

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

▶ **FILE #:** 7-SC-17-C
 7-E-17-UR

AGENDA ITEM #: 20
AGENDA DATE: 7/13/2017

▶ **SUBDIVISION:** PENROSE FORREST
 ▶ **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) pending

▶ **EXISTING LAND USE:** Residence and 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:** 15

SURVEYOR/ENGINEER: J. Joseph Ferowich, P. E.

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).
3. Vertical curve variance on Penrose Forest Ln. at Sta 6+00 from 108' (k=25) to 70' (k=16.2).

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the site's shape and existing easement restricts compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 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. 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.
5. 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.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. Including the sight distance easement with restrictions across lot 15 on the final plat.
8. 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 15 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 (20') subject to 2 conditions.**

1. Obtaining approval from Knox County Commission of the recommended rezoning of the property to PR (Planned Residential) at a density that would allow the proposed 15 dwelling units.
2. 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 15 lots at a density of 2.88 du/ac. The property was recommended for a rezoning to PR (Planned Residential) at a density of up to 5 du/ac by the Planning Commission on May 11, 2017. The Knox County Commission postponed action on the rezoning request until their July 24, 2017 meeting.

The subdivision will be served by public streets with a 26' pavement width within a 50' right-of-way. An off-site drainage easement may be required pending evaluation of the drainage calculations at the Design Plan stage of the subdivision.

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 where a reduction to 20' is requested. 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 2.88 du/ac, is consistent in use and density (up to 5 du/ac) with the recommended rezoning. 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 recommended for approval for the site would allow a density up to 5 du/ac. At a proposed density of 2.88 du/ac, the proposed subdivision is consistent with the Sector Plan and proposed 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: 181 (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.

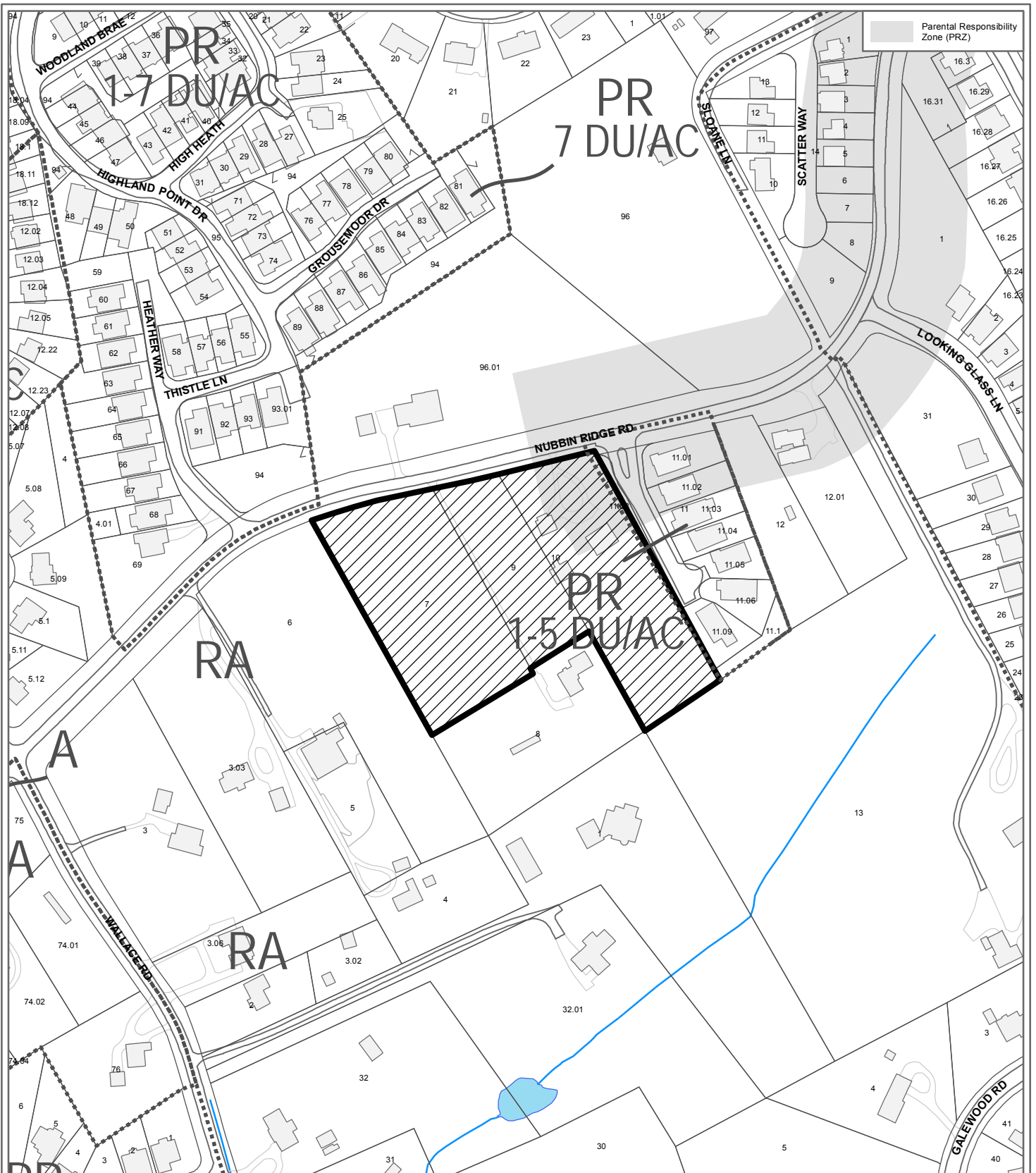
ESTIMATED STUDENT YIELD: 5 (public school children, ages 5-18 years)

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.



**7-SC-17-C / 7-E-17-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Wilkinson, Rick
Penrose Forrest

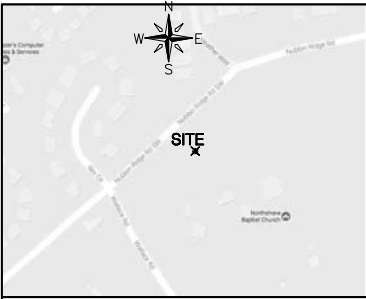


Detached residential subdivision in PR (Planned Residential) pending

Map No: 133
Jurisdiction: County



Original Print Date: 6/15/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



LOCATION MAP

SCALE: N.T.S.

Concept Plans For: PENROSE FOREST SUBDIVISION

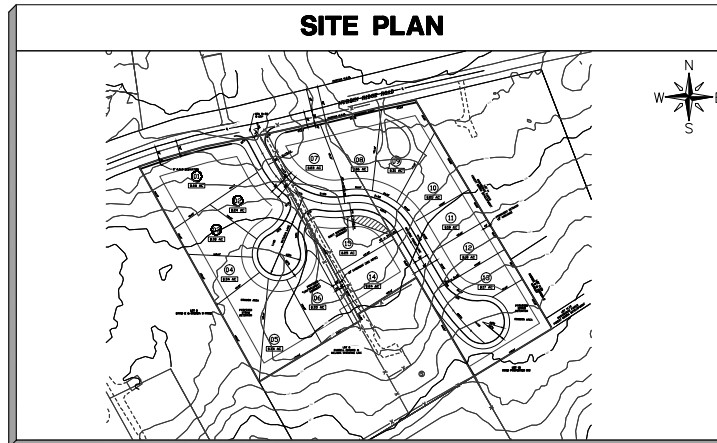
8000 Nubbin Ridge Road Knoxville, Tennessee 37919

Owner/Developer:

DAVE WILKINSON

9041 Executive Park Drive Suite 250
Knoxville, TN 37923

CONTACT: Dave Wilkinson
Phone: (678) 249-8599



SITE PLAN

Utility Providers

WATER & SEWER	GAS	ELECTRIC	TELEPHONE	KNOX COUNTY HIGHWAY DEPARTMENT
FRESH UTILITY DISTRICT OF KNOX COUNTY 122 DURWOOD ROAD KNOXVILLE, TN 37922 CONTACT: - PHONE: -	KNOXVILLE UTILITY BOARD P.O. BOX 85017 KNOXVILLE, TN 37909-85017 CONTACT: TIM BRANSON PHONE: (865) 524-2911	KNOXVILLE UTILITY BOARD P.O. BOX 85017 KNOXVILLE, TN 37909-85017 CONTACT: TIM BRANSON PHONE: (865) 524-2911	AMT 6733 PARKSIDE DR. KNOXVILLE, TN 37922 CONTACT: SHANNON SIMMS PHONE: (865) 539-8583	KNOX COUNTY ENGINEERING & PUBLIC WORKS PLANNING AND DEVELOPMENT DIVISION 200 BRADLEY WENGE KNOXVILLE, TN 37917 CONTACT: CINDY PRINCE PHONE: (865) 215-5800

Sheet Index

SHEET No.	LATEST SHEET TITLE	ISSUE DATE	REVISION DATE
C-0	COVER SHEET	05-25-17	
C-1.0	CONCEPT PLAN	05-25-17	
C-2.0	GENERAL DRAINAGE PLAN	05-25-17	
C-3.0	ROAD PLAN & PROFILES	05-25-17	

*NOT INCLUDED IN THIS SET

7-SC-17-C / 7-E-17-UR
Revised: 6/28/2017

SITE INFORMATION

- SITE CONSISTS OF 3 PARCELS
- ADDRESS: 8000 NUBBIN RIDGE ROAD
CLT MAP: 133
PARCEL: 10
PARCEL ID: 133FB010
DISTRICT: W6
 - ADDRESS: 8004 NUBBIN RIDGE ROAD
CLT MAP: 113
PARCEL: 9
PARCEL ID: 113FB009
DISTRICT: W6
 - ADDRESS: 8008 NUBBIN RIDGE ROAD
CLT MAP: 113
PARCEL: 7
PARCEL ID: 113FB007
DISTRICT: W6

SUBDIVISION SUMMARY

TRACT SIZE = 5.2 ACRES
NUMBER OF LOTS PROPOSED = 15
PROPOSED ROADS ARE TO BE PUBLIC ROADS

BUILDING SETBACKS

FRONT: 20 FEET
SIDE: 5 FEET
REAR: 15 FEET
PERIPHERY: 25 FEET
15 FEET EAST SIDE (VARIANCE)

JOSEPH FERWICH P.E.
CIVIL ENGINEER
1106 N. SPURWOOD LN
KNOXVILLE, TN 37923
EMAIL: JFERWICH@FERWICHENGINEERING.COM

Developer:
Dave Wilkinson
9041 Executive Park Dr, Suite 250
Knoxville, TN 37923
Phone: (678) 249-8599

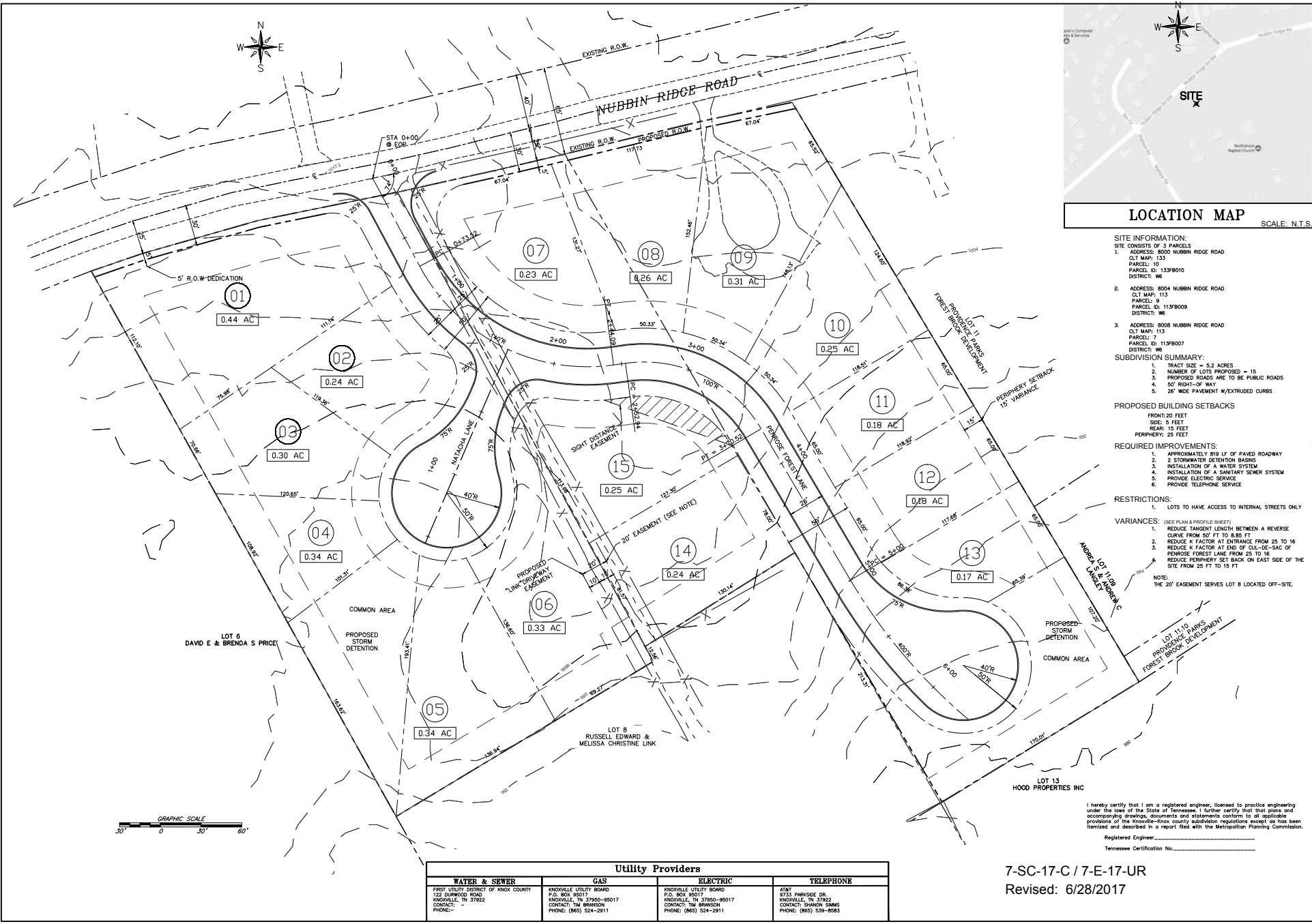


CONCEPT PLAN FOR
PENROSE FOREST
8000 Nubbin Ridge Road
Knox County, Tennessee
DEVELOPER
DAVE WILKINSON

PROJ. NO. # 17-01
FILE NO. # 17-01_PSP-1
ISSUE DATE # 05/25/17

Cover Sheet

SHEET NO:
C-0.0



LOCATION MAP SCALE: N.T.S.

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

SUBDIVISION SUMMARY:
 1. TRACT SIZE = 5.2 ACRES
 2. NUMBER OF LOTS PROPOSED = 15
 3. PROPOSED ROADS ARE TO BE PUBLIC ROADS
 4. 50' RIGHT-OF-WAY
 5. 20' WIDE PAVEMENT W/EXTRUDE CURBS

PROPOSED BUILDING SETBACKS
 FRONT: 20 FEET
 SIDE: 5 FEET
 REAR: 15 FEET
 PERIPHERY: 25 FEET

REQUIRED IMPROVEMENTS:
 1. APPROXIMATELY 819 LF OF PAVED ROADWAY
 2. STORMWATER DETENTION BASINS
 3. INSTALLATION OF A WATER SYSTEM
 4. INSTALLATION OF A SANITARY SEWER SYSTEM
 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
 3. REDUCE K FACTOR AT END OF CUL-DE-SAC OF PENROSE FOREST LANE FROM 25 TO 16
 4. REDUCE PERIPHERY SET BACK ON EAST SIDE OF THE SITE FROM 25 FT TO 15 FT

NOTE:
 THE 20' EASEMENT SERVES LOT 8 LOCATED OFF-SITE.

JOSEPH FEROWICH P.E.
 CIVIL ENGINEER
 1126 N. SPURWOOD LN
 DANIEL FEROWICH-UBROKON@GMAIL.COM
 Phone: (615) 240-8888

Developer:
Dave Wilkinson
 9041 Executive Park Dr, Suite 250
 Knoxville, TN 37923
 Phone: (615) 240-8888



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

PRJL NO. # 17-01
 FILE NO. # 17-01_psp-1
 ISSUE DATE # 05/25/17

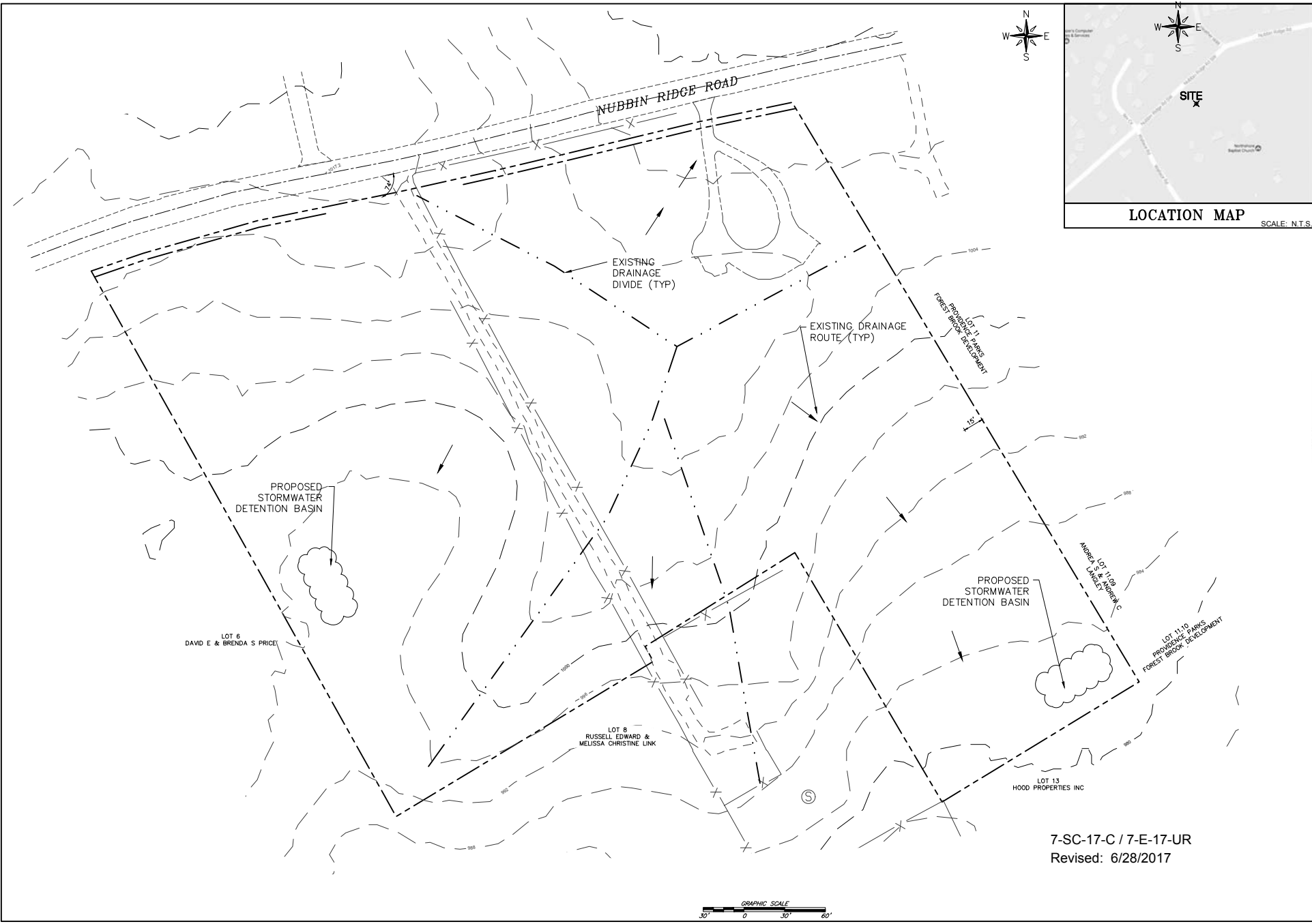
Concept Plan
 SHEET NO:
C-1.0

Utility Providers			
WATER & SEWER FIRST UTILITY DISTRICT OF KNOX COUNTY 122 DUNDRIDGE ROAD KNOXVILLE, TN 37922 CONTACT: -- PHONE: --	GAS KNOXVILLE UTILITY BOARD P.O. BOX 6501 KNOXVILLE, TN 37905-95017 CONTACT: TIM BRANSON PHONE: (865) 524-2911	ELECTRIC KNOXVILLE UTILITY BOARD P.O. BOX 65017 KNOXVILLE, TN 37905-95017 CONTACT: TIM BRANSON PHONE: (865) 524-2911	TELEPHONE 4381 6733 PARKSIDE DR. KNOXVILLE, TN 37922 CONTACT: SHANON SIMMS PHONE: (865) 539-8583

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 these plans and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-city county subdivision regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: _____
 Tennessee Certification No. _____

7-SC-17-C / 7-E-17-UR
 Revised: 6/28/2017



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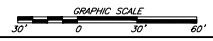
CONCEPT PLAN FOR
PENROSE FOREST
 8000 Nubbin Ridge Road
 Knoxville, Tennessee
 DEVELOPER:
DAVE WILKINSON

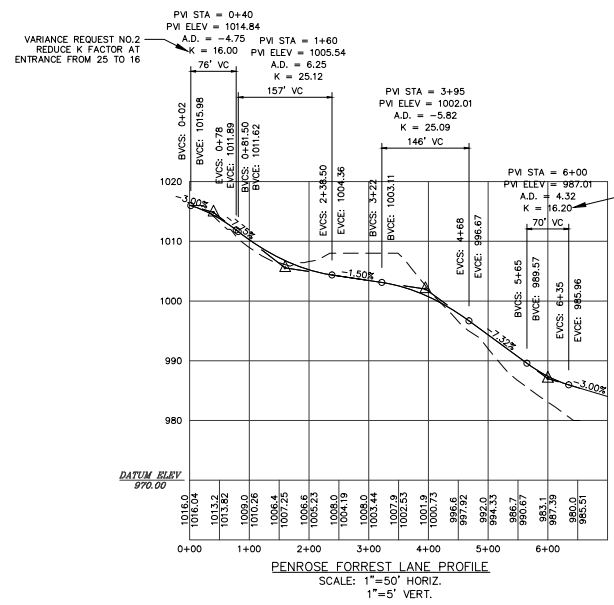
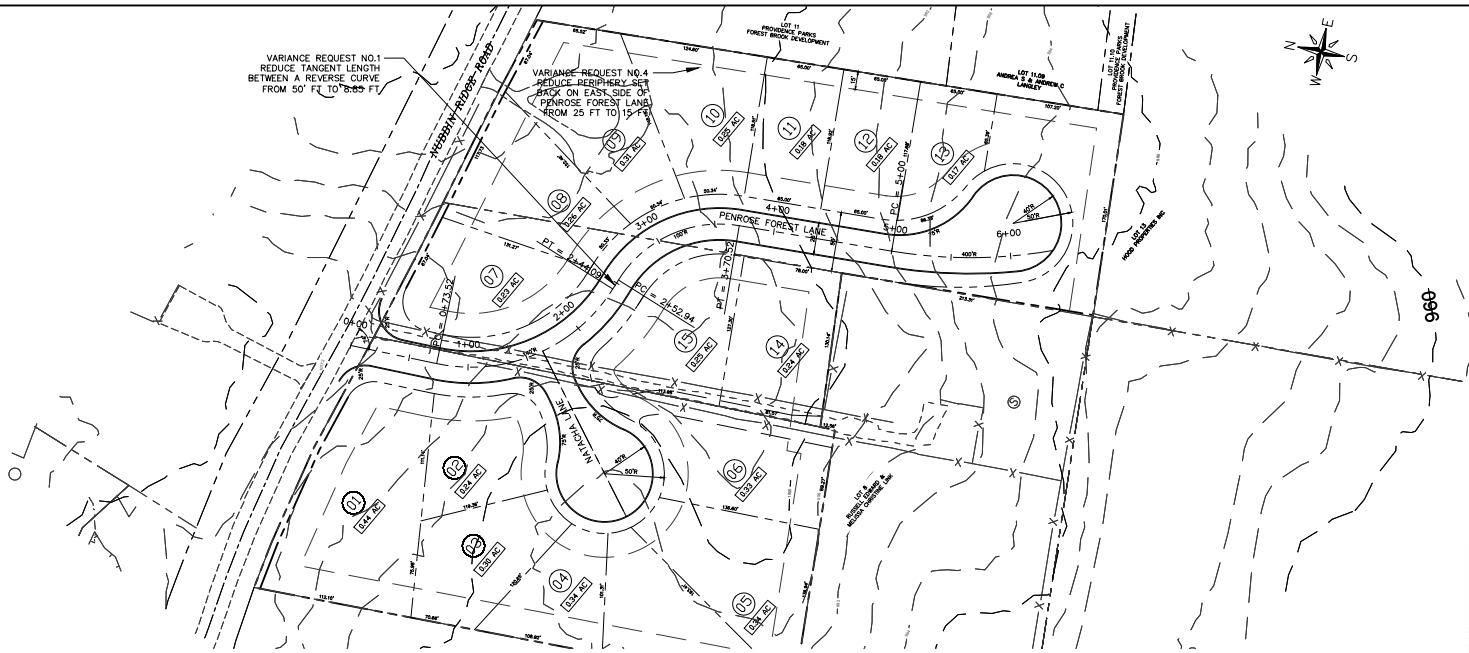
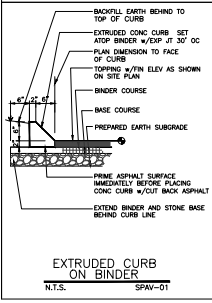
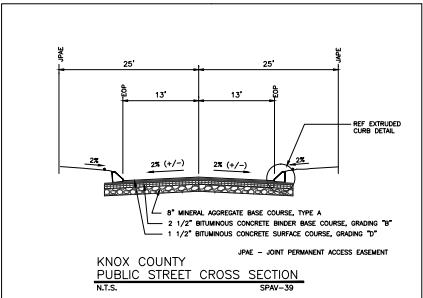
PROJ. NO. • 17-01
 FILE NO. • 17-01_PSP-1
 ISSUE DATE • 05/25/17

General Drainage Plan

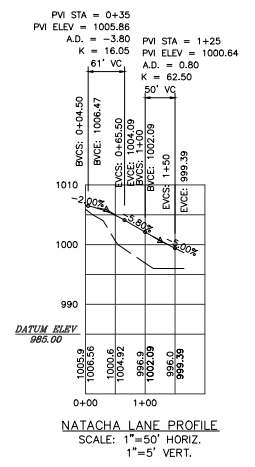
SHEET NO:
C-2.0

7-SC-17-C / 7-E-17-UR
 Revised: 6/28/2017





7-SC-17-C / 7-E-17-UR
Revised: 6/28/2017



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Developer:
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Knoxville, TN 37923
Phone: (615) 240-8888



PENROSE FOREST
8000 Nubbin Ridge Road
Knox County, Tennessee
DEVELOPER
DAVE WILKINSON

CONCEPT PLAN FOR
ROAD PLAN & PROFILE

PROJ. NO. # 17-01
FILE NO. # 17-01_ppg-1
ISSUE DATE # 05/25/17
Road Plan & Profile
SHEET NO:
C-3.0

SUBDIVISION - CONCEPT



Name of Applicant: RICK WILKINSON
Date Filed: 5/30/17 Meeting Date: JULY 13, 2017
Application Accepted by: M. Payne
Fee Amount: \$1,200.00 File Number: Subdivision - Concept 7-SC-17-C
Fee Amount: X Related File Number: Development Plan 7-E-17-UR

PROPERTY INFORMATION

Subdivision Name: PENROSE FOREST
Unit/Phase Number: _____
General Location: 8000 NUBBIN
RIOLE ROAD
Tract Size: 5.2 AC No. of Lots: 14
Zoning District: PR 1-5 DV/AC
Existing Land Use: RESIDENTIAL
Planning Sector: WEST CITY
Growth Policy Plan Designation: _____

Census Tract: 44.01
Traffic Zone: _____
Parcel ID Number(s): 133 FB 067,
133 FB 009, 133 FB 010
Jurisdiction: City Council _____ District
 County Commission WB 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 ATT

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)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: DAVE WILKINSON
Company: — SUITE 250
Address: 9041 EXECUTIVE PARK DR.
City: KNOXVILLE State: TN Zip: 37923
Telephone: 628-249-8599
Fax: _____
E-mail: d.wilkinson@atlantapolicefoundation.org

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
Name: JOE FEROWICH, P.E.
Company: J. JOSEPH FEROWICH, P.E.
Address: 1136 N. SHOREWOOD LN
City: CARYVILLE State: TN Zip: 37714
Telephone: 865-805-6586
Fax: _____
E-mail: jferowich-ve@comcast.net

APPLICATION CORRESPONDENCE

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

PLEASE PRINT
Name: JOE FEROWICH
Company: J. JOSEPH FEROWICH, P.E.
Address: 1136 N. SHOREWOOD LN
City: CARYVILLE State: TN Zip: 37714
Telephone: 865-805-6586
Fax: _____
E-mail: jferowich-ve@comcast.net

VARIANCES REQUESTED

1. REDUCTION IN TANGENT LENGTH BETWEEN HORIZONTAL CURVES

Justify variance by indicating hardship: FROM 50 FEET TO 3.4 FEET

THE SIZE AND SHAPE OF THE DEVELOPMENT PARCEL LIMIT THE AVAILABLE SPACE FOR CURVE TRANSITIONS. THE ROAD IS A

DEAD END ROAD WITH A LENGTH OF ONLY 650 FEET. THE

Justify variance by indicating hardship: ROAD WILL ALSO BE A PRIVATE ROAD

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Signature: _____

Fax: _____

Date: _____

E-mail: _____