

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

▶ **FILE #:** 12-SB-17-C **AGENDA ITEM #:** 14  
 12-A-17-UR **AGENDA DATE:** 12/14/2017

▶ **SUBDIVISION:** PENROSE FOREST  
 ▶ **APPLICANT/DEVELOPER:** RICK WILKINSON  
 OWNER(S): Rick Wilkinson

TAX IDENTIFICATION: 133 F B 007, 009, & 010 [View map on KGIS](#)  
 JURISDICTION: County Commission District 4  
 STREET ADDRESS: 8000 Nubbin Ridge Rd

▶ **LOCATION:** South side of Nubbin Ridge Rd., east of Wallace Rd.

SECTOR PLAN: West City  
 GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)  
 WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 5.2 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residence and vacant land - RA (Low Density Residential)  
 South: Residence and vacant land - RA (Low Density Residential)  
 East: Residences - PR (Planned Residential)  
 West: Vacant land and residence - RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 16

SURVEYOR/ENGINEER: Joe Ferowich

ACCESSIBILITY: Access is via Nubbin Ridge Rd. a major collector street with 19' of pavement width within 65' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
 1. Reverse curve tangent variance on Penrose Forest Ln. between Sta 2+44.09 and Sta 2+52.94, from 50' to 8.85'.  
 2. Vertical curve variance on Penrose Forest Ln. at Sta 0+40 from 118.75' (k=25) to 76' (k=16).

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1-2 because the site's shape and topography restrict compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.

**APPROVE the Concept Plan subject to 9 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Revising the concept plan to change the 20' wide access easement across Lot 15 for the benefit of Tax Parcel 133FB008, to a 25' access easement (minimum requirement).
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Nubbin Ridge Rd. at the proposed entrance.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and stormwater system.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Including the sight distance easement with restrictions across lot 16 on the final plat.
9. 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 development plan for up to 16 detached dwellings on individual lots and a reduction of the peripheral setback to 25' along all boundary lines except the eastern boundary (15') and southeastern boundary of Lot 15 (15') subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

**COMMENTS:**

The applicant is proposing to subdivide this 5.2 acre tract into 16 lots at a density of 3.08 du/ac. The property was rezoned to PR (Planned Residential) at a density of up to 4 du/ac by the Knox County Commission on July 24, 2017. The subdivision will be served by public streets with a 26' pavement width within a 50' right-of-way.

The Planning Commission approved a concept plan with 15 lots for this site on July 13, 2017. The applicant has made some minor modifications to the previous layout for the stormwater system and street layout and is requesting approval of the revised concept plan. The applicant is providing a new access easement for Tax Parcel 133FB008 out to Penrose Forest Ln. which will replace the existing access easement and driveway out to Nubbin Ridge Rd.

The applicant is requesting a reduction of the peripheral setback from 35' to 25' along all boundary lines except the eastern boundary where a reduction to 15' is requested (adjoins a private street) and the southeastern boundary of Lot 15 where a reduction to 15' is requested (adjoins the new access driveway for the property to the south). The adjoining property that is zoned RA has a rear yard setback of 25'.

**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 available to serve this site.
2. The proposed detached residential subdivision at a density of 3.08 du/ac, is consistent in use and density (up to 4 du/ac) with the approved zoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar densities.

**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 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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 is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the subdivision is located on a major collector street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The West City Sector Plan designates this property for low density residential uses with a maximum density of 5 du/ac. The PR zoning approved for the site allows a density up to 4 du/ac. At a proposed density of

3.08 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.

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

ESTIMATED TRAFFIC IMPACT: 192 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

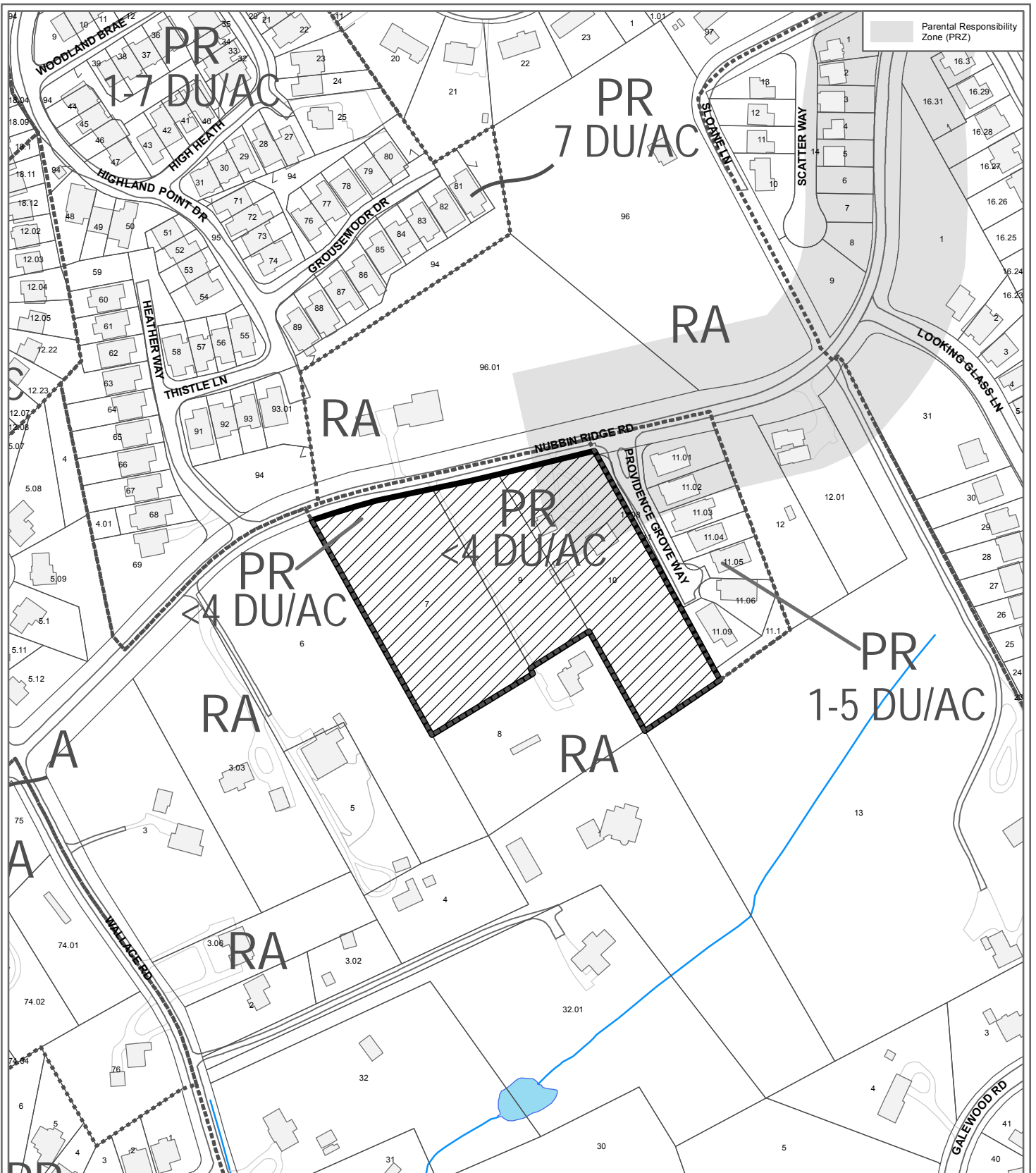
ESTIMATED STUDENT YIELD: 6 (public school children, ages 5-18 years)

Schools affected by this proposal: Rocky Hill Elementary, Bearden Middle, and West 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.

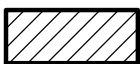
MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



Parental Responsibility Zone (PRZ)

**12-SB-17-C / 12-A-17-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Wilkinson, Rick  
Penrose Forest

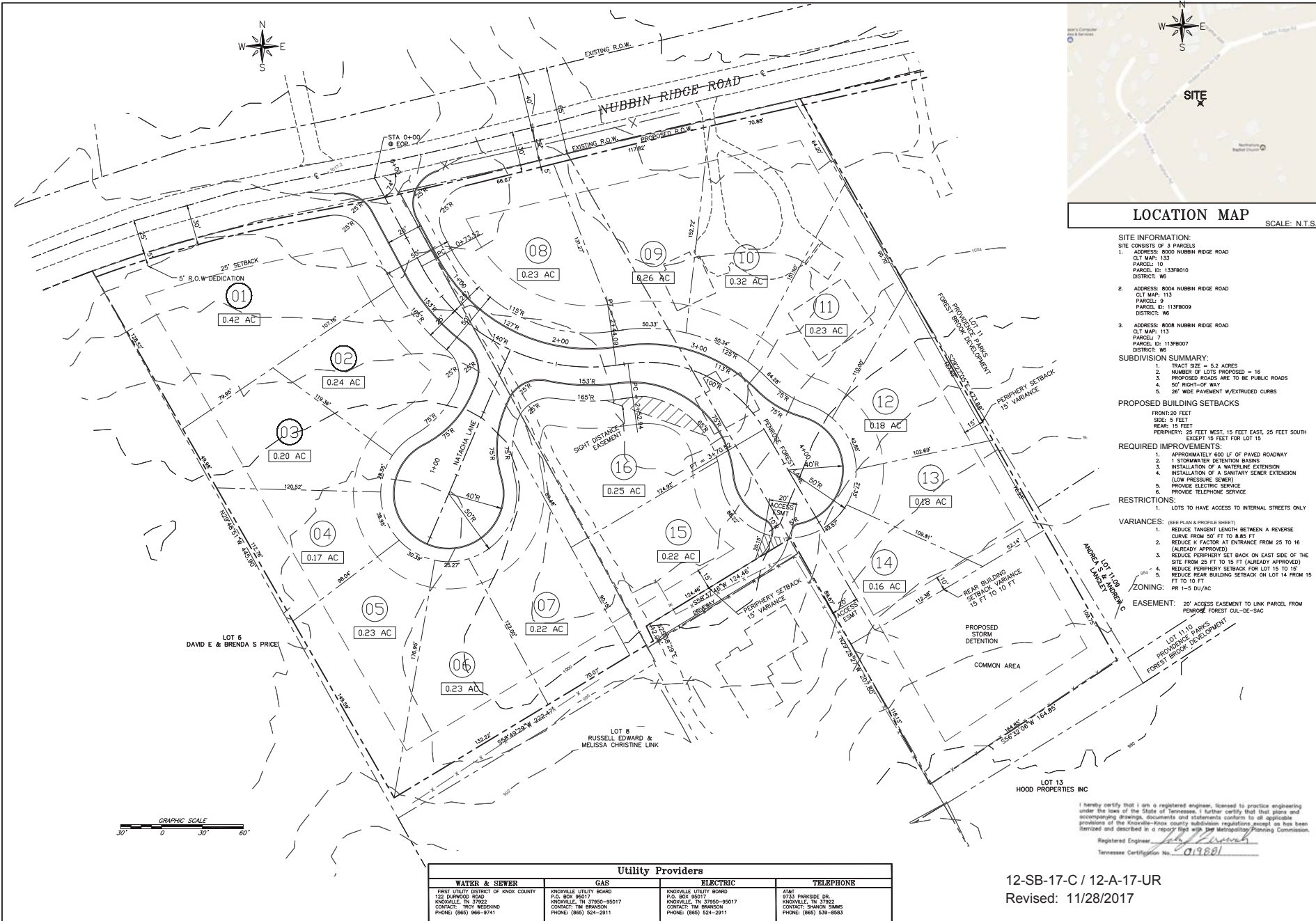


Detached Residential Subdivision in PR (Planned Residential)

Map No: 133  
Jurisdiction: County



Original Print Date: 11/13/2017      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**LOCATION MAP**  
SCALE: N.T.S.

**SITE INFORMATION:**  
 SITE CONSISTS OF 3 PARCELS  
 1. ADDRESS: 8008 NUBBIN RIDGE ROAD  
 CLT MAP: 133  
 PARCEL: 10  
 PARCEL ID: 133F8010  
 DISTRICT: W6  
 2. ADDRESS: 8004 NUBBIN RIDGE ROAD  
 CLT MAP: 113  
 PARCEL: 9  
 PARCEL ID: 113F8009  
 DISTRICT: W6  
 3. ADDRESS: 8006 NUBBIN RIDGE ROAD  
 CLT MAP: 113  
 PARCEL: 7  
 PARCEL ID: 113F8007  
 DISTRICT: W6

**SUBDIVISION SUMMARY:**  
 1. TRACT SIZE = 5.2 ACRES  
 2. NUMBER OF LOTS PROPOSED = 16  
 3. PROPOSED ROADS ARE TO BE PUBLIC ROADS  
 4. 50' RIGHT-OF-WAY  
 5. 24' WIDE PAVEMENT W/EXTRUDED CURBS

**PROPOSED BUILDING SETBACKS**  
 FRONT: 20 FEET  
 SIDE: 5 FEET  
 REAR: 15 FEET  
 PERIPHERY: 25 FEET WEST, 15 FEET EAST, 25 FEET SOUTH EXCEPT 15 FEET FOR LOT 15

**REQUIRED IMPROVEMENTS:**  
 1. APPROXIMATELY 800 LF OF PAVED ROADWAY  
 2. STORMWATER DETENTION BASINS  
 3. INSTALLATION OF A WATERLINE EXTENSION  
 4. INSTALLATION OF A SANITARY SEWER EXTENSION (LOW PRESSURE SEWER)  
 5. PROVIDE ELECTRIC SERVICE  
 6. PROVIDE TELEPHONE SERVICE

**RESTRICTIONS:**  
 1. LOTS TO HAVE ACCESS TO INTERNAL STREETS ONLY

**VARIANCES:** (SEE PLAN & PROFILE SHEET)  
 1. REDUCE TANGENT LENGTH BETWEEN A REVERSE CURVE FROM 50' FT TO 8.85 FT  
 2. REDUCE K FACTOR AT ENTRANCE FROM 25 TO 16 (ALREADY APPROVED)  
 3. REDUCE PERIPHERY SET BACK ON EAST SIDE OF THE SITE FROM 25 FT TO 15 FT (ALREADY APPROVED)  
 4. REDUCE PERIPHERY SET BACK FOR LOT 15 TO 15'  
 5. REDUCE REAR BUILDING SETBACK ON LOT 14 FROM 15 FT TO 10 FT

**ZONING:** PR 1-5 DU/AC

**EASEMENT:** 20' ACCESS EASEMENT TO LINK PARCEL FROM PENROSE FOREST CUL-DE-SAC

**RESTRICTIONS:**  
 1. LOTS TO HAVE ACCESS TO INTERNAL STREETS ONLY

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 this 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 Metropolitan Planning Commission.  
 Registered Engineer: *Joseph Perovitch*  
 Tennessee Certification No. 019881

Utility Providers			
WATER & SEWER	GAS	ELECTRIC	TELEPHONE
FIRST UTILITY DISTRICT OF KNOX COUNTY 122 BURWOOD ROAD KNOXVILLE, TN 37922 CONTACT: TERRY WISSERD PHONE: (865) 966-9741	KNOXVILLE UTILITY BOARD P.O. BOX 95017 KNOXVILLE, TN 37955-95017 CONTACT: TIM BRANSON PHONE: (865) 524-2911	KNOXVILLE UTILITY BOARD P.O. BOX 95017 KNOXVILLE, TN 37955-95017 CONTACT: TIM BRANSON PHONE: (865) 524-2911	AT&T 3723 PARKSIDE DR. KNOXVILLE, TN 37922 CONTACT: SHANNON SIMS PHONE: (865) 539-8583

12-SB-17-C / 12-A-17-UR  
 Revised: 11/28/2017

JOSEPH PEROVITCH P.E.  
 CIVIL ENGINEER  
 1138 N. SPENCERWOOD LN.  
 CARYVILLE, TN 37514  
 EMAIL: JPEROVITCH@GMAIL.COM  
 PHONE: (615) 246-0990

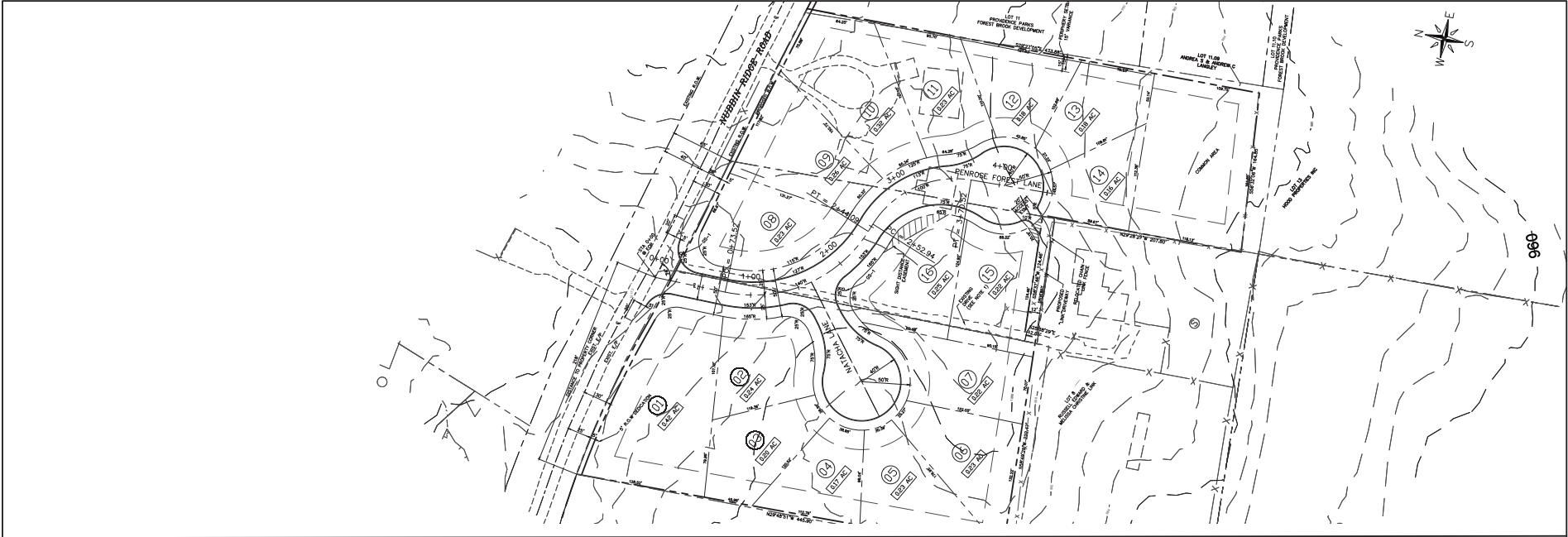
Developer:  
**Dave Wilkinson**  
 9041 Executive Park Dr, Suite 280  
 Knoxville, TN 37923  
 Phone: (615) 246-0990



CONCEPT PLAN FOR  
**PENROSE FOREST**  
 8000 Nubbin Ridge Road  
 Knox County, Tennessee  
 DEVELOPER  
**DAVE WILKINSON**

PROJ. NO. # 17-01  
 FILE NO. # 17-01-C1.1  
 ISSUE DATE # 12/14/17

Concept Plan  
 SHEET NO:  
**C-1.1**



JOSEPH FEROTICH P.E.  
 CIVIL ENGINEER  
 1138 N. SPENCER RD. LN.  
 CANTONVILLE, TN 37024  
 PHONE: 615-895-1100

Developer:  
**Dave Wilkinson**  
 9041 Executive Park Dr, Suite 260  
 Knoxville, TN 37923  
 Phone: 615-240-0990



CONCRETE PLAN FOR  
**PENROSE FOREST**  
 8000 Nubbin Ridge Road  
 Knox County, Tennessee  
 DEVELOPER  
**DAVE WILKINSON**

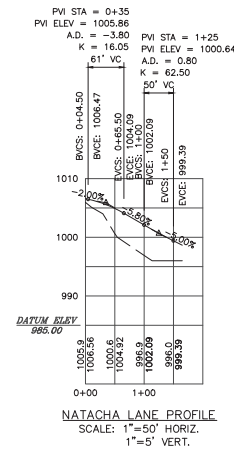
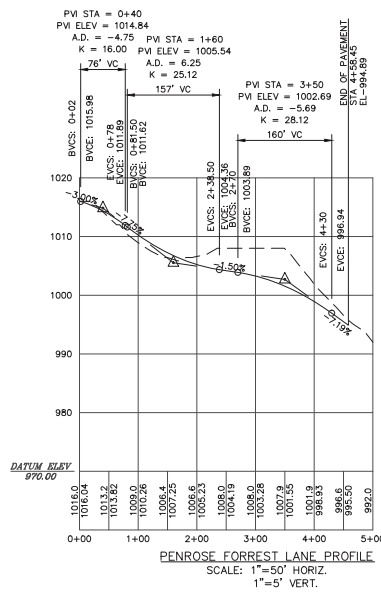
11-27-17  
 ASSESS DRIVEWAY  
 EASEMENT

10-10-17  
 REVISED PER UPDATED  
 BOUNDARY

PROJ. NO.: 17-01  
 FILE NO.: 17-01-C4.2  
 ISSUE DATE: 09/27/17

**Road Plan  
 &  
 Profile**

SHEET NO:  
**C-4.2**



12-SB-17-C / 12-A-17-UR  
 Revised: 11/28/2017

SUBDIVISION - CONCEPT

Name of Applicant: Rick Wilkinson Date Filed: 10/26/2017 Meeting Date: 12/14/2017 Application Accepted by: Marc Payne Fee Amount: \$ File Number: Subdivision - Concept 12-5B-17-C Fee Amount: 1,200.00 Related File Number: Development Plan 12-A-17-UR



PROPERTY INFORMATION

Subdivision Name: Penrose Forest Unit/Phase Number: # General Location: 5/8 Nubbin Ridge Road due east of Heather Way (pvt-spe) Tract Size: 5.2 ac. No. of Lots: 16 Zoning District: PR 1-5 du/ac. Existing Land Use: Residential Planning Sector: West City Growth Policy Plan Designation: Urban

Census Tract: 44.01 Traffic Zone: 161 Parcel ID Number(s): 133FB010, 133FB009, 133FB007 Jurisdiction: [ ] City Council District [x] County Commission 4th District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision: Sewer: First Utility District Water: First Utility District Electricity: KUB Gas: KUB Telephone: AT&T

TRAFFIC IMPACT STUDY REQUIRED

[x] No [ ] Yes

USE ON REVIEW [x] No [ ] Yes

Approval Requested: [ ] Development Plans in Planned District or Zone [ ] Other (be specific):

VARIANCE(S) REQUESTED

[x] No [x] Yes (If Yes, see reverse side of this form)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Dave Wilkinson Company: Address: 9041 Executive Park Dr. Ste 250 City: Knoxville State: TN Zip: 37923 Telephone: 865-300-7791 Fax: E-mail: Rich@ilandmortgage.com

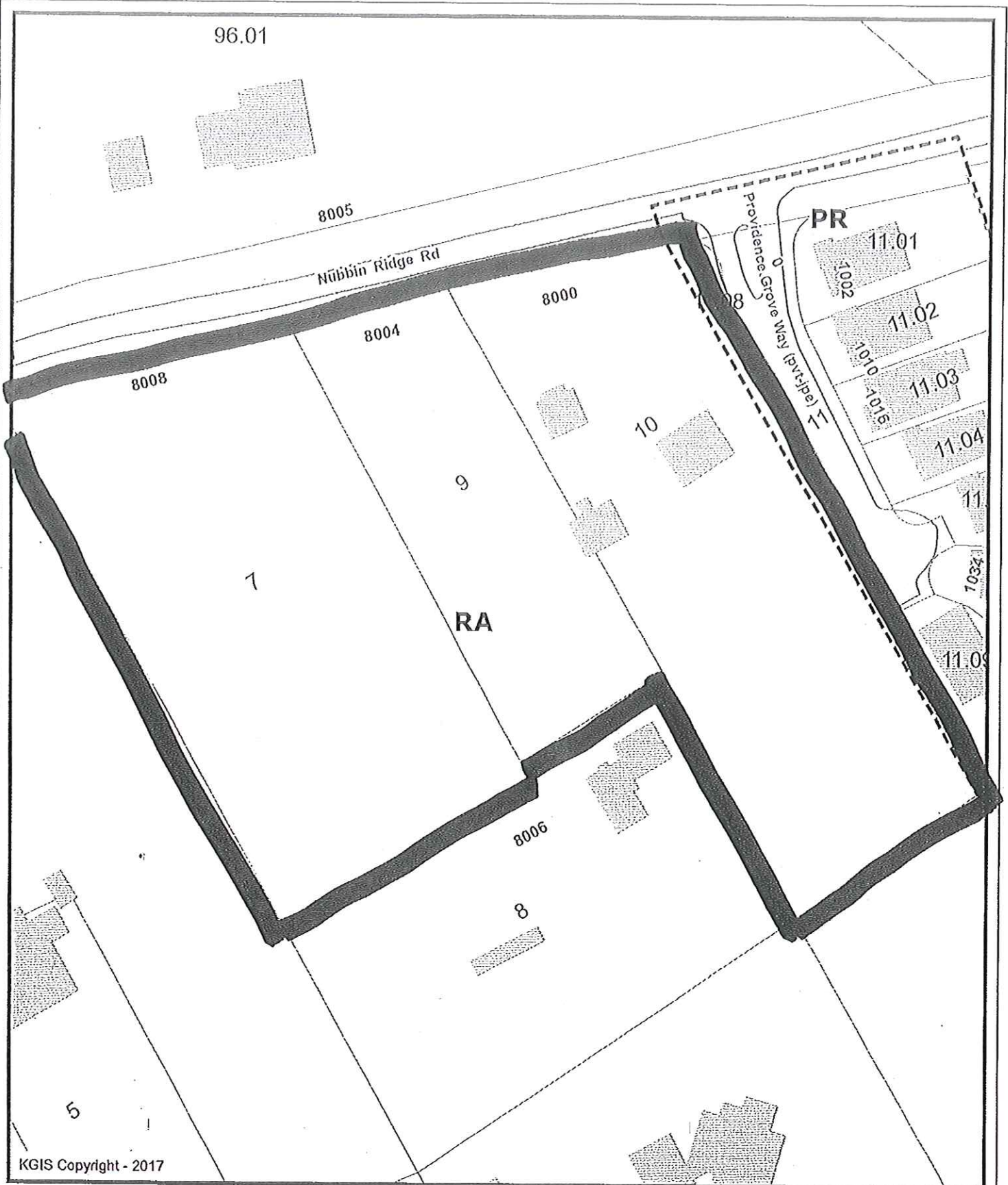
PROJECT SURVEYOR/ENGINEER

PLEASE PRINT Name: Joe Perovich Company: Address: 9041 Executive Park Dr. Ste 250 City: Knoxville State: TN Zip: 37923 Telephone: 865-805-6580 Fax: E-mail: jperovich-uc@comcast.net

APPLICATION CORRESPONDENCE

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

PLEASE PRINT Name: Rick Wilkinson Company: Address: 9041 Executive Park Dr City: Knoxville State: TN Zip: 37923 Telephone: 865-300-7791 Fax: E-mail:

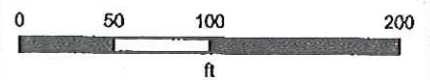


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