

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

▶ **FILE #:** 8-SC-18-C  
 8-D-18-UR

**AGENDA ITEM #:** 17  
**AGENDA DATE:** 8/9/2018

▶ **SUBDIVISION:** THE LEGENDS AT WASHINGTON PIKE  
 ▶ **APPLICANT/DEVELOPER:** MADDOX COMPANIES  
 OWNER(S): Maddox Companies

TAX IDENTIFICATION: 49 088.01 & PART OF 088.02

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 5304 McCampbell Dr

▶ **LOCATION:** North of Rising Oak Way terminus, northwest of Washington Pike, south side McCampbell Dr.

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Whites Creek

▶ **APPROXIMATE ACREAGE:** 94.34 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached and detached residential subdivision

SURROUNDING LAND USE AND ZONING: This area is primarily developed with residential uses under RA, RB, R-1, R-2 and PR zoning. There is some industrial (LI & I) zoning in the area. There are also commercial uses to the southwest, zoned PC-1 and C-3. The north side of the New Harvest Park property borders the southwest property line of the subject property.

▶ **NUMBER OF LOTS:** 261

SURVEYOR/ENGINEER: Robert Campbell & Associates

ACCESSIBILITY: Access is via Washington Pike, a minor arterial street with 22' - 38' of pavement width within 40' - 70' of right-of-way. There is also access from McCampbell Dr. for emergency vehicles only.

▶ **SUBDIVISION VARIANCES  
 REQUIRED:**

**STAFF RECOMMENDATION:**

▶ **Staff will provide an updated report on this application to the Planning Commission at the Agenda Review meeting on Tuesday, August 7, 2018.**

Planning Commission staff has been working with City of Knoxville Department of Engineering staff and the applicant in the review of this residential development. We are currently reviewing the latest revised concept plan submitted on August 1, 2018 and will be providing a recommendation to the Planning Commission for consideration on August 7, 2018.

## COMMENTS:

This proposal is for an 82 lot attached and 179 lot detached residential subdivision that is phase 2 of a development that includes a 264 unit apartment complex that was constructed in 2010. The Phase 2 development will be on 58.86 acres of the 94.34 total acres, and will have a net density of 4.4 du/ac. The majority of the undeveloped property is within the hillside area. The southwest corner of the property contains the largest portion of the property within the hillside area and it is to be conserved. There is approximately 6 acres shown as "future development" on the northeast side of Rising Oak Way on sheet 3 of the development plan.

In 2012 the property was annexed into the City and zoned RP-1 up to 5.5 du/ac subject to 2 conditions: 1) At the time of development plan approval, appropriate land within the (hillside area) shall be placed in a conservation easement or otherwise preserved in an undisturbed condition; and 2) At the time of development plan approval, a method for providing public access to the area shown as a conservation easement, such as a trail or greenway easement, shall be documented and shown on the development plan. The approved density of 5.5 du/ac included a density bonus of 20 percent for conserving the hillside area on the southwest corner of the property that is adjacent to New Harvest Park. If the hillside area is not protected per the conditions then the 20 percent density bonus is not applicable and the density for the site shall not exceed 4.5 du/ac. The density of the proposed phase 2 development is within density limits excluding the 20 percent bonus, however, the developer still intends to protect the majority of the hillside area and work with the County to connect walking trails on their site with the park on the opposite side of the ridge.

The traffic impact study (TIS) completed for this project recommends installing right and left turn lanes on Rising Oak Way and a 50' right turn lane on Washington Pike. There is an existing left turn lane on Washington Pike at Rising Oak Way this is adequate for the proposed development. The development plan includes the turn lanes on Rising Oak Way, however, the applicant is requesting that the right turn lane on Washington Pike not be required at this time and be installed when the City improves the road. The City had a timeline for improving Washington Pike a few years ago, however, that project has been indefinitely put on hold. Staff is recommending that this turn lane be installed as part of this project.

Sidewalks will be installed on all roads within the new subdivision with the exception of the short cul-de-sacs. There is a trail loop proposed on the west side of Rising Oak Way, just before the new subdivision begins. This loop is to be a trail head for walking trails in the hillside being preserved and potentially connected to the New Harvest Park trails. In the attached townhouse portion of the development there is a playground proposed in the northeast corner of the property.

The development only has one access for vehicular traffic, which is not typically recommended for safety reasons for a development of this size. Because of this, an emergency access will be installed from McCampbell Dr. that borders the north side of the development. McCampbell Dr. is not suitable for everyday traffic from the development but is sufficient to provide emergency access if needed. The access is at the northern terminus of Rising Oak Way, between lots 114 and 115, and will be constructed of a structurally reinforced grass lawn so it does not have the appearance of a road or driveway. There will be a gate near McCampbell Dr. to ensure this access is used only by emergency vehicles.

There are townhouse lots that have double frontage along McCampbell Dr. (lots 207-217). A common area greater than 25' in depth has been provided so the lots do not need a depth of 150'. The common area must have continuous landscape screening behind these lots consisting of existing trees, or a combination of new and existing trees.

**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.

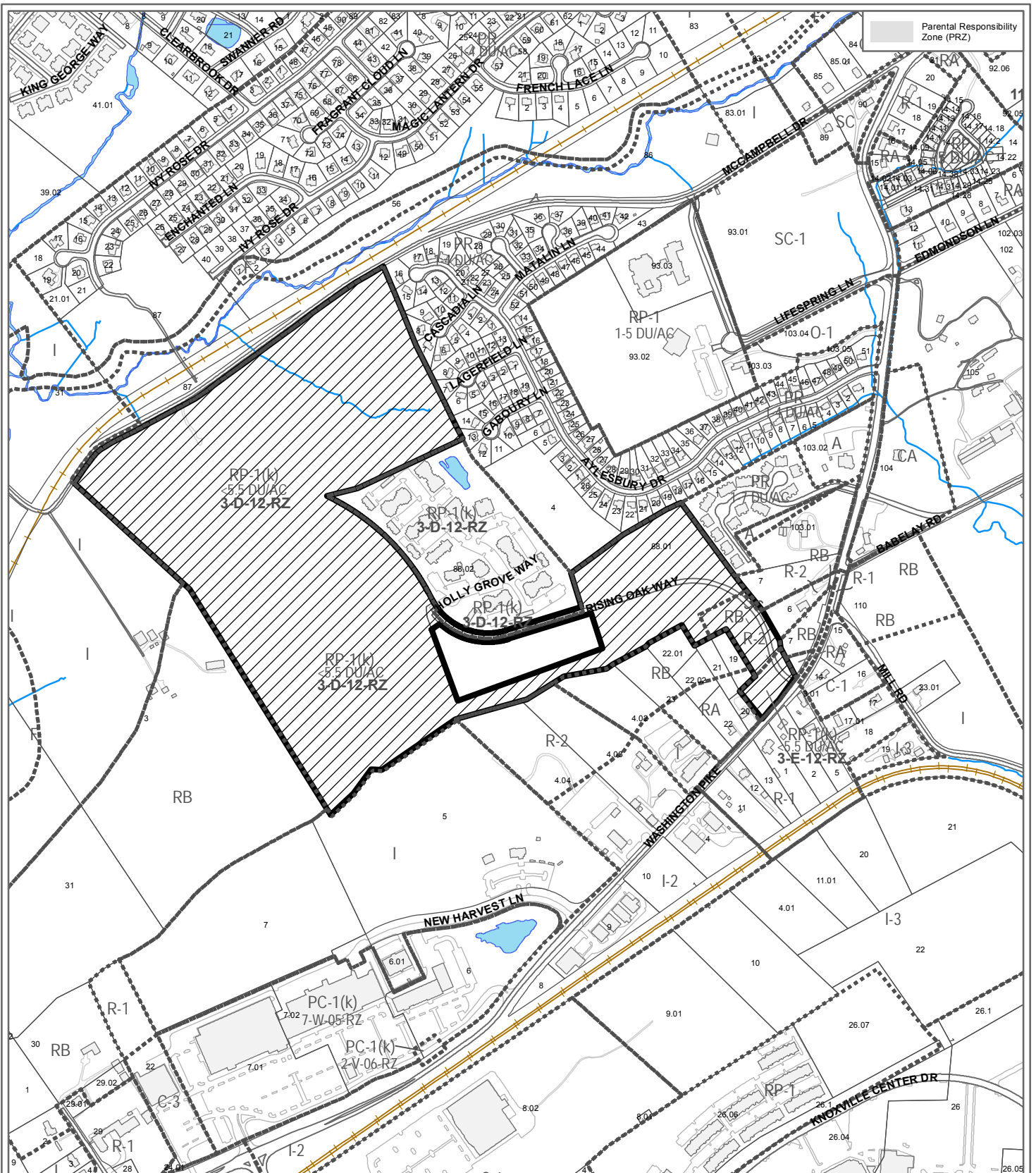
**ESTIMATED STUDENT YIELD:** 66 (public school children, ages 5-18 years)

Schools affected by this proposal: Shannondale Elementary, Gresham Middle, and Central High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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.

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.



**8-SC-18-C / 8-D-18-UR  
CONCEPT PLAN/USE ON REVIEW**



Attached and detached residential subdivision in RP-1 (Planned Residential)

Petitioner: Maddox Companies  
The Legends at Washington Pike

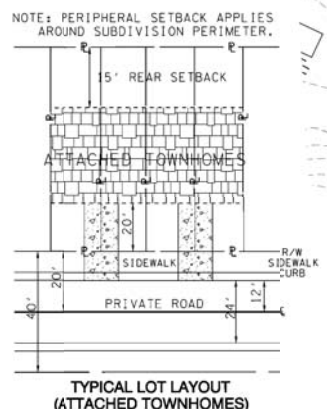
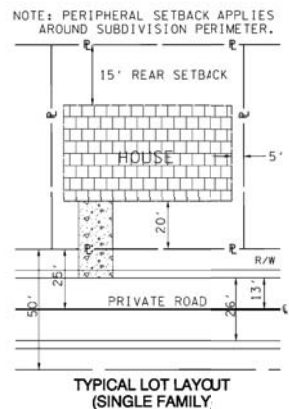
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Jurisdiction: City

0 500  
Feet



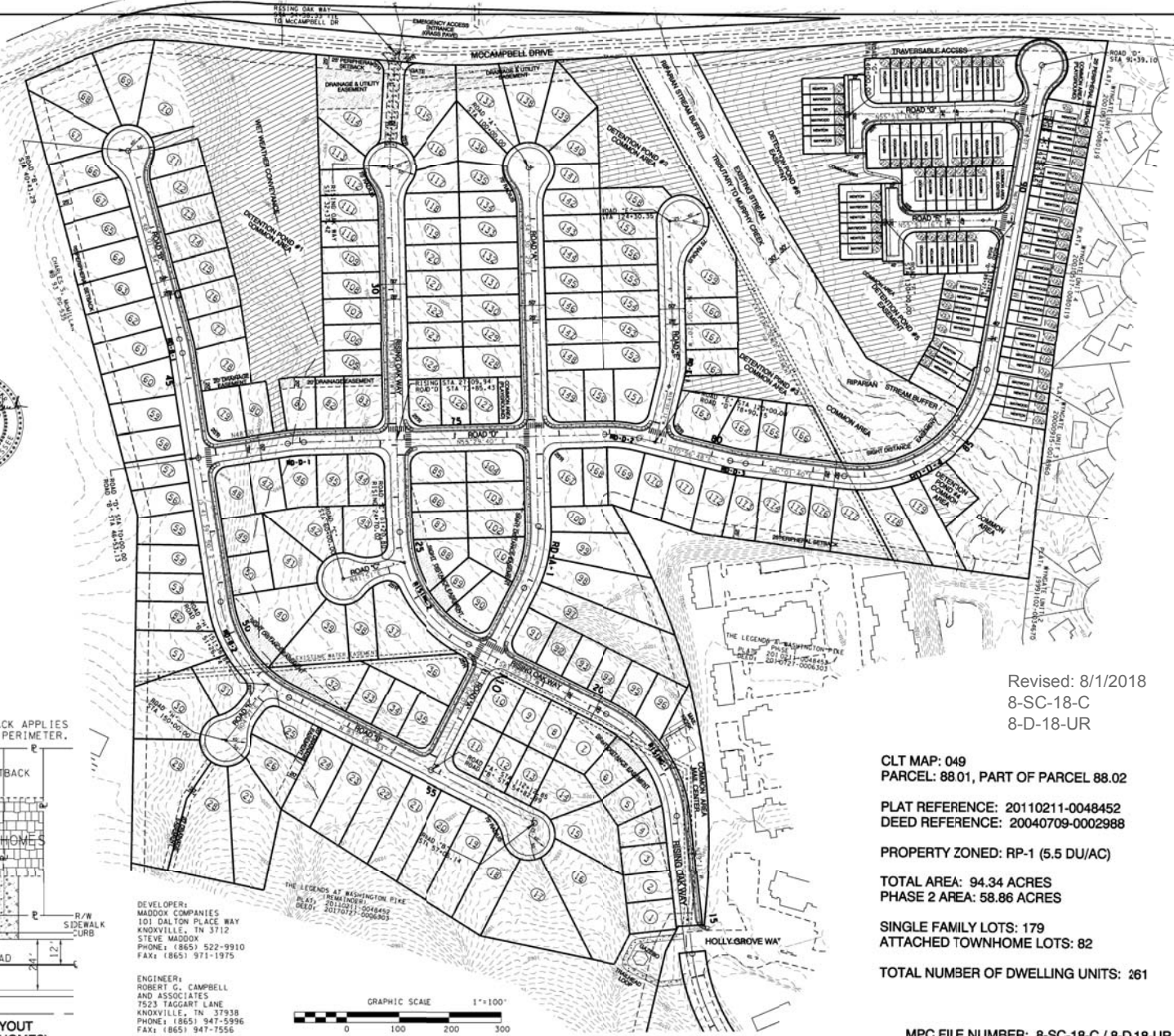
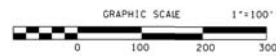
Original Print Date: 7/19/2018 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

- NOTES:
- THIS IS A CONCEPT PLAN. PRIOR TO (AND DISTURBANCE, A SITE DEVELOPMENT PERMIT) TO BE OBTAINED FROM THE CITY OF KNOXVILLE. ADDITIONAL ENGINEERING ANALYSIS AND OTHER DOCUMENTS WILL BE REQUIRED FOR ISSUANCE OF THE SITE PERMIT. ADDITIONAL STORMWATER TREATMENTS AND FACILITIES MAY BE REQUIRED.
  - EXISTING CONTOURS BASED ON K.G.I.S.
  - LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
  - ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
  - A 15' SANITARY SEWER EASEMENT ENLARGED ALONG SANITARY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
  - THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
  - LANDSCAPING BUFFER TO BE PROVIDED IS SHOWN BETWEEN THE BACK OF THE TOWNHOUSES AND MCCAMPBELL DRIVE. LANDSCAPING SHALL COMPLY WITH ALL ASPECTS OF THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.
  - ROADWAYS TO BE PRIVATE RIGHT OF WAYS DESIGNED AND CONSTRUCTED TO CITY OF KNOXVILLE PUBLIC ROAD STANDARDS.
  - ADDITIONAL ACCESS FOR EMERGENCY PERSONNEL TO BE PROVIDED BY ENTRANCE FROM MCCAMPBELL DRIVE. DRIVING SURFACE TO BE CONSTRUCTED WITH "GRASS PAW" REINFORCED TURF. SUBJECT TO FINAL REVIEW BY KNOXVILLE FIRE DEPARTMENT. A MOUNTABLE CURB MAY BE USED.
  - SCREENING TO BE PROVIDED AS SHOWN FOR THE COMMON AREA BETWEEN THE TOWNHOUSES AND MCCAMPBELL DRIVE.
  - EASEMENTS TO BE PROVIDED FOR SMALLS AND STORMWATER PIPES AS PART OF SITE DEVELOPMENT PLAN AND FINAL PLATTING.
  - LEFT TURN LANE TO BE PROVIDED ON RISING OAK WAY. DECELERATION LANE ON WASHINGTON PIKE TO BE RESOLVED WITH WIDENING OF WASHINGTON PIKE BY CITY OF KNOXVILLE.
  - PROPOSED AMENITIES ARE TYPICAL. OTHER AMENITIES MAY BE PROVIDED IN LIEU OF THOSE SHOWN, SUCH AS A TRAIL SYSTEM ON THE UNDEVELOPED AREAS OF THE PARCEL.
  - SIGHT DISTANCE HAS BEEN EVALUATED BASED ON 3,042.9 OF THE MINIMUM SUBDIVISION REGULATIONS. A DISTANCE OF 300 FEET CAN BE MADE AVAILABLE AT DRIVEWAYS AND INTERSECTIONS WITH SHORT DISTANCE AMENITIES. FURTHER EVALUATION WILL BE MADE DURING FINAL DESIGN. ADDITIONAL EASEMENTS MAY BE NEEDED TO LOWER SPEED LIMITS TO 15 MPH FOR SIGHT DISTANCE OF 250 FEET MAY ALSO BE CONSIDERED.
  - LOCATIONS OF MAIL BOXES TO BE APPROVED BY THE U.S. POSTAL SERVICE. FINAL LOCATIONS TO BE SHOWN ON SITE DEVELOPMENT PLAN.
  - EXISTING EASEMENT AGREEMENT FOR RISING OAK WAY DEVELOPED AT INSTRUMENT #2008125-000012 WITH ALLOWANCES FOR FUTURE IMPROVEMENTS AND GRADING ON ADJACENT PARCEL 88.02



DEVELOPER:  
MADDOX COMPANIES  
101 DALTON PLACE WAY  
KNOXVILLE, TN 3712  
STEVE MADDOX  
PHONE: (865) 522-9910  
FAX: (865) 971-1975

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



Revised: 8/1/2018  
8-SC-18-C  
8-D-18-UR

CLT MAP: 049  
PARCEL: 8801, PART OF PARCEL 88.02

PLAT REFERENCE: 20110211-0048452  
DEED REFERENCE: 20040709-0002988

PROPERTY ZONED: RP-1 (5.5 DU/AC)

TOTAL AREA: 94.34 ACRES  
PHASE 2 AREA: 58.86 ACRES

SINGLE FAMILY LOTS: 179  
ATTACHED TOWNHOME LOTS: 82

TOTAL NUMBER OF DWELLING UNITS: 261

MPC FILE NUMBER: 8-SC-18-C / 8-D18-UR

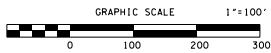
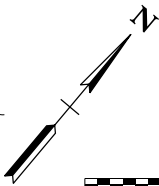
NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

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

LEGENDS AT WASHINGTON PIKE - PHASE 2  
CONCEPT PLAN / USE ON REVIEW

GENERAL LAYOUT  
PLAN VIEW

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 100'	SHEET TWO
DRAWN BY JER	DATE 7-31-18	FILE NO. 18032	NO. <b>2</b>
			OF 12 SHEETS



MPC FILE NUMBER: 8-SC-18-C / 8-D-18-UR

Revised: 8/1/2018  
8-SC-18-C  
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NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

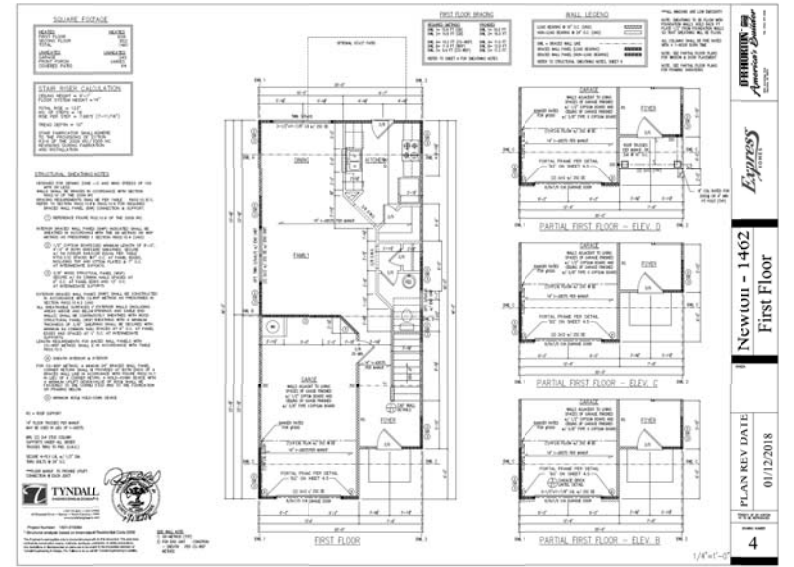
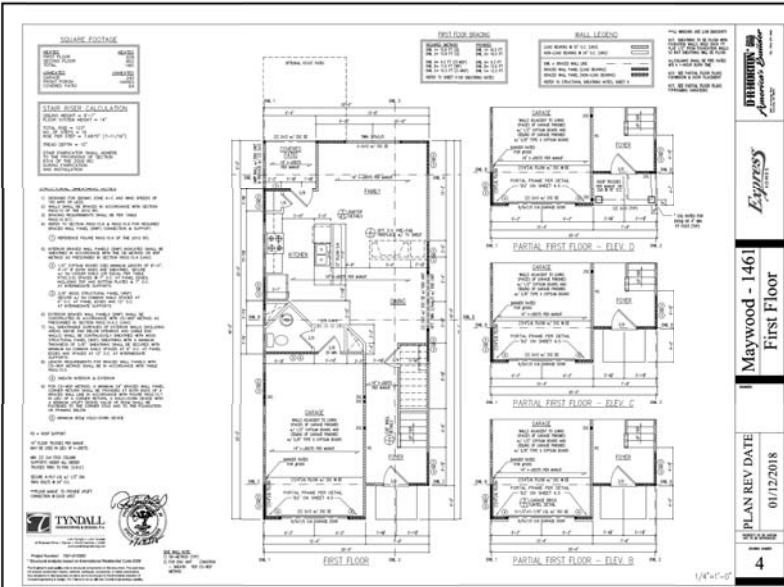


**ROBERT G. CAMPBELL & ASSOC., L.P.**  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

**LEGENDS AT WASHINGTON PIKE - PHASE 2**  
CONCEPT PLAN / USE ON REVIEW

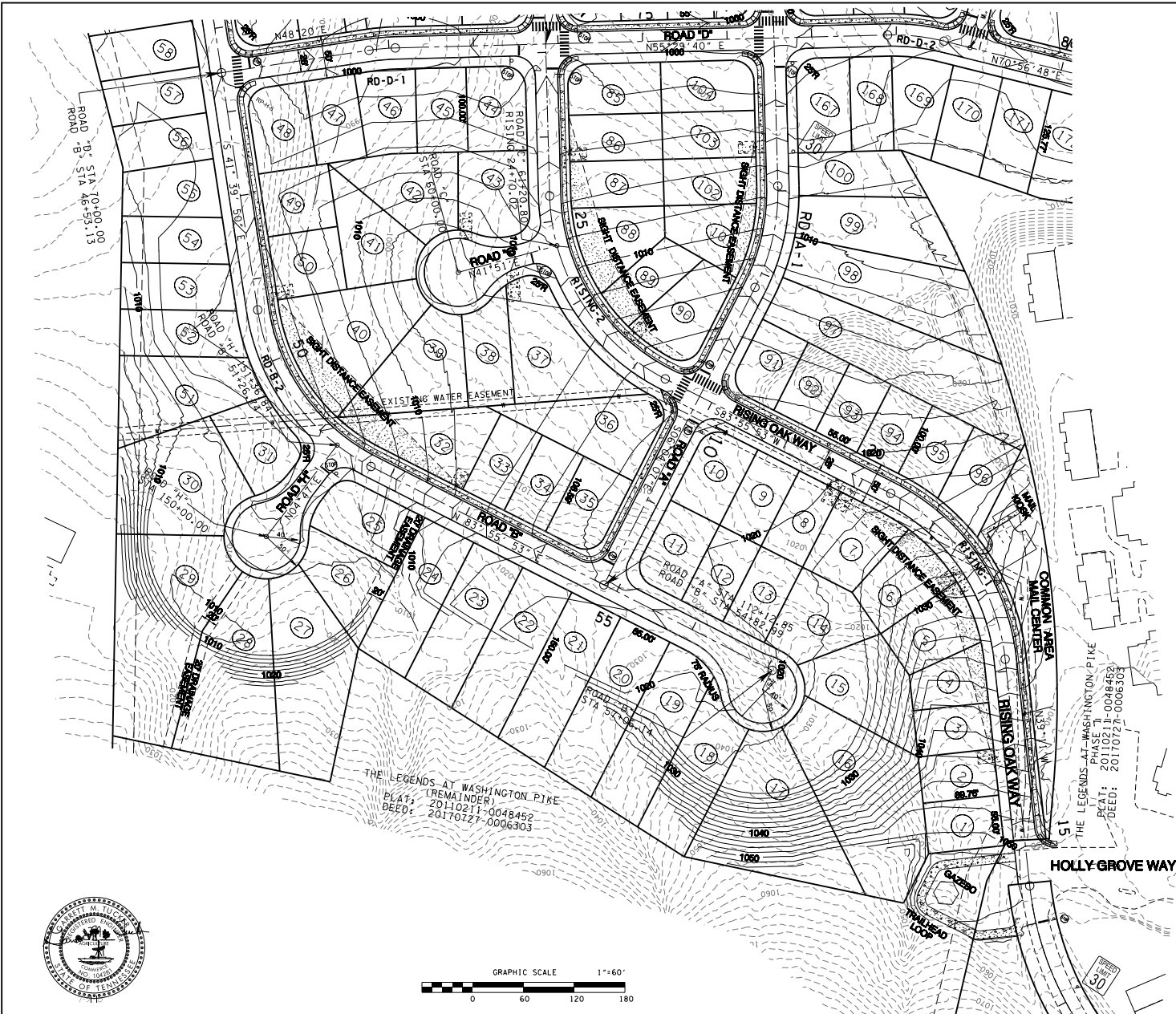
**GENERAL LAYOUT**  
**PLAN VIEW**

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 100'	SHEET TWO NO. <b>3</b>
DRAWN BY JER	DATE 7-31-18	FILE NO. 18032	OF <b>12</b> SHEETS



Revised: 8/1/2018  
 8-SC-18-C  
 8-D-18-UR

NO. DATE		DESCRIPTION REVISIONS		BY CKD.			<b>ROBERT G. CAMPBELL &amp; ASSOC., L.P.</b> CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	<b>LEGENDS AT WASHINGTON PIKE - PHASE 2</b> CONCEPT PLAN / USE ON REVIEW	<b>TYPICAL FLOOR PLANS &amp; ELEVATIONS</b>	DESIGNED BY GMT	CHECKED BY RGC	SCALE N. T. S.	SHEET NO. 4
										DRAWN BY JER	DATE 7-31-18	FILE NO. 18032	OF 12 SHEETS



CURVE TABLE			
CURVE RISING-1 P.I. 18+49.87 PC 11+14.45 PT 19+62.66 Δ 56° 53' 12" (LT) D 22° 55' 06" R 250.000 L 248.215 T 135.419	CURVE RISING-3 P.I. 12+52.89 PC 10+00.00 PT 14+44.99 Δ 67° 59' 24" (RT) D 15° 16' 44" R 375.000 L 444.994 T 252.893	CURVE RISING-2 P.I. 24+10.58 PC 22+51.66 PT 25+30.28 Δ 61° 33' 47" (RT) D 22° 55' 06" R 250.000 L 268.619 T 148.920	CURVE RD-A-1 P.I. 107+57.69 PC 106+94.34 PT 108+18.42 Δ 28° 26' 13" (RT) D 22° 55' 06" R 250.000 L 124.080 T 63.346
CURVE RD-B-1 P.I. 44+35.99 PC 44+22.10 PT 44+49.86 Δ 6° 21' 44" (RT) D 22° 55' 06" R 250.000 L 27.761 T 13.895	CURVE RD-B-2 P.I. 50+65.17 PC 49+36.68 PT 51+74.06 Δ 54° 24' 17" (LT) D 22° 55' 06" R 250.000 L 128.495	CURVE RD-D-1 P.I. 71+91.98 PC 71+76.34 PT 72+07.58 Δ 77° 09' 30" (RT) D 22° 55' 06" R 250.000 L 15.637	CURVE RD-D-2 P.I. 78+23.69 PC 77+89.71 PT 78+57.19 Δ 15° 27' 09" (RT) D 22° 55' 06" R 250.000 L 67.424 T 33.918
CURVE RD-D-3 P.I. 80+52.27 PC 80+37.16 PT 80+67.35 Δ 6° 55' 08" (LT) D 22° 55' 06" R 250.000 L 30.190 T 15.113	CURVE RD-D-4 P.I. 84+97.78 PC 82+60.90 PT 86+40.13 Δ 86° 54' 46" (LT) D 22° 55' 06" R 250.000 L 379.229 T 236.880	CURVE RD-G-1 P.I. 143+00.02 PC 142+75.37 PT 143+24.51 Δ 11° 15' 38" (RT) D 22° 55' 06" R 250.000 L 49.133 T 24.646	CURVE RD-F-1 P.I. 132+12.40 PC 131+87.76 PT 132+36.89 Δ 11° 15' 38" (RT) D 22° 55' 06" R 250.000 L 49.133 T 24.646
CURVE RD-E-1 P.I. 121+44.37 PC 121+10.45 PT 121+77.87 Δ 15° 27' 09" (LT) D 22° 55' 06" R 250.000 L 67.424 T 33.918			

NO.	DATE	DESCRIPTION	BY	CHKD.



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

**THE LEGENDS AT WASHINGTON PIKE**  
 DESIGN PLAN & STORMWATER POLLUTION PREVENTION PLAN

**PROPOSED PLAN VIEW LAYOUT**  
 PRELIMINARY GRADING PLAN

DESIGNED BY	CHECKED BY	SCALE	SHEET
GMT	RGC	1" = 60'	9
DRAWN BY <td>DATE <td>FILE NO. <td>OF 12 SHEETS</td> </td></td>	DATE <td>FILE NO. <td>OF 12 SHEETS</td> </td>	FILE NO. <td>OF 12 SHEETS</td>	OF 12 SHEETS
GMT	7-31-18	18032	



# REVISED



KNOXVILLE KNOX COUNTY

## MPC

METROPOLITAN  
PLANNING  
COMMISSION

2020 HICKORY ST. SUITE 200

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37002  
865.215.2500  
FAX: 216.2068  
www.knoxmpc.org

### SUBDIVISION - CONCEPT

Name of Applicant: MADDOX COMPANIES  
Date Filed: 6-25-18 Meeting Date: August 9, 2018  
Application Accepted by: Thomas Buckler  
Fee Amount: 8270.00 File Number: Subdivision - Concept 8-SC-18-C  
Fee Amount: — Related File Number: Development Plan 8-D-18-UR

**PROPERTY INFORMATION**

Subdivision Name: THE LEGENDS AT WASHINGTON PIKE

Unit/Phase Number: 2

General Location: SOUTHEAST SIDE OF McCAMPBELL DR WEST OF AYLESBURY DR, NORTH OF WASHINGTON PIKE

Tract Size: 94.34 ACRES No. of Lots: 259

Zoning District: PR-5.5 DU/AC RP-1

Existing Land Use: UNUSED LAND

Planning Sector: NORTH CITY

Growth Policy Plan Designation: Urban

Census Tract: 43

Traffic Zone: 136

Parcel ID Number(s): CLT MAP 049 PARCEL 88.01 6th 7-19-18 part of 049 088.02

Jurisdiction:  City Council 4th District  
 County Commission \_\_\_\_\_ District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: STEVE MADDOX

Company: MADDOX COMPANIES

Address: 101 DALTON PLACE WAY

City: KNOXVILLE State: TN Zip: 37912

Telephone: (865) 522-9910

Fax: (865) 971-1975

E-mail: smaddox@maddoxcompany.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 KUB

Water KUB

Electricity KUB

Gas KUB

Telephone \_\_\_\_\_

**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)

**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: \_\_\_\_\_

# SUBDIVISION - CONCEPT

Name of Applicant: MADDOX COMPANIES  
 Date Filed: 6-25-18 Meeting Date: August 9, 2018  
 Application Accepted by: Thomas Beecher  
 Fee Amount: 8270.00 File Number: Subdivision - Concept 8-SC-18-C  
 Fee Amount: — Related File Number: Development Plan 8-D-18-UR

<p align="center"><b>PROPERTY INFORMATION</b></p> <p>Subdivision Name: <u>THE LEGENDS AT WASHINGTON PIKE</u></p> <p>Unit/Phase Number: <u>2</u></p> <p>General Location: <u>SOUTHEAST SIDE OF McCAMPBELL DR WEST OF AYLESBURY DR, NORTH OF WASHINGTON PIKE</u></p> <p>Tract Size: <u>94.34 ACRES</u> No. of Lots: <u>259</u></p> <p>Zoning District: <u>PR(5.5 DU/AC) RP-1</u></p> <p>Existing Land Use: <u>UNUSED LAND</u></p> <p>Planning Sector: <u>NORTH CITY</u></p> <p>Growth Policy Plan Designation: <u>Urban</u></p> <p>Census Tract: <u>43</u></p> <p>Traffic Zone: <u>136</u></p> <p>Parcel ID Number(s): <u>CLT MAP 049 PARCEL 88.01</u></p> <p>Jurisdiction: <input checked="" type="checkbox"/> City Council <u>4th</u> District  <input type="checkbox"/> County Commission _____ District</p>	<p align="center"><b>PROPERTY OWNER/OPTION HOLDER</b></p> <p>PLEASE PRINT              Name: <u>STEVE MADDOX</u></p> <p>Company: <u>MADDOX COMPANIES</u></p> <p>Address: <u>101 DALTON PLACE WAY</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37912</u></p> <p>Telephone: <u>(865) 522-9910</u></p> <p>Fax: <u>(865) 971-1975</u></p> <p>E-mail: <u>smaddox@maddoxcompany.com</u></p>
<p align="center"><b>AVAILABILITY OF UTILITIES</b></p> <p>List utility districts proposed to serve this subdivision:</p> <p>Sewer <u>KUB</u></p> <p>Water <u>KUB</u></p> <p>Electricity <u>KUB</u></p> <p>Gas <u>KUB</u></p> <p>Telephone _____</p>	<p align="center"><b>PROJECT SURVEYOR/ENGINEER</b></p> <p>PLEASE PRINT              Name: <u>Garrett M. Tucker, PE, LS</u></p> <p>Company: <u>Robert G. Campbell &amp; Associates, LP</u></p> <p>Address: <u>7523 Taggart Lane</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37938</u></p> <p>Telephone: <u>(865) 947-5996</u></p> <p>Fax: <u>(865) 947-7556</u></p> <p>E-mail: <u>gtucker@rgc-a.com</u></p>
<p align="center"><b>TRAFFIC IMPACT STUDY REQUIRED</b></p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p>	<p align="center"><b>APPLICATION CORRESPONDENCE</b></p> <p>All correspondence relating to this application (including plat corrections) should be directed to:</p> <p>PLEASE PRINT              Name: <u>Garrett M. Tucker</u></p> <p>Company: <u>Robert Campbell &amp; Associates</u></p> <p>Address: <u>7523 Taggart Lane</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37938</u></p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>E-mail: _____</p>
<p align="center"><b>USE ON REVIEW</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Approval Requested:</p> <p><input checked="" type="checkbox"/> Development Plans in Planned District or Zone</p> <p><input type="checkbox"/> Other (be specific): _____</p>	
<p align="center"><b>VARIANCE(S) REQUESTED</b></p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (If Yes, see reverse side of this form)</p>	

**VARIANCES REQUESTED**

- 1. Reduction of peripheral setback from 35 feet to 25 feet  
Justify variance by indicating hardship: Existing site topography & parcel configuration
- 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: Steve Maddox

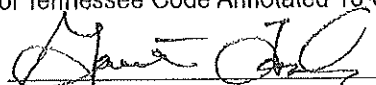
MADDOX COMPANIES  
Address: 101 DALTON PLACE WAY

City: Knoxville State: TN Zip: 37912

Telephone: (865) 522-9910

Fax: (865) 971-1975

E-mail: smaddox@maddoxcompany.com

Signature:   
(FOR STEVE MADDOX)

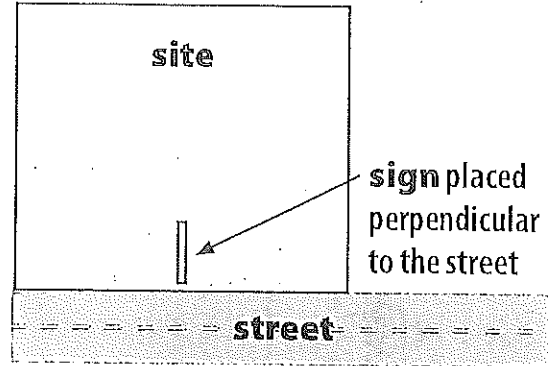
Date: 6-25-18

## REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. MPC staff will provide a sign to post on the property at the time of application.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign must be posted no later than *two weeks prior* to the scheduled MPC, or BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC or BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

I hereby agree to post the sign provided on the subject property on or before

July 25, 2018

consistent with the guidelines provided above; and to *remove the sign within one week after* the MPC or BZA decision.

Signature: \_\_\_\_\_

*Carolyn Karnes*

Printed Name: \_\_\_\_\_

*Carolyn Karnes*

Date: \_\_\_\_\_

*7.25.18*

MPC or BZA File Number: \_\_\_\_\_

*8-SC-18-C / 8-D-18-UR*