



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

▶ **FILE #:** 5-SC-13-C

AGENDA ITEM #: 10

AGENDA DATE: 5/9/2013

▶ **SUBDIVISION:** NUBBINS WOOD

▶ **APPLICANT/DEVELOPER:** BLAIR BROOKE PHILLIP MACDONALD

OWNER(S): Blair Brooke

TAX IDENTIFICATION: 121 P G 017

JURISDICTION: City Council District 2

▶ **LOCATION:** North side of Shadyland Dr. extended, northwest of Nubbin Ridge Dr.

SECTOR PLAN: West City

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

WATERSHED: Fourth Creek

▶ **APPROXIMATE ACREAGE:** 1.62 acres

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING:
North: Residences / R-1 (Low Density Residential)
South: Residences / R-1 (Low Density Residential)
East: Residences / R-1 (Low Density Residential)
West: Residences / R-1 (Low Density Residential)

▶ **NUMBER OF LOTS:** 3

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via Nubbin Ridge Dr., a minor collector street with an 18' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

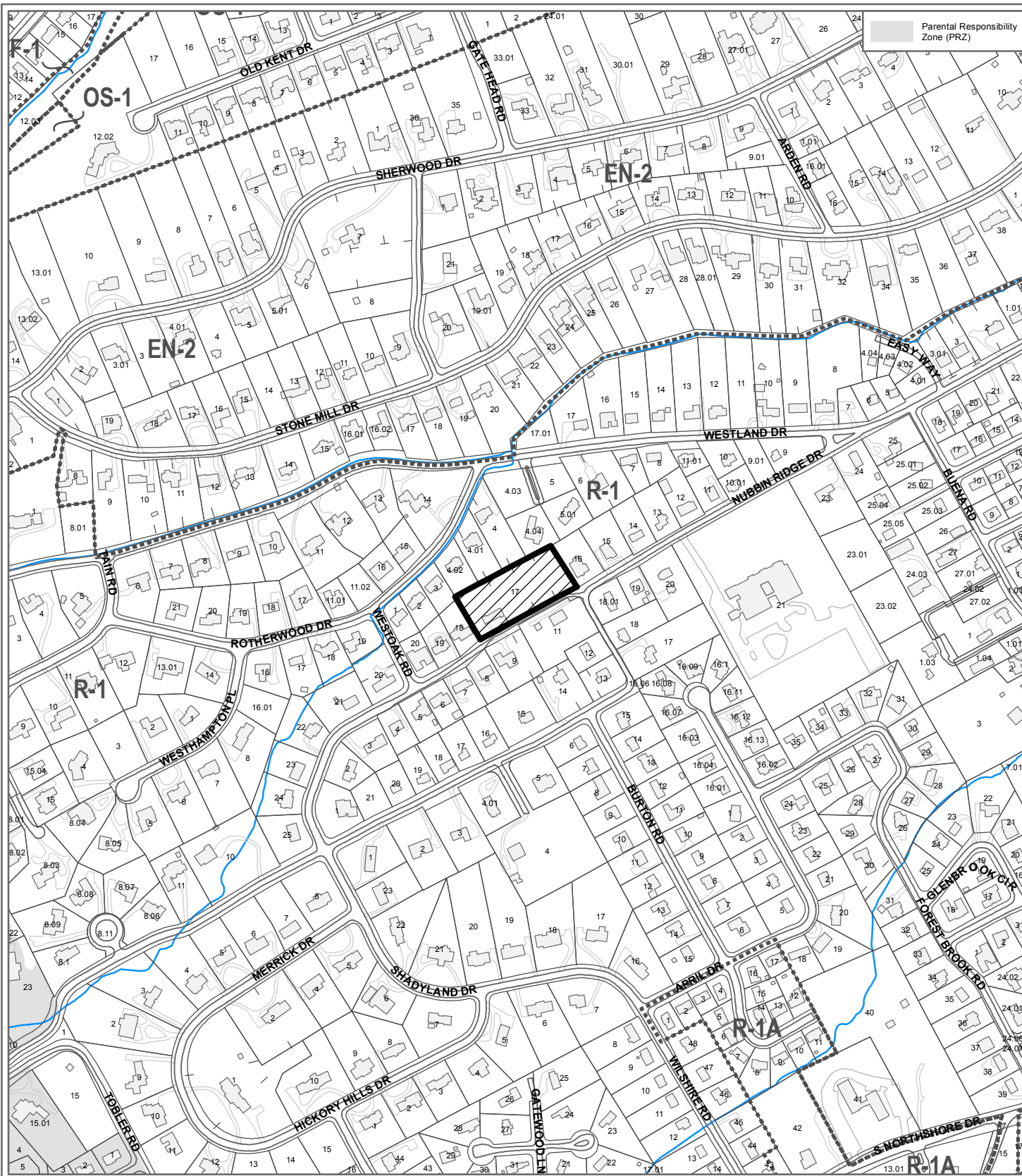
STAFF RECOMMENDATION:

▶ **WITHDRAWN** as requested by the applicant.

ESTIMATED TRAFFIC IMPACT: Not calculated.

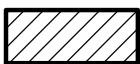
ESTIMATED STUDENT YIELD: Not applicable.

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.



**5-SC-13-C
CONCEPT PLAN**

Subdivision: Nibbins Wood



Approval of Concept Plan

Original Print Date: 5/1/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 121
Jurisdiction: City

0 500
Feet

