

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

▶ **FILE #:** 4-SA-17-C **AGENDA ITEM #:** 13  
 4-E-17-UR **AGENDA DATE:** 5/11/2017

POSTPONEMENT(S): 4/13/2017

▶ **SUBDIVISION:** TWIN OAK LANDING

▶ **APPLICANT/DEVELOPER:** PAUL C. HIBBIN

OWNER(S): Highway Markings, Inc

TAX IDENTIFICATION: 21 001 013-049

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS:

▶ **LOCATION:** Northwest & southeast sides of Twin Oak Ln., west side of Tazewell Pk.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 32.3 acres

▶ **ZONING:** PR (Planned Residential) & PR (Planned Residential) pending

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This site is located within an agricultural/residential area in the vicinity of Gibbs Elementary and High Schools, zoned A, RA and PR.

▶ **NUMBER OF LOTS:** 92

SURVEYOR/ENGINEER: Robert G. Campbell

ACCESSIBILITY: Access is via Twin Oak Ln., a local street with 13' of pavement width within 30' of right-of-way or Tazewell Pike, a major collector street with 23' of pavement width within 40' of right-of-way,

▶ **SUBDIVISION VARIANCES  
 REQUIRED:**

1. Vertical curve variance from K=25 to K=17 at sta 61+00 of Road F
2. Vertical curve variance from K=25 to K=23 at sta 62+75 of Road F
3. Horizontal curve variance from 250' to 150' at sta 11+29 on Road A
4. Horizontal curve variance from 250' to 150' at sta 22+40 on Road A
5. Horizontal curve variance from 250' to 100' at sta 59+42 on Road E
6. Horizontal curve variance from 250' to 100' at sta 60+79 on Road E
7. Reverse curve tangent variance from 50' to 0' at sta 11+95 on Road A
8. Reduction of tangent length between broken back curve from 175' to 39.77' between sta 5+79 and sta 60+19 on Road E
9. Reverse curve tangent length from 50' to 33.06' between sta 11+95 and sta 12+28 on Road A
10. Horizontal curve variance from 250' to 100' at sta 65+13 on Road F
11. Grade at inter section from 1% to 4% on Road C

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**STAFF RECOMMENDATION:**

- ▶ **APPROVE variances 1-10 because the site's shape restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard Deny variance 11**

**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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)
  3. Construction of the left turn lane from Tazewell Pk. To Twin Oak Ln. as required by the Tenn. Dept. of Transportation and the Knox County Dept. of Engineering and Public Works
  4. Reconstructing the existing Twin Oak Ln. as shown on the plan to the local road standard
  5. Construction of sidewalks as shown on the concept plan. All sidewalk construction must meet the requirements of the Americans with Disabilities Act.
  6. Revising the plan to reflect a grade at the intersection of Road C at 3% or less,
  7. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works Obtaining a street connection permit from the Tennessee Department of Transportation.
  8. Place a note on the final plat that all lots will have access only to the internal street system.
  9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm water facility, common area, recreational amenities and drainage system..
  - 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.
- ▶ **APPROVE the request for up to 102 detached dwellings on individual lots and a reduction of the periphery boundary setback from 35' to 25' as shown subject to conditions**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance

**COMMENTS:**

The applicant has submitted a concept plan containing 102 lots. The proposed development density of this project is 3.16 du/ac. The site was recently rezoned to PR (Planned Residential) at 4 du/ac. Access to the development will be via the existing Twin Oak Ln. At the present time Twin Oak Ln. is a substandard local street with a pavement width of only 13 feet. As part of this project Twin Oak Ln. will be brought up to existing standard width for a local street. Due to the number of lots involved a traffic impact study was prepared. The traffic impact study identified the need for a left turn lane from Tazewell Pk. To Twin Oak Ln. The developer of this project will be required to constrict the left turn lane as required by the Tenn. .Dept. of Transportation and the Knox County Dept. of Engineering and Public Works.

The site adjoins Gibbs Elementary School and the soon to be complete Gibbs Middle School. Given the proximity to the schools, the applicant has met with administrators from the Knox County Schools and the principal of the elementary school in order to provide a convenient pedestrian access point from this project to the schools. Sidewalks will also be provided within the proposed subdivision. Additionally, the applicant is showing greenway easement across the site as requested by the Knox County Greenways coordinator.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impact on local services since all utilities are nearby to serve this site
2. The proposed detached residential subdivision at a density of .3.16 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Gibbs Elementary, Middle and High Schools.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.

2. The proposed residential development is consistent with the general standards for uses permitted on review:

A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northeast County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.16 dwellings per acre.

B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).

C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.

D. The use will not significantly injure the value of adjacent property.

E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.16 du/ac is consistent with the Sector Plan and the proposed zoning designation.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.

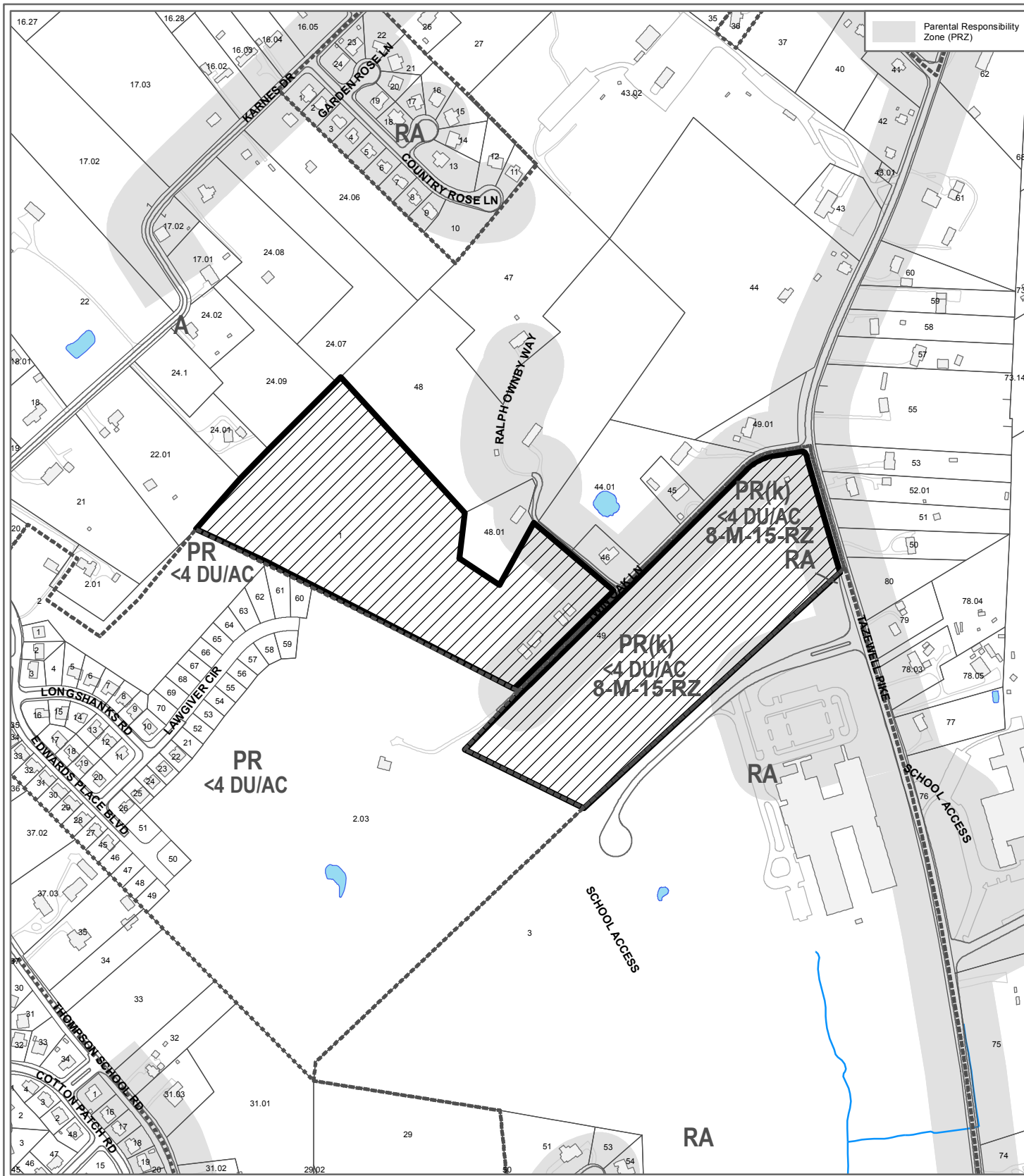
ESTIMATED STUDENT YIELD: 45 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Gibbs Elementary, Holston Middle, and Gibbs High.

- 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 concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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



**4-SA-17-C / 4-E-17-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential) & PR (Planned Residential) pending

Original Print Date: 3/14/2017

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Hibbin, Paul C.  
Twin Oak Landing

Map No: 21

Jurisdiction: County



# CONCEPT PLAN / USE ON REVIEW

## TWIN OAK LANDING

### DISTRICT NO. 8

7718 TWIN OAK LANE, CORRYTON, TN 37721

CLT: 013

PARCEL ID: 013 049

7615 TWIN OAK LANE, CORRYTON, TN 37721

CLT: 0021

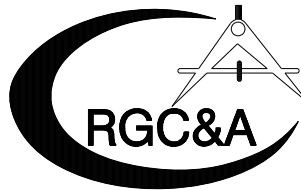
PARCEL ID: 021 001

ENGINEER:  
ROBERT G. CAMPBELL  
AND ASSOCIATES  
7523 TAGGART LANE  
KNOXVILLE, TN 37938  
PHONE: (865) 947-5996  
FAX: (865) 947-7556

DEVELOPER:  
GARY HIBBEN  
8333 COPPOCK ROAD  
KNOXVILLE, TN 37938  
PHONE: (865) 922-1550  
FAX: (865) 922-9229



LOCATION MAP



ROBERT G. CAMPBELL & ASSOCIATES, L.P.  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE



Certification of Concept Plan.  
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: Robert M. Smith  
Tennessee Certificate No. 104281

Revised: 4/28/2017

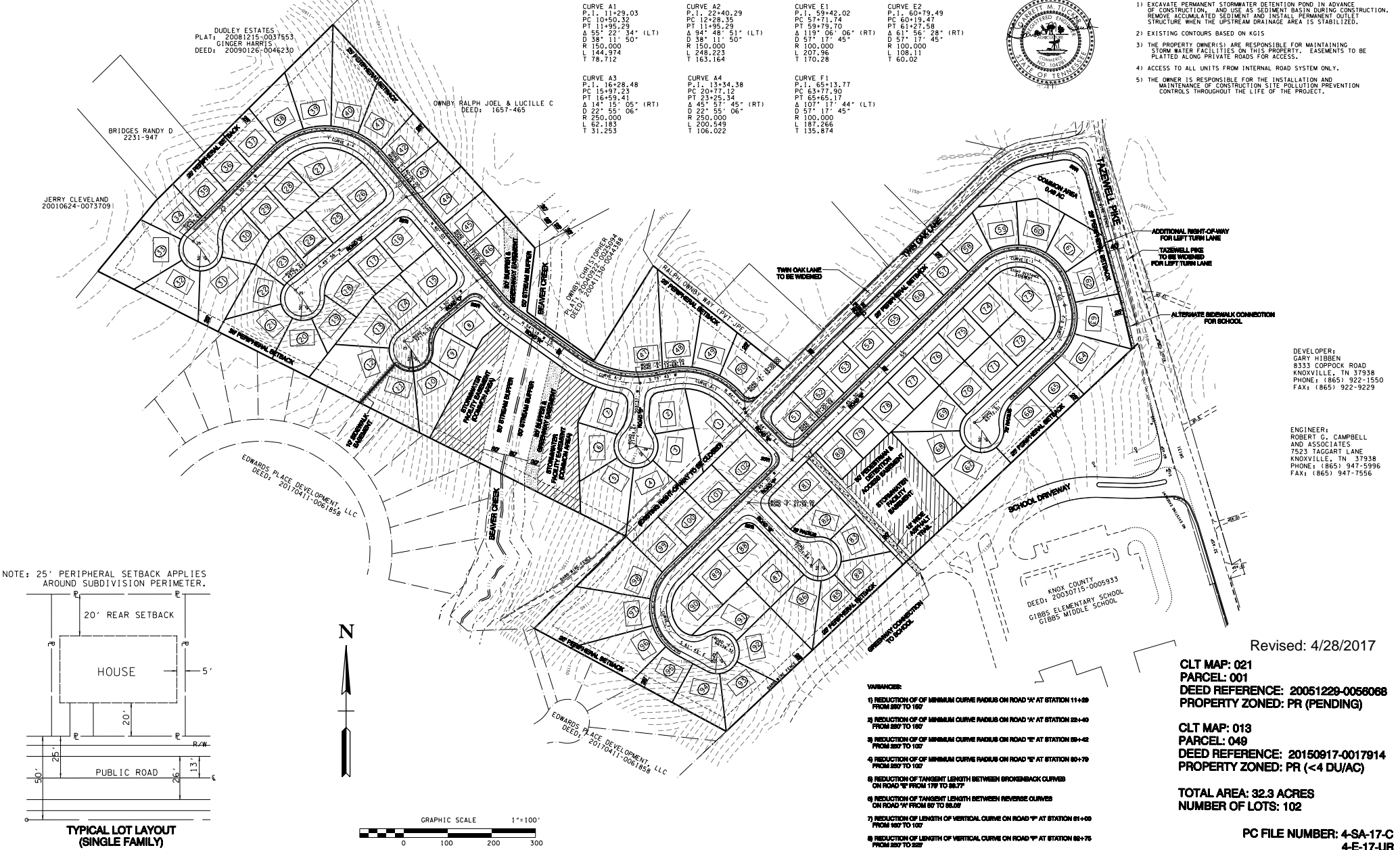
PC FILE NUMBER: 4-SA-17-C  
4-E-17-UR

CURVE DATA

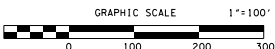
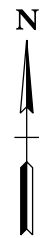
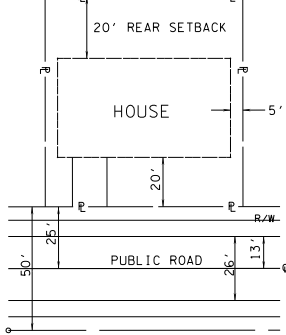
<b>CURVE A1</b> P.I. 11+29.03 PC 10+50.32 PT 11+95.29 A 55° 22' 34" (LT) D 38' 11" 50" R 150.000 L 144.974 T 78.712	<b>CURVE A2</b> P.I. 22+40.29 PC 12+28.35 PT 11+95.29 A 94° 48' 51" (LT) D 38' 11" 50" R 150.000 L 248.223 T 163.164	<b>CURVE E1</b> P.I. 59+42.02 PC 57+71.74 PT 59+79.70 A 119° 06' 06" (RT) D 57' 17' 45" R 100.000 L 207.96 T 170.28	<b>CURVE E2</b> P.I. 60+79.49 PC 60+19.47 PT 61+27.58 A 61° 56' 28" (RT) D 57' 17' 45" R 100.000 L 100.11 T 60.02
<b>CURVE A3</b> P.I. 16+28.48 PC 15+97.23 PT 16+59.41 A 14° 15' 05" (RT) D 22' 55' 06" R 250.000 L 62.183 T 31.253	<b>CURVE A4</b> P.I. 13+34.38 PC 20+77.12 PT 23+25.54 A 45° 57' 45" (RT) D 22' 55' 06" R 250.000 L 200.549 T 106.022	<b>CURVE F1</b> P.I. 15+13.77 PC 63+77.90 PT 65+65.17 A 107° 17' 44" (LT) D 57' 17' 45" R 100.000 L 187.266 T 135.874	



- NOTES:
- EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
  - EXISTING CONTOURS BASED ON KGIS
  - THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
  - ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
  - THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.



NOTE: 25' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



- VARIANCES:
- REDUCTION OF MINIMUM CURVE RADIUS ON ROAD "A" AT STATION 11+29 FROM 250 TO 160
  - REDUCTION OF MINIMUM CURVE RADIUS ON ROAD "A" AT STATION 22+40 FROM 250 TO 160
  - REDUCTION OF MINIMUM CURVE RADIUS ON ROAD "E" AT STATION 59+42 FROM 250 TO 100
  - REDUCTION OF MINIMUM CURVE RADIUS ON ROAD "E" AT STATION 60+79 FROM 250 TO 100
  - REDUCTION OF TANGENT LENGTH BETWEEN BROKENBACK CURVES ON ROAD "E" FROM 170 TO 85.77
  - REDUCTION OF TANGENT LENGTH BETWEEN REVERSE CURVES ON ROAD "A" FROM 80 TO 38.08
  - REDUCTION OF LENGTH OF VERTICAL CURVE ON ROAD "F" AT STATION 15+13 FROM 160 TO 100
  - REDUCTION OF LENGTH OF VERTICAL CURVE ON ROAD "F" AT STATION 63+77 FROM 250 TO 220

Revised: 4/28/2017

CLT MAP: 021  
PARCEL: 001  
DEED REFERENCE: 20051229-0056068  
PROPERTY ZONED: PR (PENDING)

CLT MAP: 013  
PARCEL: 049  
DEED REFERENCE: 20150917-0017914  
PROPERTY ZONED: PR (<4 DU/AC)

TOTAL AREA: 32.3 ACRES  
NUMBER OF LOTS: 102

PC FILE NUMBER: 4-SA-17-C  
4-E-17-UR

DEVELOPER:  
GARY HIBBEN  
8333 COPPOCK ROAD  
KNOXVILLE, TN 37938  
PHONE: (865) 922-1550  
FAX: (865) 922-9229

ENGINEER:  
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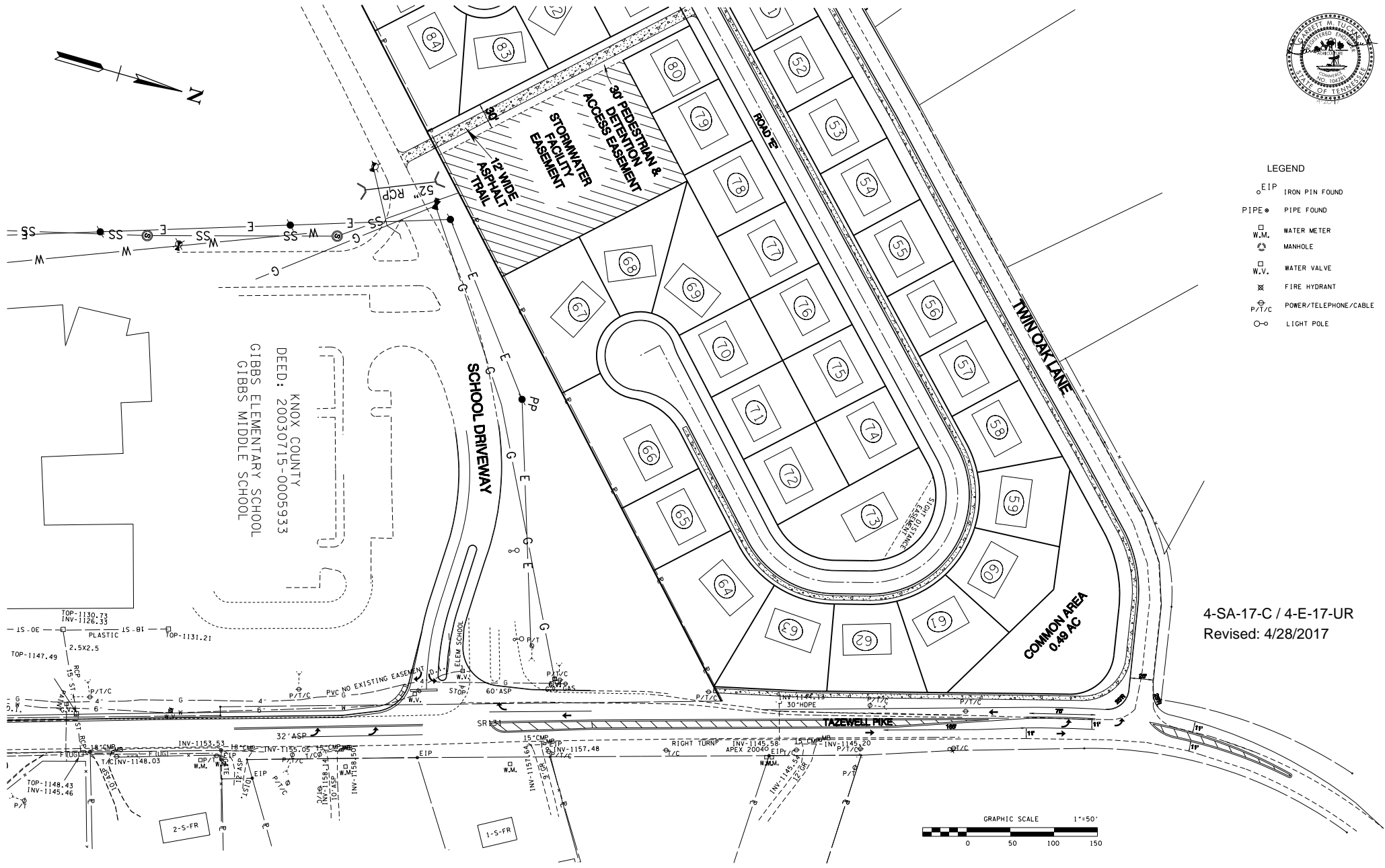
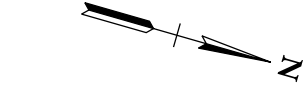
NO.	DATE	DESCRIPTION	BY	CHKD.

**ROBERT G. CAMPBELL & ASSOC., L.P.**  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

**TWIN OAK LANDING**  
CONCEPT PLAN / USE ON REVIEW

**GENERAL LAYOUT**  
PLAN VIEW

DESIGNED BY GMT	CHECKED BY ROC	SCALE 1" = 100'	SHEET TWO NO. 2
DRAWN BY JER	DATE 04-28-17	FILE NO. 15041	OF 5 SHEETS

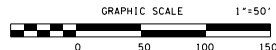


- LEGEND**
- EIP IRON PIN FOUND
  - PIPE FOUND
  - W.M. WATER METER
  - ⊙ MANHOLE
  - W.V. WATER VALVE
  - ⊗ FIRE HYDRANT
  - ⊕ P/T/C POWER/TELEPHONE/CABLE
  - LIGHT POLE

KNOX COUNTY  
 DEED: 20030715-0005933  
 GIBBS ELEMENTARY SCHOOL  
 GIBBS MIDDLE SCHOOL

COMMON AREA  
 0.49 AC

4-SA-17-C / 4-E-17-UR  
 Revised: 4/28/2017



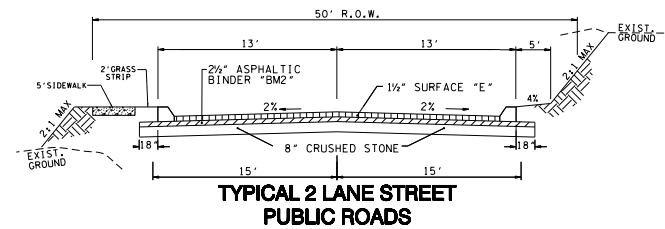
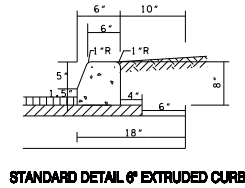
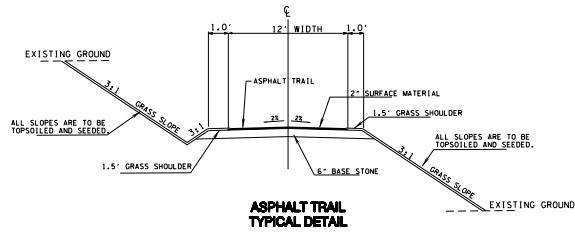
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**ROBERT G. CAMPBELL & ASSOC., L.P.**  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE

**TWIN OAK LANDING**  
 CONCEPT PLAN / USE ON REVIEW

**TAZEWELL PIKE WIDENING**  
 PRELIMINARY LAYOUT

DESIGNED BY GMT	CHECKED BY ROC	SCALE 1" = 50'	SHEET THREE NO. 3
DRAWN BY JER	DATE 04-28-17	FILE NO. 15041	OF 5 SHEETS

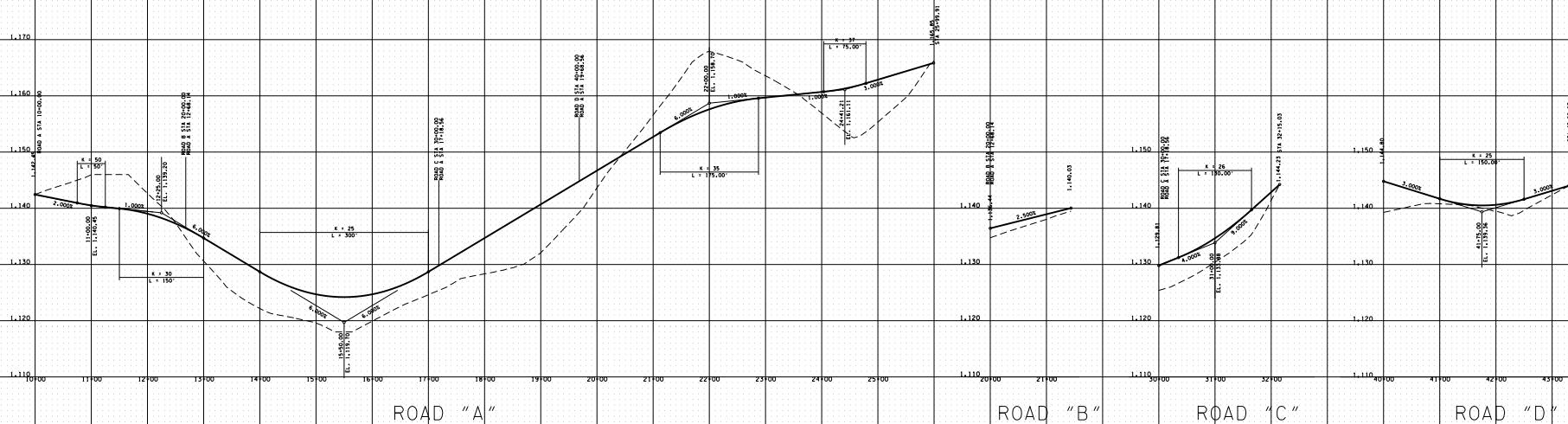


BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

- \* "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.

4-SA-17-C / 4-E-17-UR  
 Revised: 4/28/2017



NO.	DATE	DESCRIPTION	BY	CHKD.

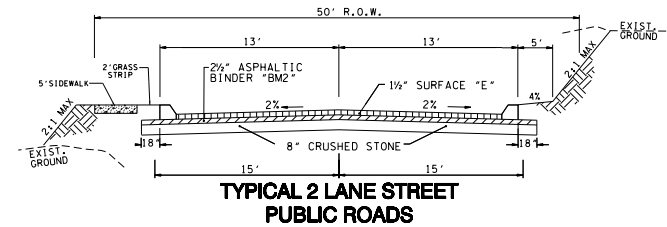
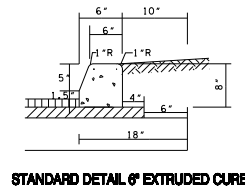
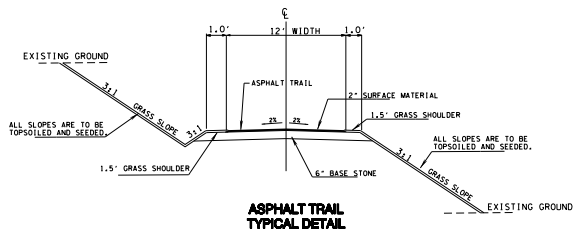
**ROBERT G. CAMPBELL & ASSOC., L.P.**  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE

**TWIN OAK LANDING**  
 CONCEPT PLAN / USE ON REVIEW

**ROAD PROFILES**

DESIGNED BY <b>GMT</b>	CHECKED BY <b>NGC</b>	SCALE <b>1"=100' HORIZ. 1"=10' VERT.</b>	SHEET FOUR NO. <b>4</b>
DRAWN BY <b>JER</b>	DATE <b>04-28-17</b>	FILE NO. <b>10041</b>	OF <b>5</b> SHEETS



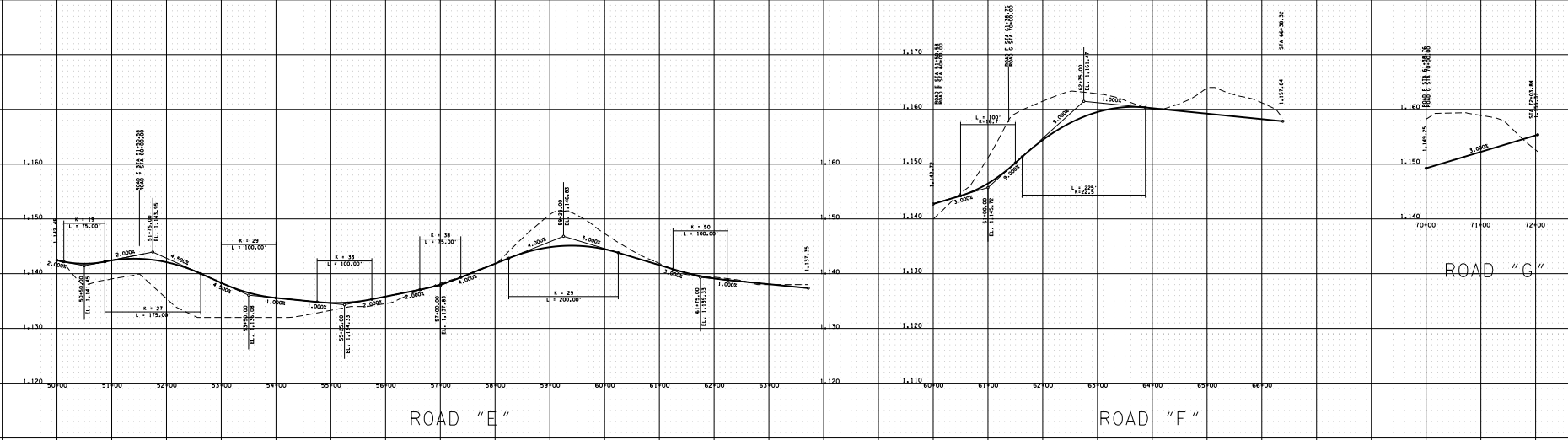


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FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

- \* "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.

4-SA-17-UR / 4-E-17-UR  
Revised: 4/28/2017



NO.	DATE	DESCRIPTION	BY	CHKD.

**ROBERT G. CAMPBELL & ASSOC., L.P.**  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

**TWIN OAK LANDING**

**ROAD PROFILES**

DESIGNED BY <b>GMT</b>	CHECKED BY <b>NGC</b>	SCALE <b>1"=100' HORIZ. 1"=10' VERT.</b>	SHEET FIVE NO. <b>5</b>
DRAWN BY <b>JER</b>	DATE <b>4-28-17</b>	FILE NO. <b>10041</b>	OF <b>5</b> SHEETS

# SUBDIVISION - CONCEPT



Name of Applicant: Paul G. Hibben

Date Filed: 2/27/2017

Meeting Date: 4/13/2017

Application Accepted by: M. Payne

Fee Amount: 3266.00 File Number: Subdivision - Concept 4-SA-17-C

Fee Amount: # Related File Number: USE-ON-REVIEW Development Plan 4-E-17-UR

**PROPERTY INFORMATION**

Subdivision Name: Twin Oak Landing

Unit/Phase Number: 1

General Location: Southwest side of Twin Oak Lane  
West of Tazewell Pike

Tract Size: 32.3 ACRES No. of Lots: 92

Zoning District: PR

Existing Land Use: UNUSED LAND

Planning Sector: NORTHWEST COUNTY

Growth Policy Plan Designation: Planned

Census Tract: 64.02

Traffic Zone: 186

Parcel ID Number(s): 021 001 & 013 049

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 8th District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: Paul G. Hibben & Tammy B. Hibben

Company: \_\_\_\_\_

Address: 8333 Coppock Road

City: KNOXVILLE State: TN Zip: 37721

Telephone: (865) 922-1550

Fax: (865) 922-9229

E-mail: paul@highwaymarkings.com

**PROJECT SURVEYOR/ENGINEER**

PLEASE PRINT

Name: Garrett M. Tucker, PE, LS

Company: Robert G. Campbell & Associates, LP

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: gtucker@rgc-a.com

**AVAILABILITY OF UTILITIES**

List utility districts proposed to serve this subdivision:

Sewer NEKUD

Water HPUD

Electricity KUB

Gas KUB

Telephone \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

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

PLEASE PRINT

Name: Garrett M. Tucker

Company: Robert Campbell & Associates

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: \_\_\_\_\_

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

E-mail: \_\_\_\_\_

**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)

**VARIANCES REQUESTED**

1. Decrease the minimum K value on Road F @ STA. 61+00 from 25 to 17

Justify variance by indicating hardship: Topography disallows the higher K value

2. Decrease the minimum K value on Road F @ STA. 62+75 from 25 to 23

Justify variance by indicating hardship: Topography disallows the higher K value

3. Decrease the minimum radius at Curve "A1" from 250' to 150'

Justify variance by indicating hardship: Property, stream, and topographic features make other options virtually impossible

4. Decrease the minimum radius at Curve "A2" from 250' to 150'

Justify variance by indicating hardship: Property, stream, and topographic features make other options virtually impossible

5. Reduce the tangent for reverse curves from 50' to 0' between curve "A1" and "A2"

Justify variance by indicating hardship: Property, stream, and topographic features make other options virtually impossible

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: Paul G. Hibben

Address: 8333 Coppock Road

City: Knoxville State: TN Zip: 37721

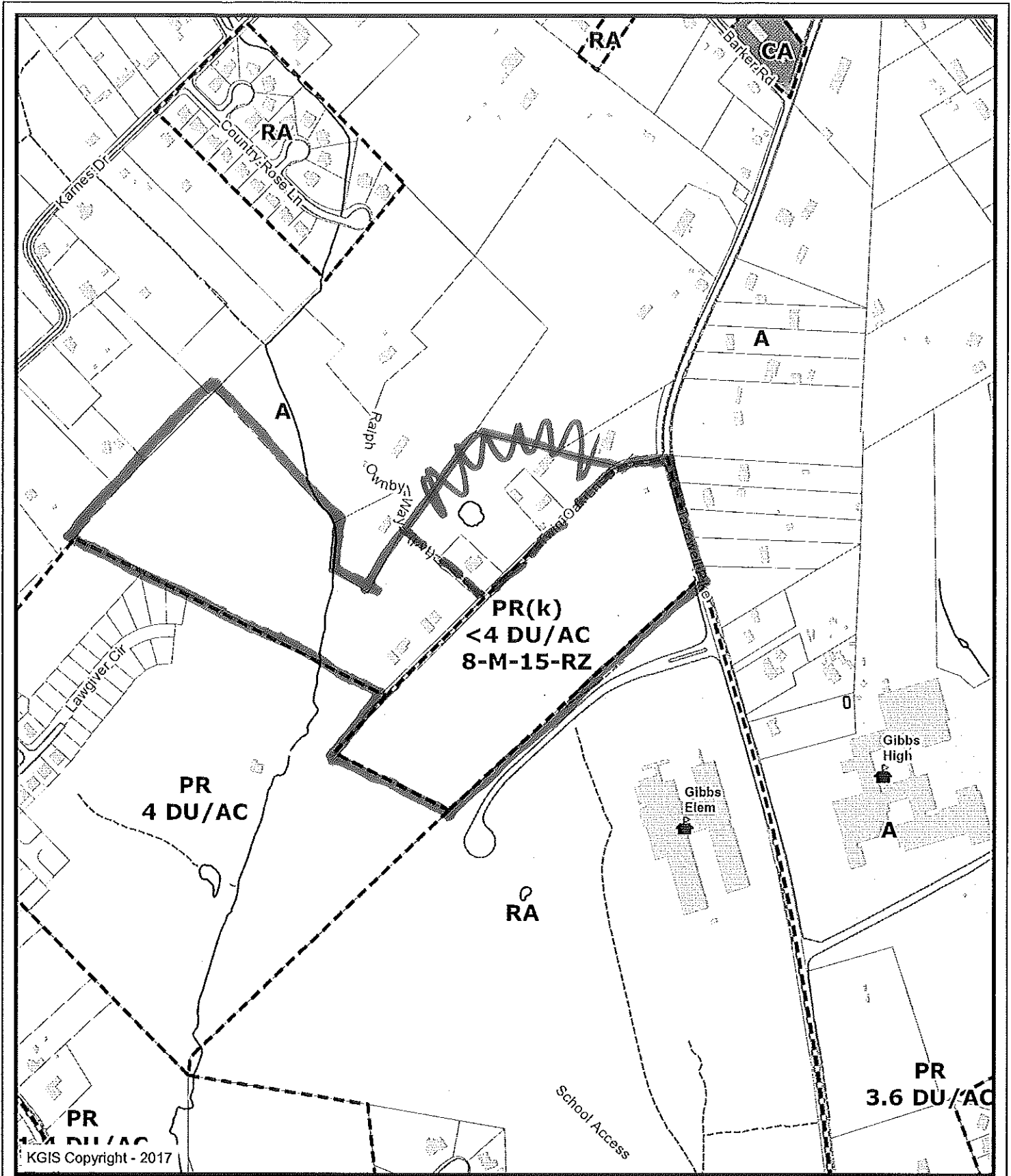
Telephone: (865) 922-1550

Fax: (865) 922-9229

Signature: *Paul G. Hibben*

Date: February 24, 2017

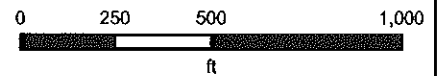
E-mail: paul@highwaymarkings.com



Letter Portrait

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