

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

▶ **FILE #:** 5-SB-18-C **AGENDA ITEM #:** 7
 5-E-18-UR **AGENDA DATE:** 7/12/2018

POSTPONEMENT(S): 5/10/2018 - 6/14/2018

▶ **SUBDIVISION:** VERTEX DEVELOPMENT ON BRAKEBILL ROAD

▶ **APPLICANT/DEVELOPER:** VERTEX DEVELOPMENT TN, LLC

OWNER(S): Vertex Development

TAX IDENTIFICATION: 72 267 AND 26701

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 521 Brakebill Rd

▶ **LOCATION:** West side of Brakebill Rd., south side of Hammer Rd.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Holston and French Broad, Sinking East Creek and Swan Pond Creek

▶ **APPROXIMATE ACREAGE:** 94.9 acres

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

▶ **EXISTING LAND USE:** Vacant forested land and a residence

▶ **PROPOSED USE:** Detached Residential Subdivision and Future Development

SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural), PR (Planned Residential) & RA (Low Density Residential)
 South: Vacant land and residence - A (Agricultural)
 East: Residences, place of worship and vacant land - A (Agricultural)
 West: Residences and vacant land - A (Agricultural) & PR (Planned Residential)

▶ **NUMBER OF LOTS:** 324

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Brakebill Rd., a major collector street with an 18' pavement width within a 55' right-of-way, and Hammer Rd., a minor collector street with a 16' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Vertical curve variance on Road L at Sta 5+25, from k=25 LVC = 34' to k=18.4 LVC = 25'.
2. Vertical curve variance on Road I at Sta 0+50, from k=25 LVC = 93.75' to k=18.6 LVC = 70'.
3. Vertical curve variance on Road I at Sta 10+65, from k=25 LVC = 230.25' to k=18.3 LVC = 150'.
4. Vertical curve variance on Road H at Sta 10+60, from k=25 LVC= 175' to k=15 LVC = 105'.
5. Horizontal curve variance on Road B at Sta 17+75, from 250' to 200'.
6. Minimum lot width variance for the attached residential Lots 105 -

STAFF RECOMMENDATION:

- **APPROVE** variances 1-6 because the site's topography restricts compliance with the Subdivision Regulations and 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. Revising the concept plan to include the sidewalks as identified on the concept plan that was presented to the Planning Commission at their June 14, 2018 meeting (revised date of May 30, 2018) and including the paved walking trails as identified on the most recent concept plan with a revised date of July 2, 2018.
 4. Installation of all sidewalks and paved walking trails as identified on the revised concept plan. Sidewalks and paved walking trails 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 and paved walking trails.
 5. Implementation of the street and intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Ajax Engineering as revised on May 31, 2018 and as required by the Knox County Department of Engineering and Public Works, Knoxville Department of Engineering and Tennessee Department of Transportation (TDOT). 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, Knoxville Department of Engineering and TDOT during the design plan stage for the subdivision.
 6. The widening of Brakebill Rd. from Strawberry Plains Pike through the intersection of Hammer Rd. to a minimum width of 20', including the installation of the left turn lane at the subdivision entrance, shall be completed prior to the approval of a final plat for the subdivision.
 7. The widening of Hammer Rd. from Brakebill Rd. to the Hammer Rd. subdivision entrance, to a minimum width of 20' with required tapers on the west side of the entrance. The Hammer Rd. widening will not be required until the northern entrance for the subdivision is opened. The northern entrance shall be required when the platted lots for the subdivision reaches 150 lots. Hammer Rd. shall not be used as a construction entrance until the Hammer Rd. widening is completed.
 8. Prior to obtaining a design plan approval for the subdivision, submitting a landscape plan for the 25' deep common area strips that border Brakebill Rd. and Hammer Rd. to Planning Commission staff for review and approval. The landscape plan should include existing vegetation when possible or include a combination of new landscaping and berms.
 9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 10. Placing a note on the final plat that all lots will have access only to the internal street system.
 11. Including a line of sight easement on the final plat across Lots 252, 253 and the common area in order to provide the needed sight distance for the curve in Road B.
 12. 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.
 13. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
- **APPROVE the Development Plan for up to 246 detached residential units and 78 attached residential units on individual lots, subject to 2 conditions.**
1. The proposed apartment and commercial area developments are subject to separate use on review applications and approval.
 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

COMMENTS:

UPDATE:

At the Planning Commission's June 14, 2018 meeting, the Commission had voted to postpone this application for 30 days requesting that the applicant be more creative with open space and land use.

The applicant has submitted a revised concept plan that includes the following amenities:

1. A common area between Lots 214 and 252 at the entrance off of Brakebill Road that includes a pavilion and fire pit area.
2. A common area at the northwest corner of the intersection of Road B and Road I that includes a children's play area.
3. A 7.054 acre common area at the southwest corner of the development that includes a dog park with access being provided by a mulch walking trail.
4. A walking trail system that extends around three quarters of the development with the trail being a 5' wide mulch trail except along the Brakebill Rd. and Hammer Rd. street frontages where the walking trail will be a 5' wide asphalt trail.

While the staff supports the proposed additions to the amenity plan, staff does not support the removal of approximately 5,000 linear feet of sidewalks that were proposed on the original concept plan. In a residential development with 324 dwellings, the sidewalks are essential in providing safe pedestrian access throughout the development. While the mulch walking trail is a nice amenity, if not properly maintained, it could easily disappear.

BACKGROUND:

The applicant is proposing to develop this 94.9 acre tract with a mix of detached residential units, attached residential units, apartments and commercial uses. This application includes a detached residential subdivision with 246 detached residential lots and 78 attached residential lots on 76.76 acres at a density of 4.22 du/ac. The proposed subdivision will have access to both Brakebill Rd. and Hammer Rd.

The plan also shows a future apartment development site of 14.04 acres at the intersection of Brakebill Rd. and Hammer Rd. with proposed access to Brakebill Rd. A future 4.10 acre commercial site is also identified just south of the apartment site on Brakebill Rd. The PR zoning district allows consideration of a commercial development site with the size of the development being based on the number of residential units. The proposed apartment and commercial area developments are subject to separate use on review applications and approval.

The proposed attached residential units will be developed in clusters of four to seven units as two story townhouse units. Each unit will be approximately 1400 square feet with a one car garage. The proposed units are narrow with a width of 19.67'. While this is not an issue with an apartment or condominium development, with each unit being tied to a lot, the lots do not meet the minimum lot frontage requirement of 25'. The applicant is requesting a variance from the minimum lot frontage requirement.

This site was rezoned to PR (Planned Residential) at a density of up to 9 du/ac by Knox County Commission on March 26, 2018 (2-C-18-RZ).

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

1. The proposed residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with the scale and intensity of other development that has occurred in this area near the interchange of I-40 and Strawberry Plains Pike.
- 3 The proposed residential subdivision at a density of 4.22 du/ac, is consistent in use and density with the approved rezoning for the property.
4. With the recommended street improvements identified in the Traffic Impact Study, traffic flow in the area should continue to function at acceptable levels.

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

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to two collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East County Sector Plan proposes medium density residential uses for this site. The proposed subdivision at a density of 4.22 du/ac is consistent with the sector plan.
2. This site is located within the Urban 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.

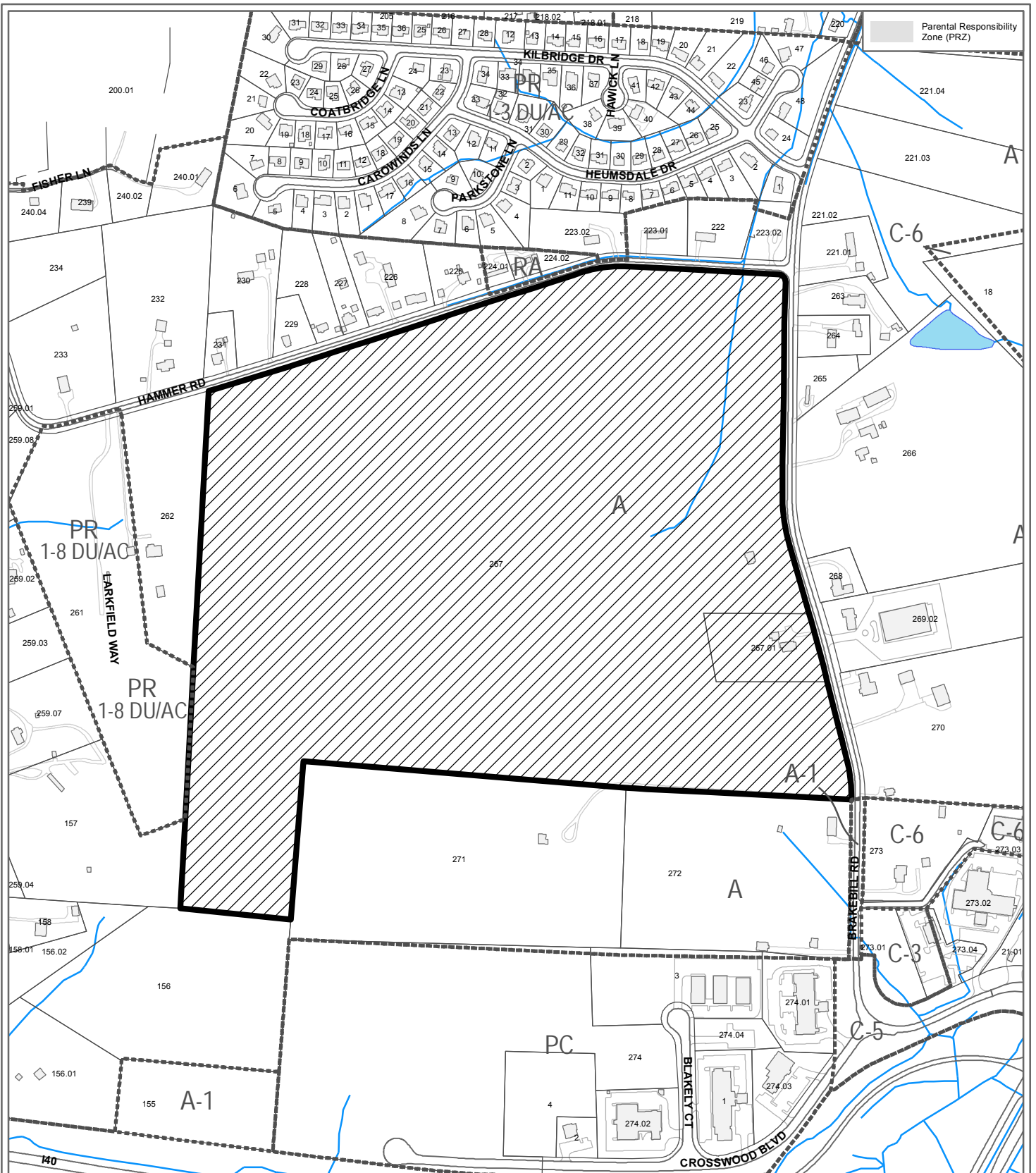
ESTIMATED STUDENT YIELD: 84 (public school children, ages 5-18 years)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter High.

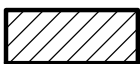
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. 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.



**5-SB-18-C / 5-E-18-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision and Future Development in PR (Planned Residential)

Petitioner: Vertex Development TN, LLC
Vertex Development on Brakebill Road

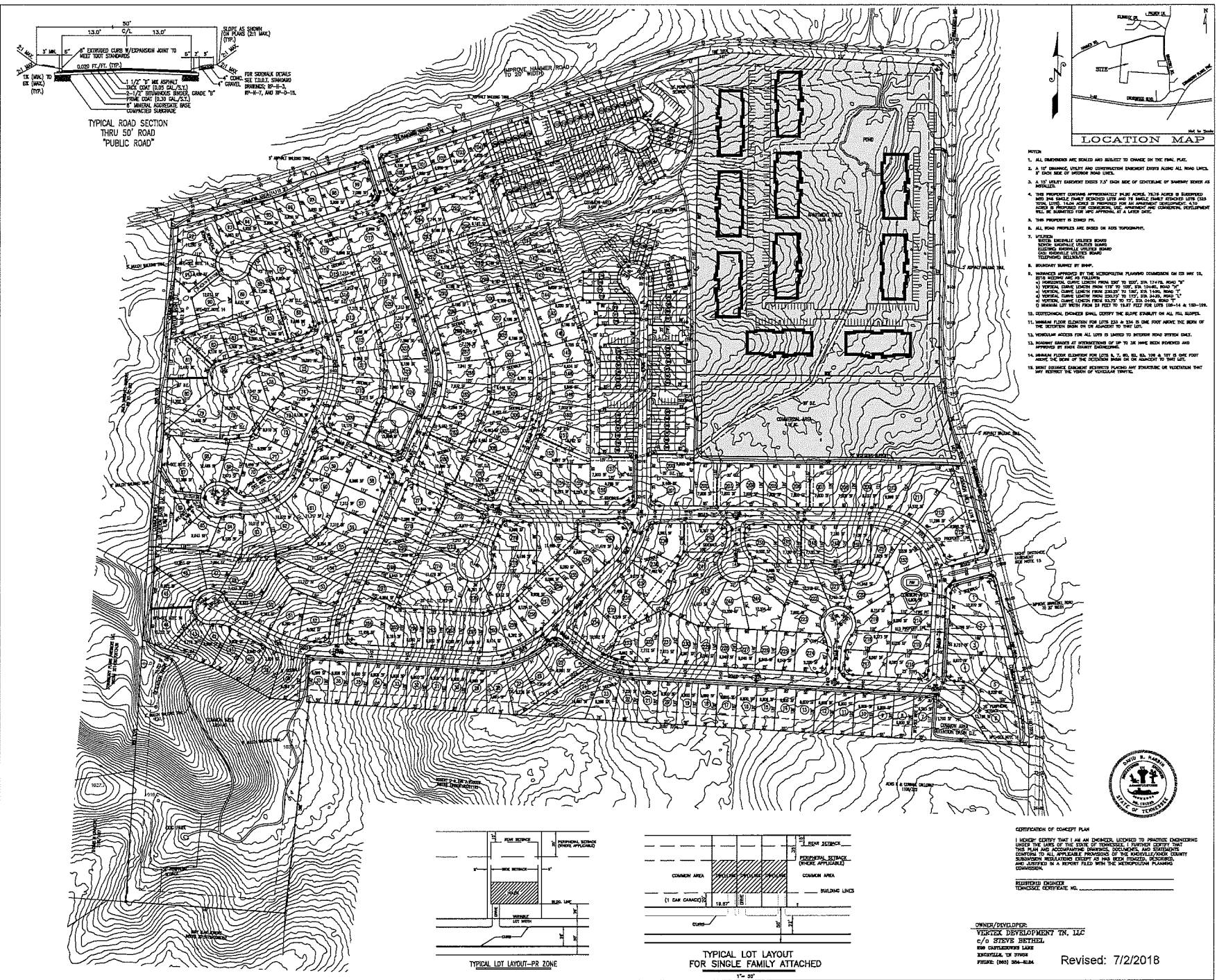
Map No: 72
Jurisdiction: County



Original Print Date: 4/16/2018

Revised:

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



- NOTES:
1. ALL DIMENSIONS ARE NOTED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 1' MINIMUM CLEARANCE AND CONSTRUCTION EASEMENT SHOWN ALONG ALL ROAD LINES.
 3. A 10' SETBACK EASEMENT SHOWN 5' ON EACH SIDE OF CENTERLINE OF SHARED DRIVE AS NOTED.
 4. NEW SHARED DRIVEWAY APPROXIMATELY 10' WIDE. 10' WIDE ACROSS IS BARRICADED WITH THE SMALL FAMILY RETICULATED LOTS AND THE SMALL FAMILY RETICULATED LOTS ARE 10' WIDE. 10' WIDE ACROSS IS BARRICADED WITH THE SMALL FAMILY RETICULATED LOTS AND THE SMALL FAMILY RETICULATED LOTS ARE 10' WIDE. 10' WIDE ACROSS IS BARRICADED WITH THE SMALL FAMILY RETICULATED LOTS AND THE SMALL FAMILY RETICULATED LOTS ARE 10' WIDE.
 5. THIS PROPERTY IS ZONED PL.
 6. ALL ROAD PROFILES ARE BASED ON AS-BUILT TOPOGRAPHY.
 7. NOTES:
 - a. EXISTING: EXISTING DRIVEWAY
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 8. BOUNDARY MARKED BY SHIP.
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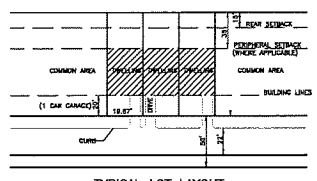
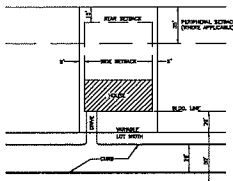


CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I HEREBY CERTIFY THAT THE CONCEPT PLAN IS A PRELIMINARY PLAN AND DOES NOT CONFORM TO ALL APPLICABLE PROVISIONS OF THE METROPOLITAN PLANNING COMMISSION'S REGULATIONS AND STANDARDS FOR CONCEPT PLANS AND APPROVED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER
 TENNESSEE CERTIFICATE NO. _____

OWNER/DEVELOPER:
 VERTEX DEVELOPMENT TN, LLC
 c/o STEVE BETHEL
 800 CHICKADEE LANE
 BRIDGEVILLE, TN 37026
 PHONE: (615) 384-8284

Revised: 7/2/2018



SCALE: 1" = 100'
 DEED REFERENCES: INSTR. #200005120051972
 DEED BOOK 2511, PAGE 995

DESIGNED DBH
 DRAWN SEW
 CHECKED DBH

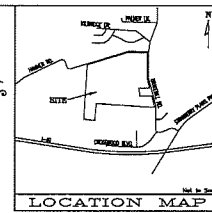
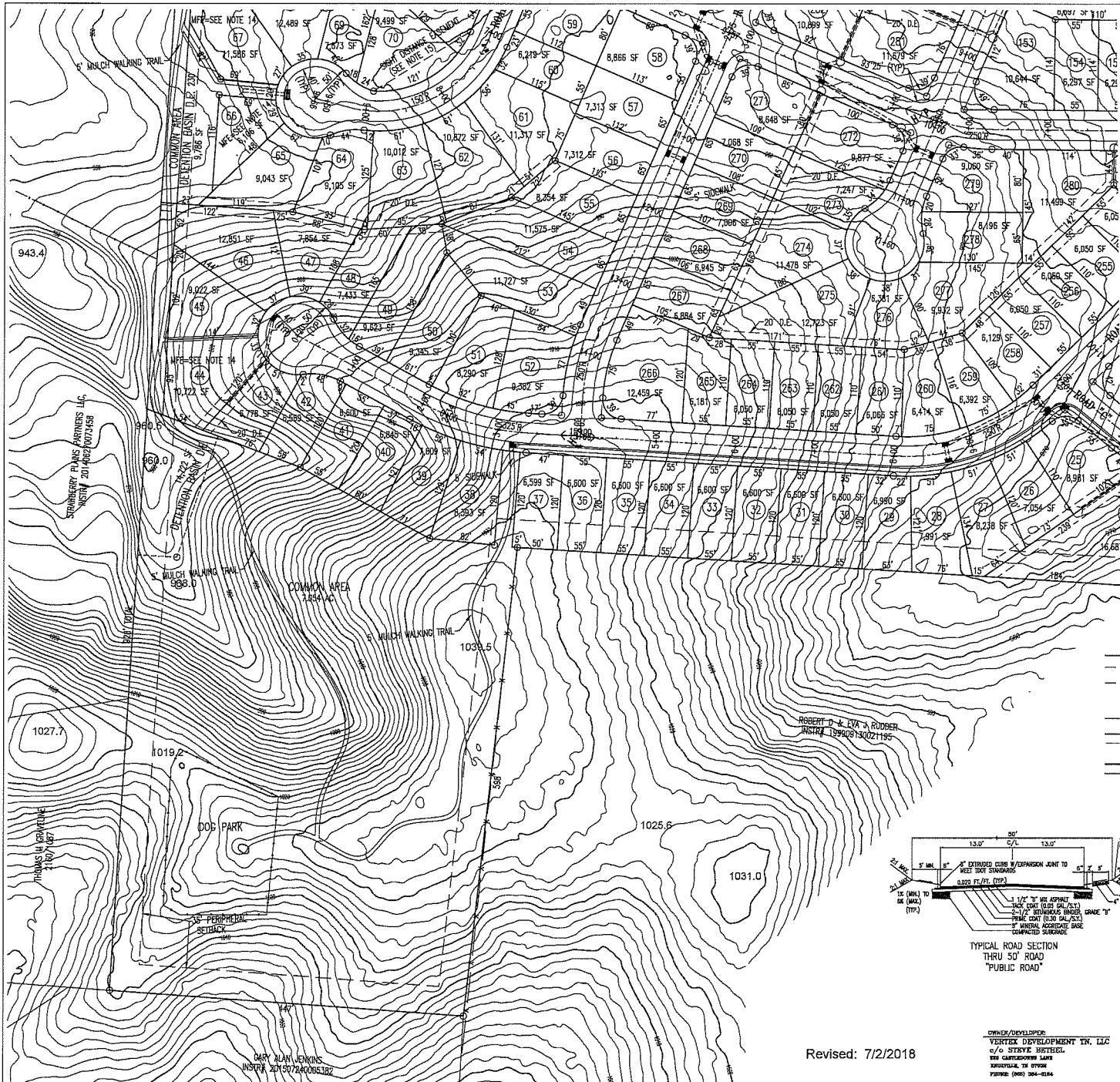
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NO.	DATE	REVISION	APPR.
3	7/2/18	REVISED PER MPC COMMENTS	
2	5/20/18	REVISED PER MPC COMMENTS	
1	3/1/18	ADD ATTACHED LOTS, REDRAWN TO 1"=100'	

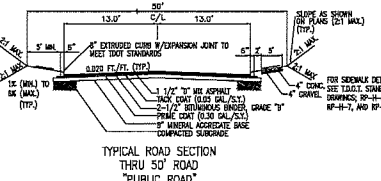
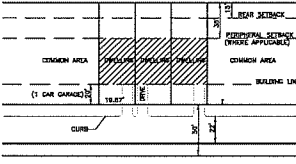
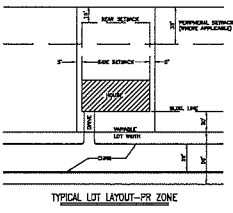
SCALE: 1" = 100'
 DATE: 03/20/18

CONCEPT PLAN FOR
 VERTEX DEVELOPMENT, LLC-BRAKEBILL RD.
 CLT MAP 72, PARCELS 267 & 267.01
 DISTRICT B, KNOX COUNTY, TENNESSEE

25040-SP1
 SHEET 1 OF 7 SHEETS
 6/20/18/2018-10/18/18



- NOTES:
1. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CHANGE ON THE FINAL PLAN.
 2. A 10' BRACKING, UTILITY AND CONSTRUCTION EASEMENT STRIPS ALONG ALL ROAD LINES.
 3. 5' DRAIN SIDE OF WETLAND ROAD LINES.
 4. 10' SET BACK FROM EXISTING 5'0" SIDE SLOPE OF CONCRETE OF BANKING AREAS AS SHOWN.
 5. THIS PROPERTY COULD BE DEVELOPED AS RESIDENTIAL. 1/2" ACRES IS SUBMITTED WITH ONE SINGLE FAMILY DETACHED HOME AND TWO SINGLE FAMILY ATTACHED LOTS. THIS DEVELOPMENT IS SUBJECT TO APPROVAL BY THE DISTRICT B, KNOX COUNTY PLANNING COMMISSION.
 6. THIS PROPERTY IS ZONED R1.
 7. ALL LOTS ARE TO BE DEVELOPED AS RESIDENTIAL.
 8. ALL LOTS ARE TO BE DEVELOPED AS RESIDENTIAL.
 9. ALL LOTS ARE TO BE DEVELOPED AS RESIDENTIAL.
 10. ALL LOTS ARE TO BE DEVELOPED AS RESIDENTIAL.
 11. ALL LOTS ARE TO BE DEVELOPED AS RESIDENTIAL.
 12. ALL LOTS ARE TO BE DEVELOPED AS RESIDENTIAL.
 13. ALL LOTS ARE TO BE DEVELOPED AS RESIDENTIAL.
 14. ALL LOTS ARE TO BE DEVELOPED AS RESIDENTIAL.
 15. ALL LOTS ARE TO BE DEVELOPED AS RESIDENTIAL.
 16. ALL LOTS ARE TO BE DEVELOPED AS RESIDENTIAL.
 17. ALL LOTS ARE TO BE DEVELOPED AS RESIDENTIAL.
 18. ALL LOTS ARE TO BE DEVELOPED AS RESIDENTIAL.
 19. ALL LOTS ARE TO BE DEVELOPED AS RESIDENTIAL.
 20. ALL LOTS ARE TO BE DEVELOPED AS RESIDENTIAL.



CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM AN ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND CONCEPTS SUBMITTED HEREON ARE MY OWN WORK AND THAT I AM NOT PROVIDING ENGINEERING SERVICES AS A REPRESENTATIVE OF ANY OTHER ENGINEER OR FIRM.

DATE: 03/20/18

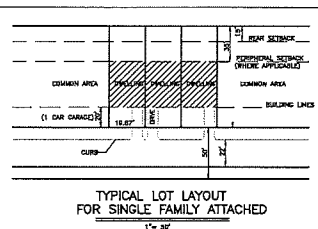
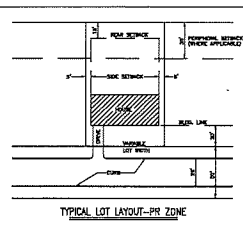
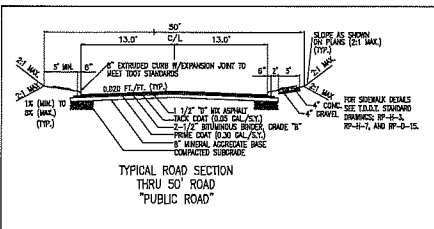
REGISTERED ENGINEER

STATE OF TENNESSEE

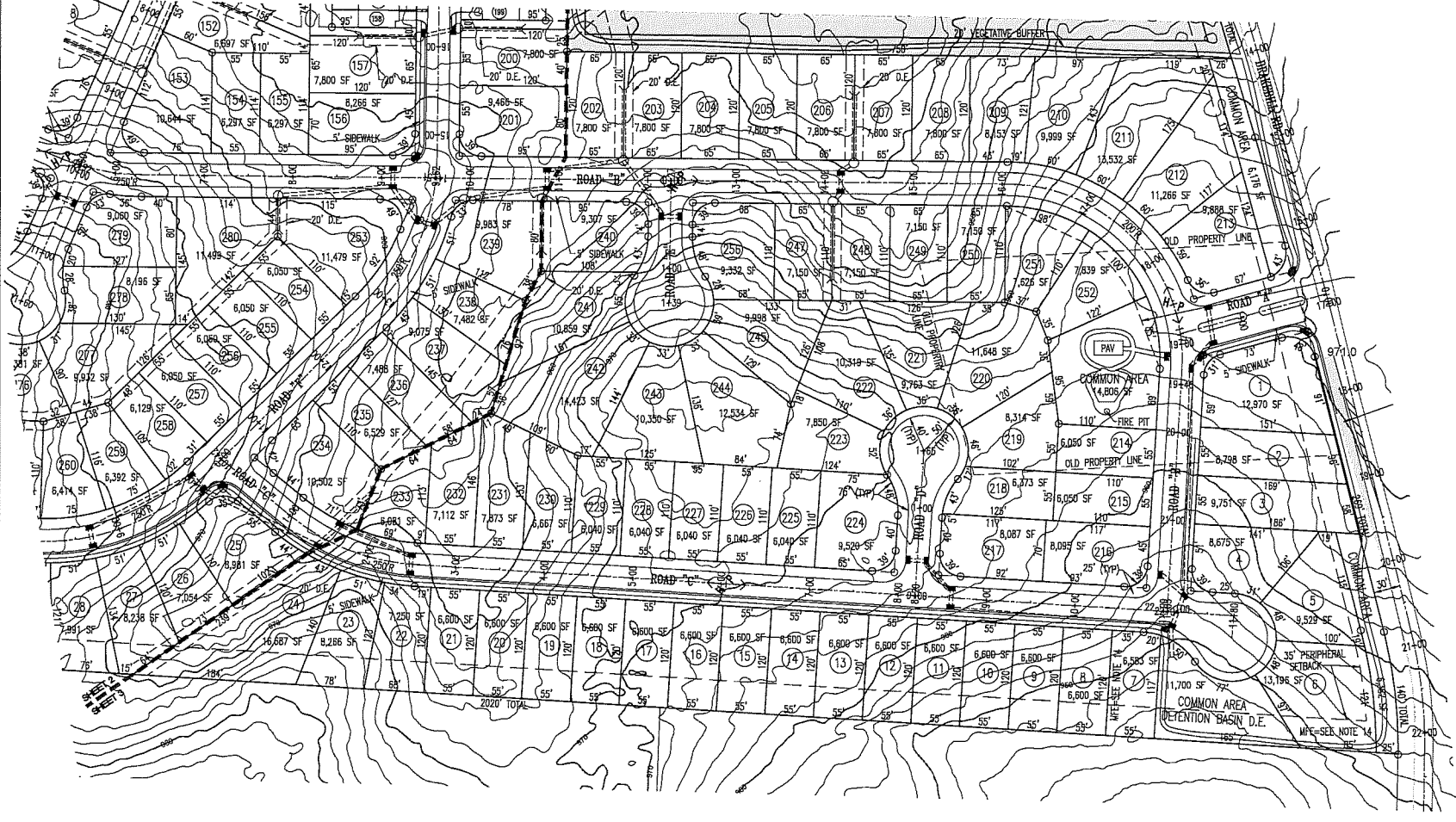
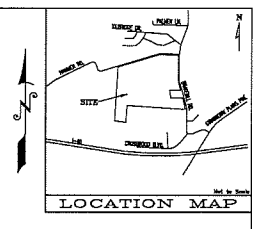
NO. 304-6384

Revised: 7/2/2018

	DESIGNED DBH	5-SB-18-C	3	7/2/18	REVISED PER MPC COMMENTS	SCALE 1" = 50'	50 25 0 25 50	CONCEPT PLAN FOR VERTEK DEVELOPMENT, LLC-BRAKEBILL RD. CLT MAP 72, PARCELS 267 & 267.01 DISTRICT B, KNOX COUNTY, TENNESSEE	25040-SP3
	DRAWN SCW	5-B-18-UR	2	5/20/18	REVISED PER MPC COMMENTS				
	CHECKED DBH		1	5/1/18	ADD ATTACHED LOTS, RETURN TO 1"=100'			DEED REFERENCES: INSTR. #200005120031872 DEED BOOK 2311, PAGE 993	



- NOTES:
1. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. 5' OF SIDEWALK WITH AN 8\"/>



Revised: 7/2/2018

OWNER/DEVELOPER:
VERTEX DEVELOPMENT TN, LLC
 c/o STEVE BETHELL
 808 CANTONVILLE LANE
 KNOXVILLE, TN 37909
 PHONE: (606) 266-2634



CONCEPT PLAN FOR
VERTEX DEVELOPMENT, LLC-BRAKEBILL RD.
 CLT MAP 72, PARCELS 267 & 267.01
 DISTRICT 8, KNOX COUNTY, TENNESSEE

DESIGNED DBH:
 DRAWN SEW:
 CHECKED DBH:

5-SB-18-C
 5-X-18-01B

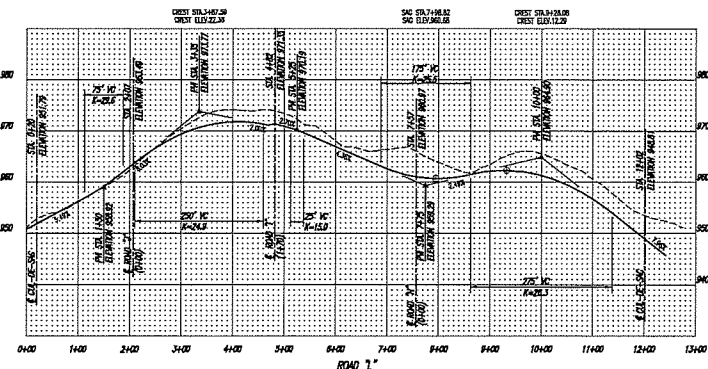
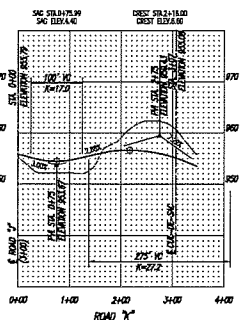
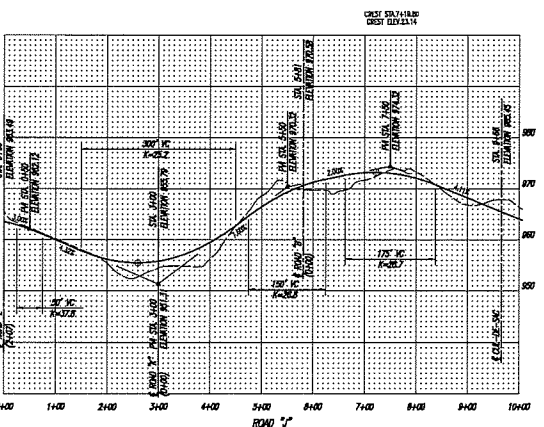
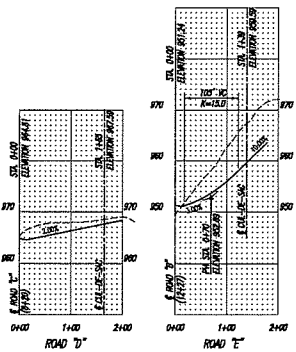
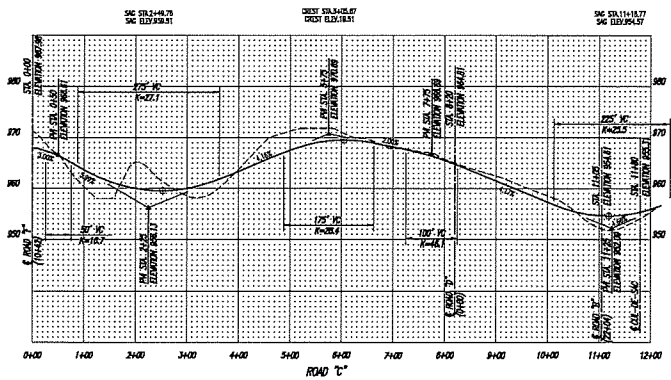
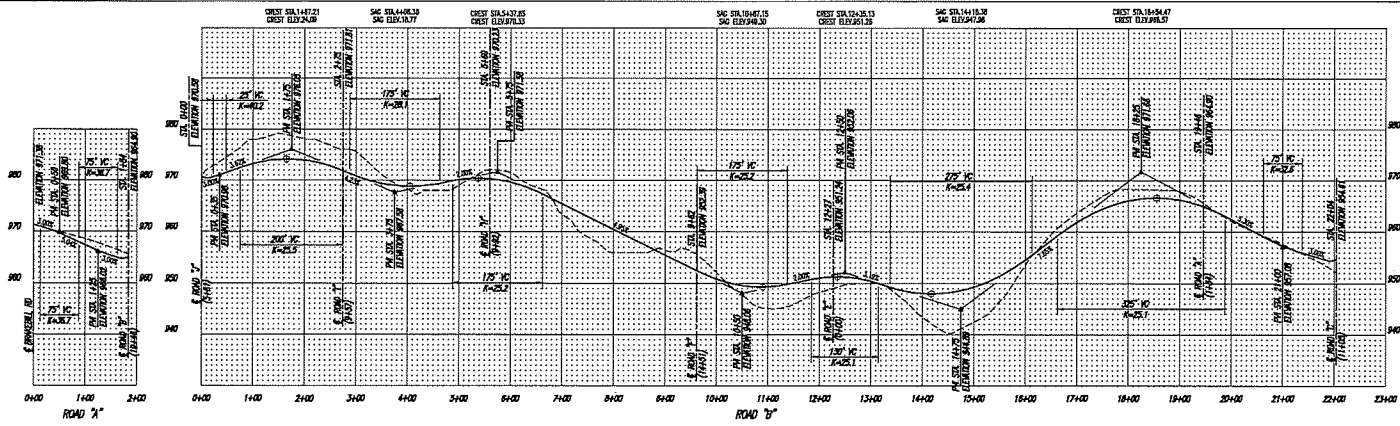
NO.	DATE	REVISION	APPR.
3	7/2/18	REVISED PER MPC COMMENTS	
2	5/20/18	REVISED PER MPC COMMENTS	
1	5/1/18	ADDED ATTACHED LOTS, RETURN TO 1"=100'	

SCALE
 1" = 50'
 DATE
 03/20/18

DEED REFERENCES: INSTR. #200005120051972
 DEED BOOK 2311, PAGE 995

CONCEPT PLAN FOR
VERTEX DEVELOPMENT, LLC-BRAKEBILL RD.
 CLT MAP 72, PARCELS 267 & 267.01
 DISTRICT 8, KNOX COUNTY, TENNESSEE

25040-SP5
 SHEET 5 OF 7 SHEETS



OWNER/DEVELOPER:
 VERTEX DEVELOPMENT TN, LLC
 c/o STEVE BISTELL
 800 GARDNER'S LAKE
 KNOXVILLE, TN 37919
 PHONE: (606) 364-6184



RATSON, HIMES, NOBLEWELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 424 WALLACE BLVD
 KNOXVILLE, TENNESSEE 37909
 PHONE: 606-598-6475
 FAX: 606-598-6473

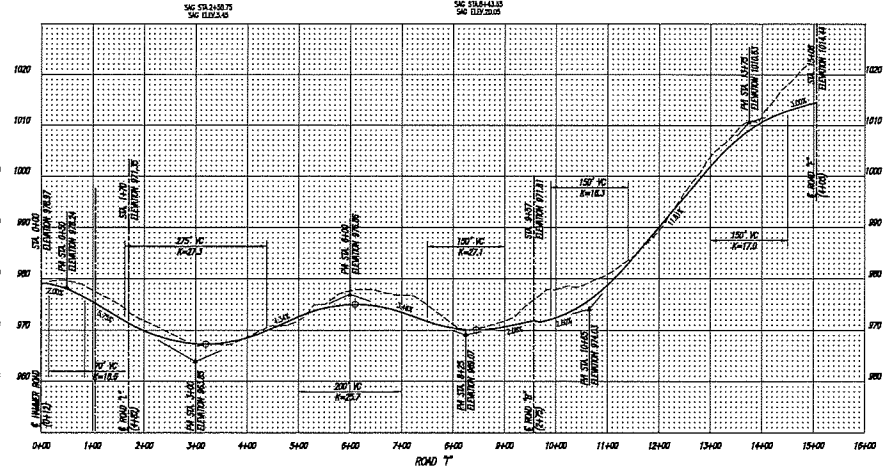
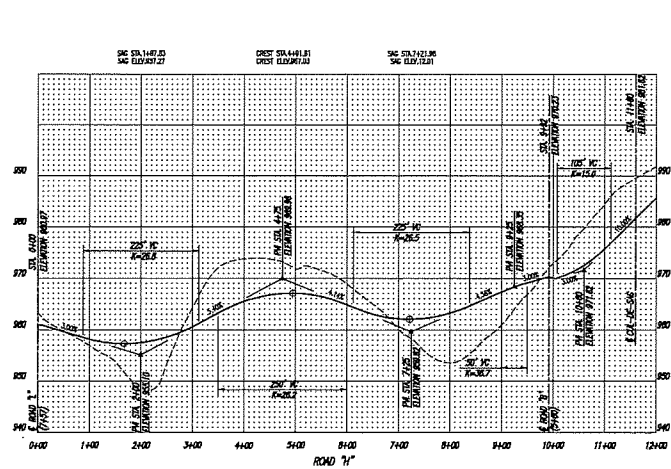
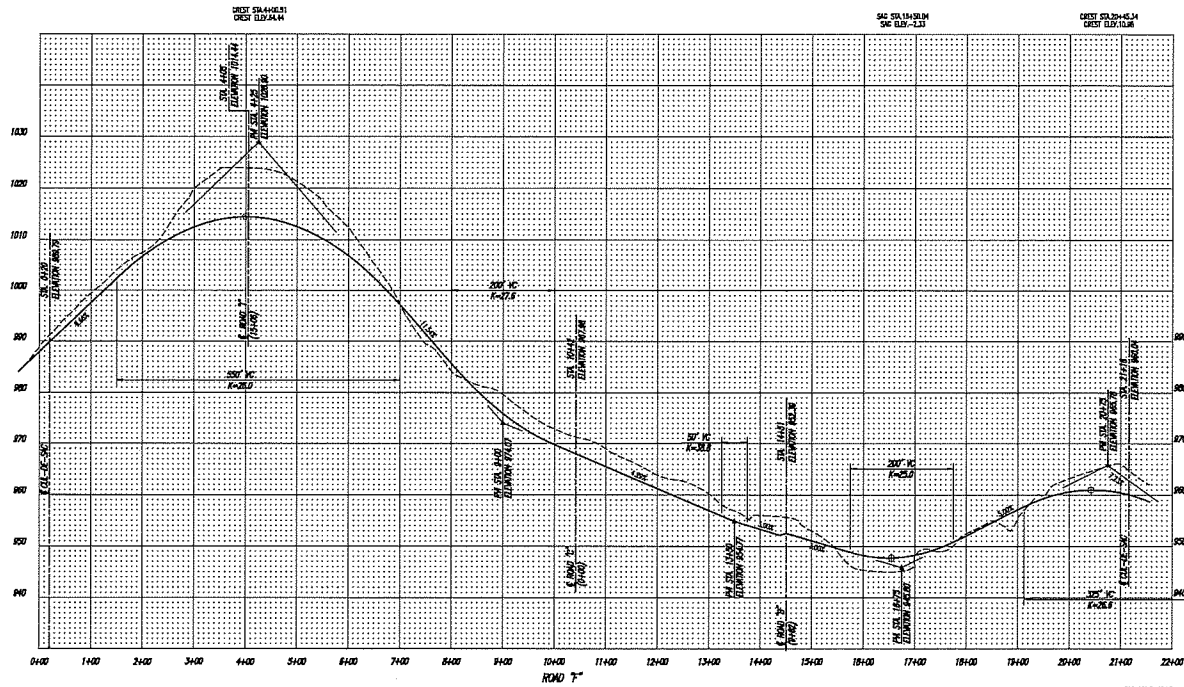
DESIGNED DBH
 DRAWN SEW
 CHECKED DBH

NO.	DATE	REVISION	APPR.
3	7/2/18	REVISED PER MPC COMMENTS	
2	5/26/18	REVISED PER MPC COMMENTS	
1	5/1/18	ADDED ATTACHED LOTS, REFERRED TO "1-10"	

SCALE=
 1"=100'
 1" V.
 DATE
 03/20/18

ROAD PROFILES FOR
 VERTEX DEVELOPMENT, LLC-BRAKEBELL RD.
 CLT MAP 72, PARCELS 287 & 287.01
 DISTRICT 8, KNOX COUNTY, TENNESSEE

25040-RP1
 SHEET 8 OF 7 SHEETS
 1/20/18/2018-11/14



OWNER/DEVELOPER
 VERTEX DEVELOPMENT TN, LLC
 c/o STEVE BETHEL
 808 CHICKENSHOPE LAKE
 KNOXVILLE, TN 37928
 PHONE: (606) 584-8334



HATSON, HIMES, NORVILL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 3000 PINEHILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: 863-568-8473
 FAX: 863-568-8473

DESIGNED DBH
 DRAWN SEN
 CHECKED DBH

NO.	DATE	REVISION	APPL.
3	7/2/18	REVISED PER MPC COMMENTS	
2	5/31/18	REVISED PER MPC COMMENTS	
1	3/1/18	ADDED ATTACHED GITS, REVISION TO T-1047	

SCALE= 1"=100'
 DATE 03/20/18

ROAD PROFILES FOR
 VERTEX DEVELOPMENT, LLC-BRAKEBILL RD.
 CLT MAP 72, PARCELS 257 & 267.01
 DISTRICT 8, KNOX COUNTY, TENNESSEE

25040-RP2
 SHEET 7 OF 7 SHEETS
 8/20/18/2018-10:44am

SUBDIVISION - CONCEPT



Name of Applicant: Vertex Development, TN, LLC
 Date Filed: 3/26/18 Meeting Date: 5/10/18
 Application Accepted by: [Signature]
 Fee Amount: \$9,530⁰⁰ File Number: Subdivision - Concept 5-SB-18-C
 Fee Amount: _____ Related File Number: Development Plan 5-E-18-UR

PROPERTY INFORMATION

Subdivision Name: Vertex Development - Brakebill Road

Unit/Phase Number: _____

General Location: West side of Brakebill Rd, North of Strawberry Plains Pike

Tract Size: 94.9 acres No. of Lots: 301

Zoning District: PR (pending)

Existing Land Use: Vacant

Planning Sector: East County

Growth Policy Plan Designation: Urban Growth

Census Tract: 53.01

Traffic Zone: 130

Parcel ID Number(s): Map 12 Parcels 267 & 267.01

Jurisdiction: City Council _____ District
 County Commission 8th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Steve Bethel

Company: Vertex Development TN, LLC

Address: 226 Castle Downs Ln

City: Knoxville State: TN Zip: 37932

Telephone: 384-8124

Fax: _____

E-mail: sbethel.bethel@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: David Harbin

Company: Barton Homes Nowell & POC

Address: 4334 Papermill Dr

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer: Knoxville Utilities Board

Water: Knoxville Utilities Board

Electricity: Knoxville Utilities Board

Gas: Knoxville Utilities Board

Telephone: AT&T Southeast

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: David Harbin

Company: Barton Homes Nowell & POC

Address: 4334 Papermill Dr

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

VARIANCES REQUESTED

1. Horizontal curve length from 250' to 200', STA 17+75, Road "B"
Justify variance by indicating hardship: topography

2. Vertical curve length from 175' to 105', sta 10+60, Rd. "H"
Justify variance by indicating hardship: topography

3. Vertical curve length from 230.25' to 150', sta 1450, Rd. "I"
Justify variance by indicating hardship: topography

4. Vertical curve length from 250.75' to 175', sta 3+35, Rd "L"
Justify variance by indicating hardship: topography

5. Vertical curve length from 93.75' to 75', sta 0+50, Rd "I"
Justify variance by indicating hardship: topography

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: David Harbin

Address: 4334 Papermill Drive

City: Knoxville State: TN zip: 37909

Telephone: 588-6472

Fax: 588-6473

Signature: David Harbin

Date: 3/26/18

E-mail: harbin@bhm-p.com