



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

▶ **FILE #:** 7-SE-17-F

AGENDA ITEM #: 28

AGENDA DATE: 7/13/2017

▶ **SUBDIVISION:** ROTHERWOOD ADDITION, UNIT 2, RESUBDIVISION OF LOTS 8 & 9

▶ **APPLICANT/DEVELOPER:** PROFESSIONAL LAND SYSTEMS

OWNER(S): Tommy Ayres

TAX IDENTIFICATION: 121 P F 001 & 021

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS:

▶ **LOCATION:** **At the intersection of Shadyland Dr and Nubbin Ridge Dr.**

SECTOR PLAN: West City

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

▶ **APPROXIMATE ACREAGE:** 0.97 acres

▶ **NUMBER OF LOTS:** 1

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

SURVEYOR/ENGINEER: Professional Land Systems

▶ **VARIANCES REQUIRED:** 1. To reduce the required right of way on Nubbin Ridge Drive from 30' to 25' from the centerline to the property line.

STAFF RECOMMENDATION:

▶ **Deny Variance**
DENY Final Plat

COMMENTS:

MPC staff received the revised/corrected plat by corrections deadline. The surveyor had addressed all of staff's comments. The applicant had requested a right of way width variance for Nubbin Ridge Drive from 30' to 25' from the centerline of the right of way to the property line. City Engineering is not supporting this variance request so MPC staff cannot recommend approval of the plat.

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.



Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
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www.knoxmpc.org

SUBDIVISION - FINAL

Name of Applicant: Ralph Smith / PLS



Date Filed: 5/19/2017 Meeting Date: 7/13/2017

Application Accepted by: Mike Reynolds

Fee Amount: 750.00 File Number: Subdivision - Final 7-SE-17-F

PROPERTY INFORMATION

Subdivision Name: Resub Lots 8&9, Rotherwood Add.

Unit/Phase Number: 2

General Location: NE quad of the intersection of Shadyland Dr. & Nubbin Ridge Dr.

Tract Size: 42,279 sq.ft / 0.97ac.

Zoning District: R-1

Planning Sector: West City

Growth Policy Plan Designation: Inside City

Traffic Zone: 161

Census Tract: 44.01

Tax Identification Number: 121PF001 & 121PF021

Jurisdiction: City Council 2 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Tommy Ayres

Company: Professional Land Systems

Address: 7117 Shadyland Dr.

City: Knoxville State: TN Zip: 37919

Telephone: 865-588-3961

Fax: _____

E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
Name: Ned D. Ferguson

Company: Professional Land Systems

Address: 205 Lamar Ave.

City: Clinton State: _____ Zip: 37716

Telephone: 865-689-6169

Fax: 888-232-8718 (Toll Free)

E-mail: ned@plsurvey.com

COMBINE OR DIVIDE PARCELS

Combine Divide

No. of Lots Created: 1

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUB

Water KUB

Electricity KUB

Gas KUB

Telephone AT&T

DESIGN PLANS CERTIFICATION REQUIRED

Yes No

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: Ned Ferguson

Company: Professional Land Systems

Address: 205 Lamar Ave.

City: Clinton State: _____ Zip: 37716

Telephone: 865-689-6169

Fax: 888-232-8718 (Toll Free)

E-mail: ned@plsurvey.com

VARIANCES REQUESTED

1. Reduce the r/w on Nubbin Ridge Dr. from 30' from center down to 25'.

Justify variance by indicating hardship: **No need to increase a pre-existing non-conforming setback situation along Nubbin Ridge Dr. Also, Nubbin Ridge already has a r/w of 25' from center on the north side of it, compared to 15' on the south side.**

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: **Ralph Smith**

Address: **205 Lamar Ave.**

City: **Clinton** State: **TN** Zip: **37716**

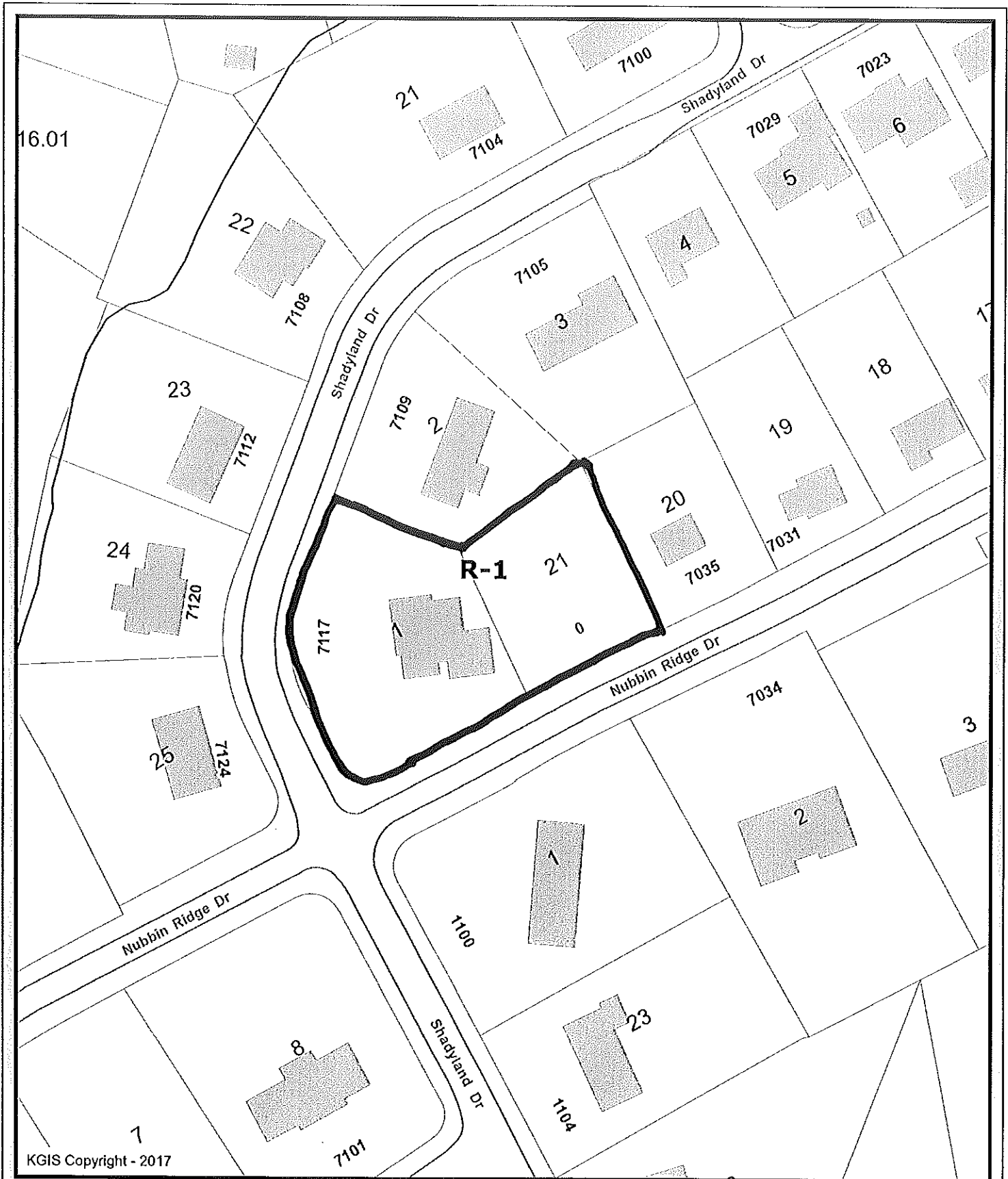
Telephone: **865-599-1508**

Signature: 

Fax: _____

Date: **5-12-17**

E-mail: **ralph6169@gmail.com**

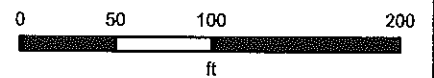


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Knoxville - Knox County - KUB Geographic Information System



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