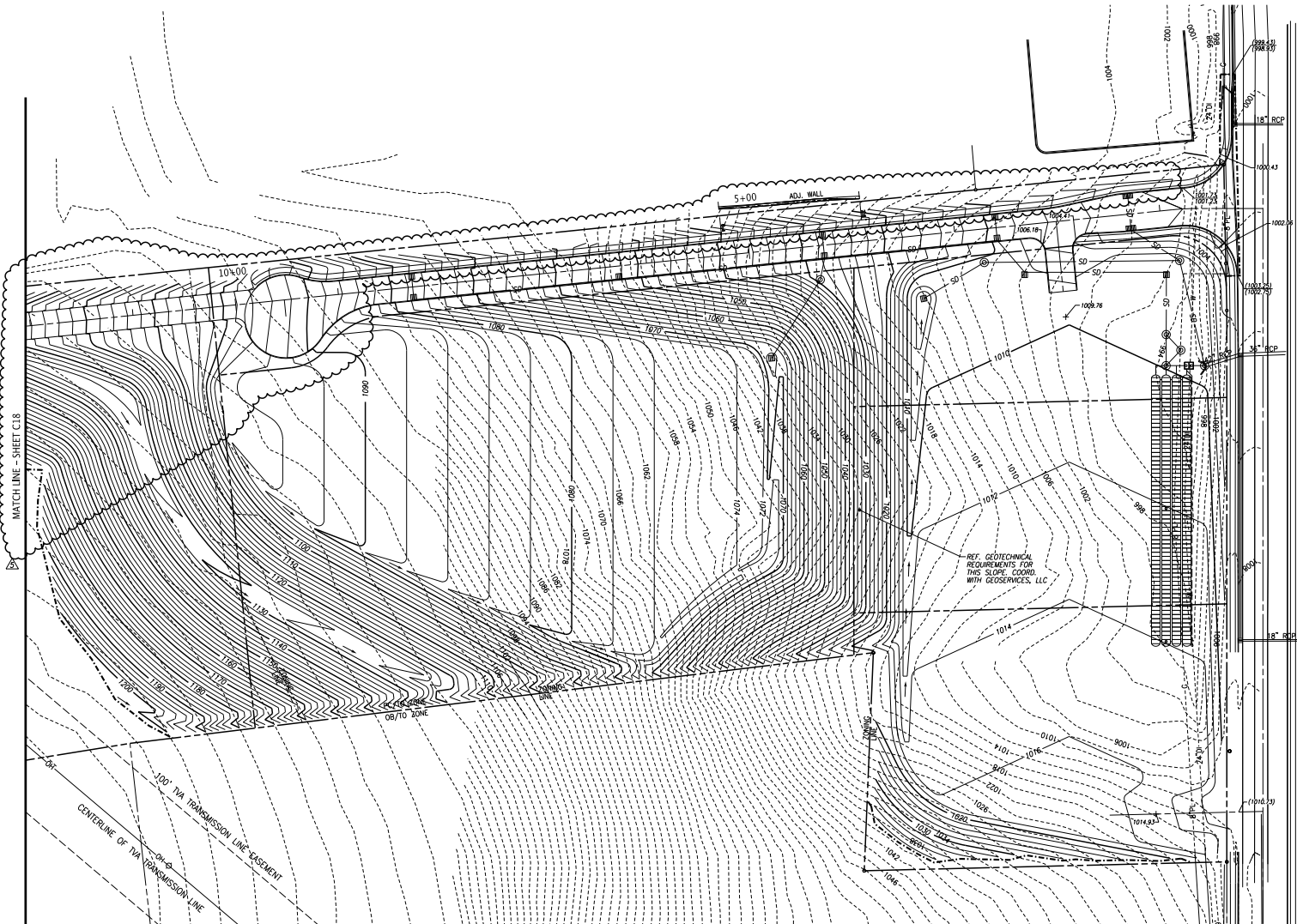
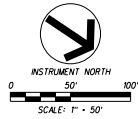
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C-1	591,591.6095	2,511,901.2108	5°48'08" LT	250.00	12.67	25.32

6-SB-17-C  
Revised: 5/18/2017



File Name: 1458154800.DWG  
Plot Date: 5/17/2017  
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BENCHMARK  
IRON PIN  
N 591.920.8668  
E 2,512.313.9365  
EL 1011.19



**GRADING NOTES:**

1. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISHED GRADE, EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2'-FT. INTERVALS.
2. THE ACCURACY OF THE GRADES IS DEPENDANT ON THE DATA PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD VERIFY AS NECESSARY PRIOR TO CONSTRUCTION.
3. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING. OFF-SITE BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
4. ALL TREES STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARRIED TO DEPTH OF 1 FT BELOW SUBGRADE.
5. STRIP TOPSOIL FULL DEPTH (6-IN. MIN.) AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
6. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULLY LOADED TANDEN AXLE DUMP TRUCK USING A CROSS-CROSS PATTERN (4 PASSES MIN.) AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
7. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL, TOOT NO. 57, OR TOOT NO. 67 STONE.
8. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL, FROZEN MATERIAL AND TRASH. FILL MATERIAL SHALL ALSO BE FREE OF STONE OR OTHER MATERIAL LARGER THAN 6 IN. AND LARGER THAN 4 IN. IN THE TOP 6 IN. OF AN EMBANKMENT.
9. FILL SOILS SHALL HAVE A PI LESS THAN 30 & A MAXIMUM DRY DENSITY OF 90 PCF OR GREATER.
10. UNSATISFACTORY SOILS INCLUDE MATERIALS THAT ARE TOO WET OR TOO SORT, BURNISHED SOILS AND SOILS CLASSIFIED PI, OH, AND OL. LEGALLY DISPOSE OF UNSATISFACTORY SOILS OFF-SITE UNLESS OTHERWISE APPROVED BY THE OWNER OR GEOTECHNICAL ENGINEER.
11. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 8 IN. THICKNESS. COMPACT EACH LAYER TO AT LEAST 98% MAXIMUM DRY DENSITY. COMPACT THE UPPER 24 IN. OF FILL BENEATH PAVEMENTS AND THE UPPER 12 IN. BENEATH BUILDING SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN -1 TO +3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
12. A 6 IN. (MIN.) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
13. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
14. NO SLOPE SHALL EXCEED 2:1 UNLESS PROPER SLOPE STABILIZATION MEASURES ARE IMPLEMENTED.
15. PROTECT AND MAINTAIN SUBSOURCES UNTIL PLACEMENT OF THE FINAL SURFACE IS ACHIEVED.
16. CONTRACTOR IS RESPONSIBLE TO ASSURE THAT THE FINISHED GRADES CONFORM WITH THE DETENTION POND DESIGN PARAMETERS. ONCE GRADING IS COMPLETE AND PRIOR TO FINAL SEEDING, SUBMIT AN AS-BUILT SURVEY FOR THE OWNER'S REVIEW.
17. VERIFY GRADES WHEREVER NECESSARY TO BRING THE PROPOSED LINES, ELEVATIONS, SLOPES, AND CROSS-SECTIONS OF THE GRADING WORK TO WITHIN THE FOLLOWING TOLERANCES ABOVE OR BELOW AS SHOWN ON THE PLANS: SUBGRADE 0.1", UNPAVED AREAS 0.1", SIDEWALKS 0.10", PAVEMENTS 0.04", AND BUILDINGS 0.04".
18. SLOPES GREATER THAN 4:1 SLOPE AT A HEIGHT GREATER THAN 6'-FT SHALL BE TESTED BY THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE STABILITY.
19. DISTURBED AREAS SHALL BE STABILIZED IN AN EXPEDIENT MANNER TO MINIMIZE TIME OF EXPOSURE TO WEATHER.

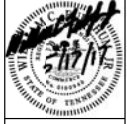
6-SB-17-C  
Revised: 5/18/2017

**LEGEND:**

---	LIMITS OF DISTURBANCE
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
○	PROPOSED SPOT ELEVATION
○	EXISTING SPOT ELEVATION
---	TOP CURB/TOP PAVT.

**FULGHUM  
FM  
MACINDOE  
ASSOCIATES INC.**

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FAX: 865.690.6448  
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CONTRACT NO. 16-85-62-02-4235  
TELEPHONE: 865.620.4235  
EMAIL: RUSTY@HARDINVALLEYLAND.COM

**SITE GRADING PLAN**

PROJ. MGR.	DESIGNED BY	DRAWN BY	DATE
WCF	WCF	JCM	05/17/17
REVISION	DESCRIPTION	DATE	
1	REVISED GRADING PER CUL-DE-SAC	04/19/17	
2	REVISED GRADING PER CUL-DE-SAC	06/17/16	
3	ADDED GRADING FOR FUTURE ACCESS	06/17/16	
4	REVISED GRADING FOR FUTURE ACCESS	06/22/16	
5	REVISED GRADING FOR FUTURE ACCESS	06/22/16	
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100	REVISED GRADING FOR FUTURE ACCESS	06/22/16	



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KNOXVILLE, TENNESSEE 37932

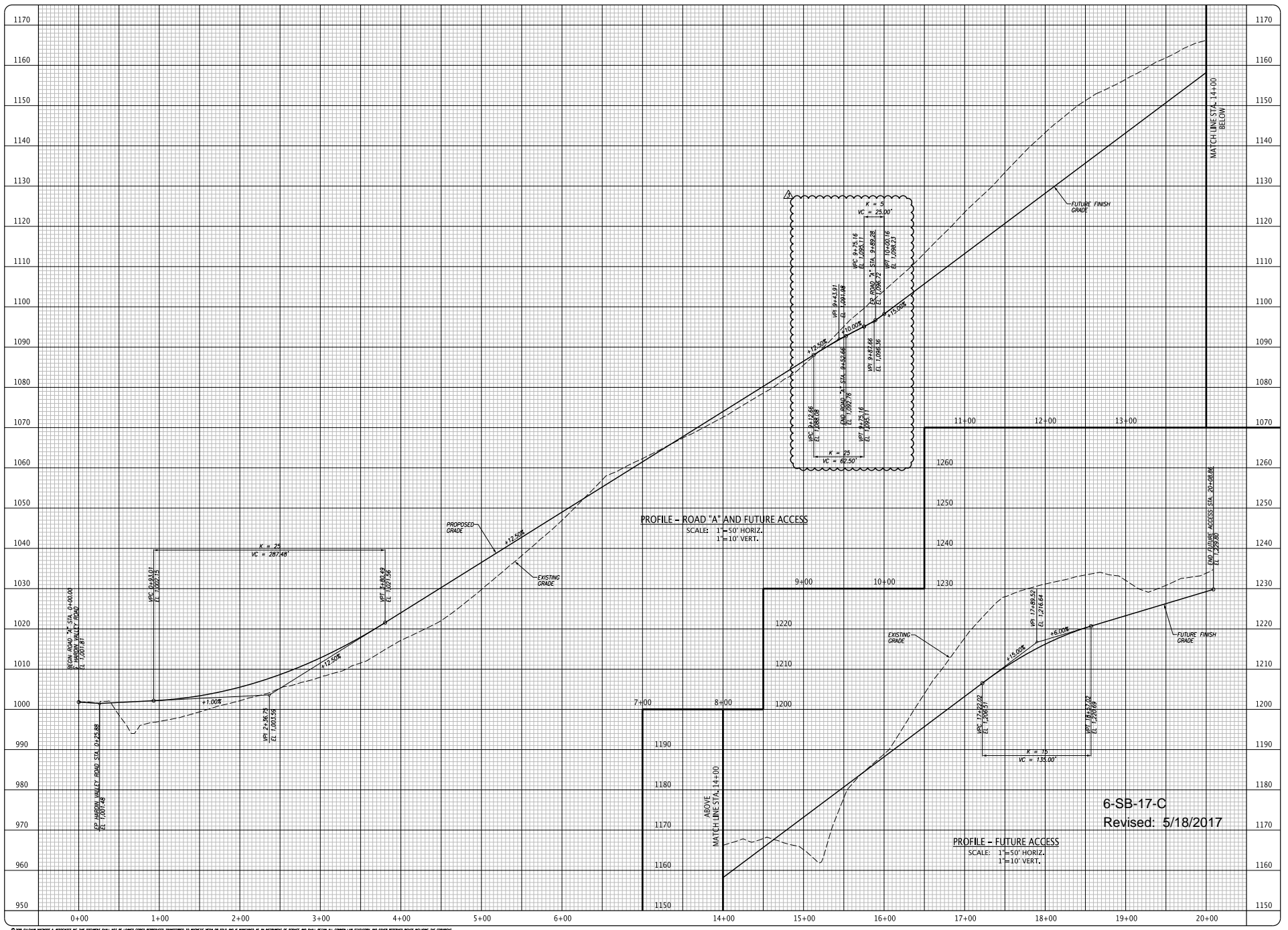
**HARDIN VALLEY LAND PARTNERS, LLC**  
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COUNTY: DECATUR  
TELEPHONE: 865.620.4235  
EMAIL: RUSTY@HARDINVALLEYLAND.COM

**ROAD PROFILE**

DESIGNED BY	INCH	DATE	REVISION
WCF	06/17/17	05/18/2017	ISSUED FOR CONSTRUCTION
WCF	04/11/17	04/11/17	REVISED PER CUL-DE-SAC DESIGN
WCF	08/11/16	08/11/16	REVISED TO ADD FUTURE ACCESS
WCF	02/18/16	02/18/16	ISSUED FOR CONSTRUCTION

Project No. 548.002  
Date 02/18/16  
Scale AS NOTED

**C11**



File Name: A:\548.002\DWG\6-SB-17-C.dwg  
Plot Date: 5/17/2017

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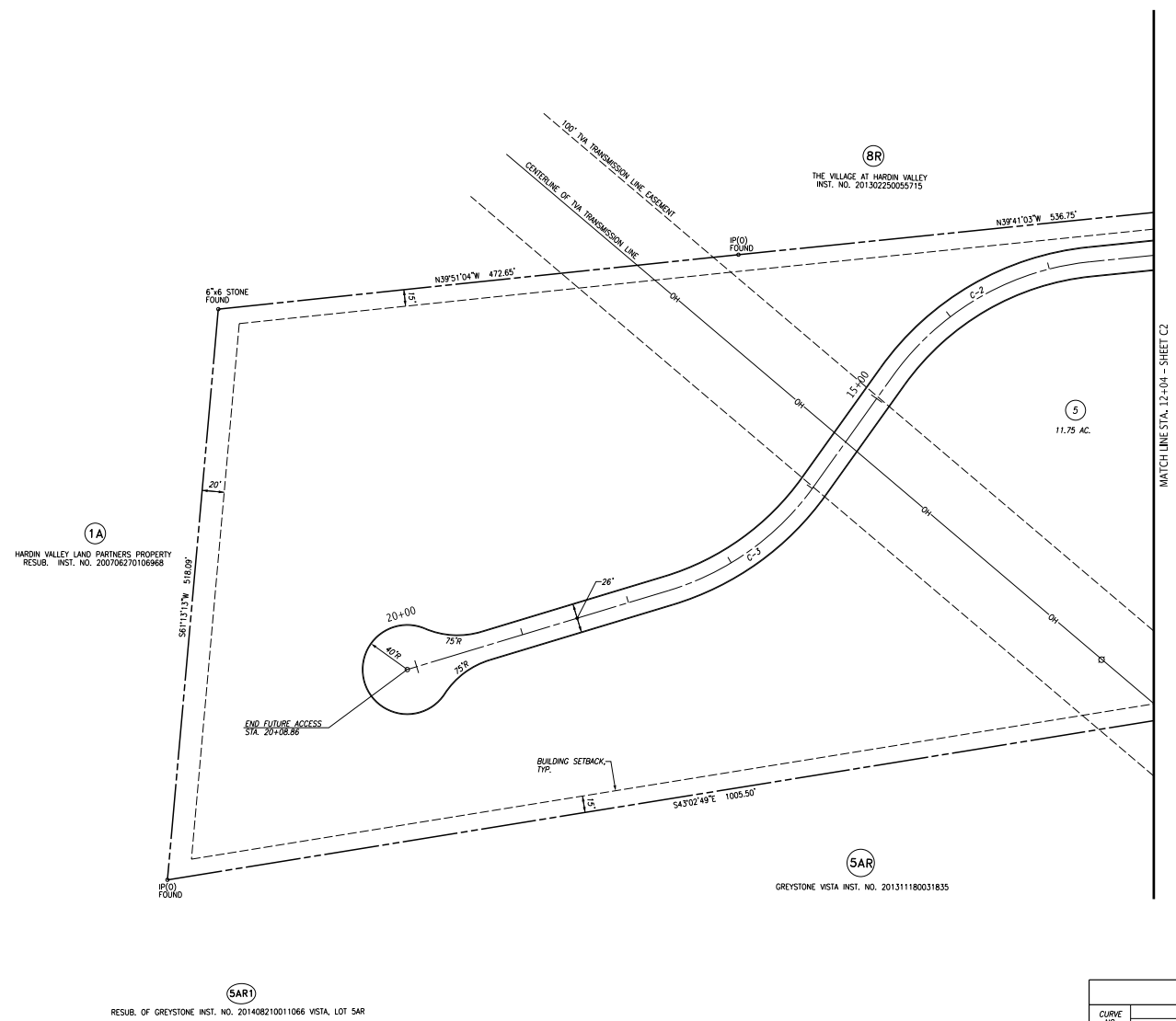
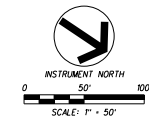
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CONTRACT NO. 16-0000000425  
TELEPHONE: 865.621.0235  
EMAIL: RUSTY@HARDINVALLEYLAND.COM

**SITE LAYOUT PLAN**

PROJECT NO.	548.002
DATE	08/11/16
SCALE	1"=50'
DESIGNED BY	WCF
DRAWN BY	JCM
ISSUED FOR CONSTRUCTION	08/11/16
REVISION/ISSUE	No.

**C15**

NOTES:  
1. REFER TO C2 FOR GENERAL NOTES AND LEGEND.



6-SB-17-C  
Revised: 5/18/2017

CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C-2	590,590.8664	2,512,731.3349	48°38'53" LT	250.00	113.01	212.27
C-3	590,581.4797	2,513,052.1241	37°37'29" RT	250.00	85.17	164.17

(SAR1)  
RESUB. OF GREYSTONE INST. NO. 201408210011066 VISTA, LOT 5AR

File Name: A:\548\548.002\0001\0001\0001\0001\0001\0001.dwg  
Plot Date: 8/17/2016

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**PALMER SUBDIVISION**  
10810 HARDIN VALLEY ROAD  
KNOXVILLE, TENNESSEE 37932

**HARDIN VALLEY LAND PARTNERS, LLC**  
10786 HARDIN VALLEY ROAD  
KNOXVILLE, TN 37932  
COMMERCIAL REAL ESTATE  
TELEPHONE: 865.610.4235  
EMAIL: RUSTY@HARDINVALLEYLAND.COM

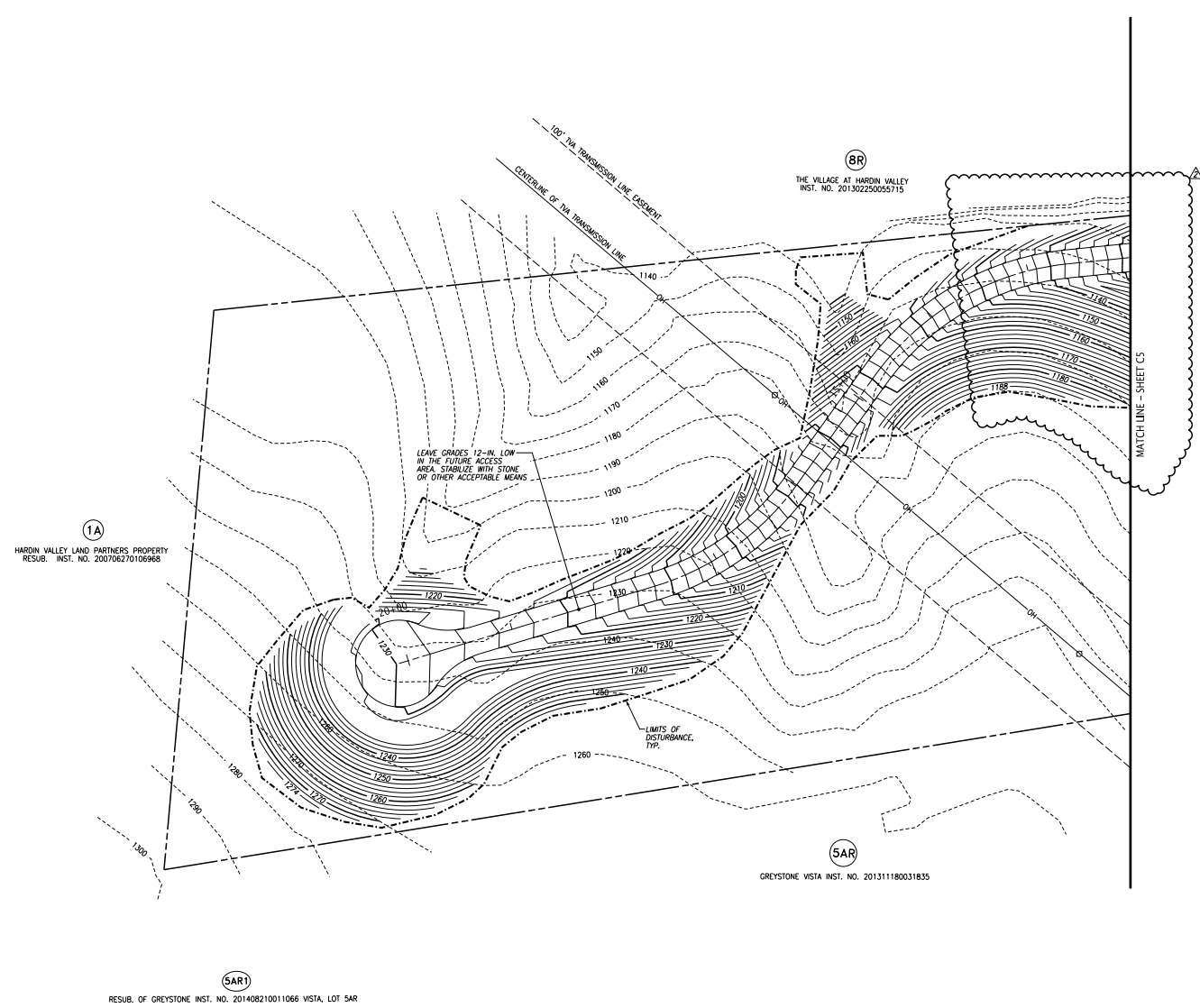
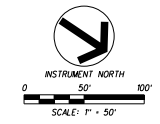
**SITE GRADING PLAN**

PROJ. NO.	DATE	BY	REVISION/ISSUE
548.002	08/11/16	JCM	ISSUED FOR CONSTRUCTION
	04/19/17	WCF	REVISED PER C&E-DE-54C
	06/17/17	WCF	REVISED PER C&E-DE-54C

Project: 548.002  
Date: 08/11/16  
Scale: 1"=50'

Sheet: **C18**

GRADING NOTES:  
1. REFER TO C2 FOR GRADING NOTES AND LEGEND.



6-SB-17-C  
Revised: 5/18/2017

File Name: A:\548\548.002\DWG\140821001.dwg  
Plot Date: 8/7/2017

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SUBDIVISION - CONCEPT



Name of Applicant: Rusty Bittle

Date Filed: 4/24/2017

Meeting Date: June 8, 2017

Application Accepted by: Marc Payne

Fee Amount: \$500 File Number: Subdivision - Concept 6-5B-17-C

(Original Concept Plan File Number 2-SB-16-C)

Fee Amount: Related File Number: Development Plan

PROPERTY INFORMATION

Subdivision Name: Palmer Subdivision

Unit/Phase Number:

General Location: Hardin Valley Road, just west of Valley Vista Road

Tract Size: 23.3 acres No. of Lots: 5

Zoning District: PC/TO & OB/TO

Existing Land Use: Undeveloped

Planning Sector: Northwest County

Growth Policy Plan Designation: Planned Growth

Census Tract: 59.05

Traffic Zone: 237

Parcel ID Number(s): 103 115

Jurisdiction: City Council District County Commission W6 District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer West Knox Utility District

Water West Knox Utility District

Electricity Lenoir City Utilities Board

Gas Knoxville Utilities Board

Telephone AT&T

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

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: Hardin Valley Land Partners

Company:

Address: 10780 Hardin Valley Road

City: Knoxville State: TN Zip: 37932

Telephone: 865-670-7426

Fax:

E-mail: rusty@hardinvalleyland.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: William C. Fulghum, Jr., P.E.

Company: Fulghum, MacIndoe & Associates, Inc.

Address: 10330 Hardin Valley Road, Ste 201

City: Knoxville State: TN Zip: 37932

Telephone: 865-690-6419

Fax:

E-mail: fulghum@fulghummacindoe.com

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: Carter McCall, E.I.

Company: Fulghum, MacIndoe & Associates, Inc.

Address: 10330 Hardin Valley Road

City: Knoxville State: TN Zip: 37932

Telephone: 865-251-5075

Fax:

E-mail: mccall@fulghummacindoe.com

**VARIANCES REQUESTED**

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

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

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

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

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

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: Rusty Bittle

Address: 10104 Hardin Valley Rd

City: Knox State: TN Zip: 37912

Telephone: 615-202-0136

Signature: 

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

Date: 4/19/17

E-mail: Rusty@HardinValleyLand.com