



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 1-SB-21-C

AGENDA ITEM #: 27

1-E-21-UR

AGENDA DATE: 1/14/2021

► **SUBDIVISION:** THE RESERVE

► **APPLICANT/DEVELOPER:** DAVE WILKINSON

OWNER(S): W. David Wilkinson

TAX IDENTIFICATION: 133 07402, 07404, 07403 & 073

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 8116 8108, 8106, & 8104 Nubbin Ridge Rd.

► **LOCATION:** South side of Nubbin Ridge Rd., west of Wallace Rd.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Tennessee River

► **APPROXIMATE ACREAGE:** 6 acres

► **ZONING:** PR (Planned Residential) pending

► **EXISTING LAND USE:** Single family residential and vacant land

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND
USE AND ZONING: North: Single family residential -- PR (Planned Residential)
South: Duplex, Single family residential -- PR (Planned Residential) and RA (Low Density Residential)
East: Single family residential -- A (Agricultural)
West: Single family residential -- A (Agricultural) and RA (Low Density Residential)

► **NUMBER OF LOTS:** 17

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

ACCESSIBILITY: Access is via Nubbin Ridge Road, a major collector street with 17.8 feet of pavement width within 60 feet of right-of-way.

► **SUBDIVISION VARIANCES
REQUIRED:** VARIANCES

- 1) REDUCE THE MINIMUM LOT DEPTH FOR LOT NO. 1 FROM 150 FT TO 145.04 FT
- 2) REDUCE THE RIGHT-OF-WAY CUL-DE-SAC TRANSITION RADIUS ON THE WEST SIDE OF ROAD 'A' FROM 75-FT TO 0-FT
- 3) REDUCE THE MINIMUM INTERSECTION SPACING BETWEEN ROAD 'A' AND DOWRY LANE FROM 300-FT TO 40-FT

ALTERNATIVE DESIGN STANDARDS REQUIRING APPROVAL BY
KNOX COUNTY ENGINEERING AND PUBLIC WORKS

**1) INCREASING THE MAXIMUM ROAD GRADE AT INTERSECTIONS
FROM 1% TO 3%**

STAFF RECOMMENDATION:

- **POSTPONE the concept plan to the February 11, 2021 Planning Commission meeting as requested by the applicant.**

The applicant is requesting postponement to allow additional time to address comments from staff.

- **POSTPONE the development plan to the February 11, 2021 Planning Commission meeting as requested by the applicant.**

COMMENTS:

The applicant is proposing to subdivide this 5.77 acre tract into 17 detached residential lots at a density of 2.94 du/ac. This proposal convert and improve an existing joint permanent easement (private right-of-way) that serves 5 existing lots into a public road. The new public roads will serve the existing lots and the proposed 17 lots.

ESTIMATED TRAFFIC IMPACT: 204 (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: 7 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

Knoxville-Knox County Planning Commission'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.

Knoxville-Knox County Planning Commission'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.



Request to Postpone • Table • Withdraw

Name of Applicant: Dave Wilkinson

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 1-SB-21-C / 1-E-21-UR

Date Scheduled for Planning Review: January 14, 2021

Date Request Filed: January 6, 2021 Request Accepted by: Mike Reynolds

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

February 11, 2021

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

Eligible for Fee Refund? ☐ Yes ☒ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: *Dave Wilkinson*

PLEASE PRINT

Name: Dave Wilkinson

Address: _____

City: _____ State: TN Zip: _____

Telephone: 865-300-7791

Fax: _____

E-mail: rickwilkinson27@gmail.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



Concept Plans For:

THE RESERVE AT PENROSE FARM SUBDIVISION

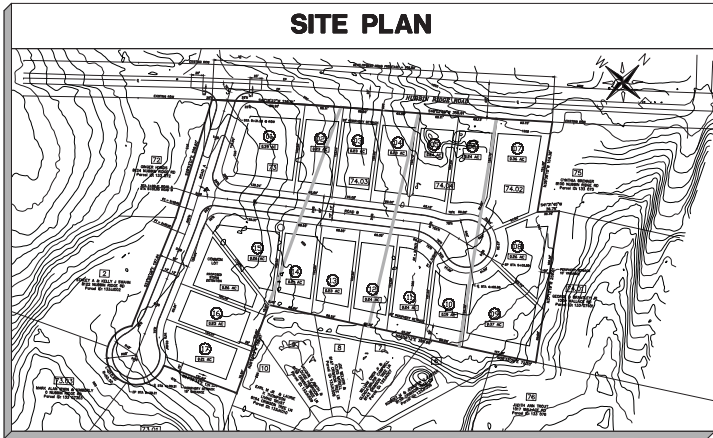
8116 Nubbin Ridge Road Knoxville, Tennessee 37919

Owner/Developer:

DAVE WILKINSON

**9041 Executive Park Drive Suite 250
Knoxville, TN 37923**

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



Utility Providers				
WATER & SEWER	GAS	ELECTRIC	TELEPHONE	KNOX COUNTY HIGHWAY DEPARTMENT
FIRST UTILITY DISTRICT OF KNOX COUNTY 122 DUNWOOD ROAD KNOXVILLE, TN 37922 CONTACT: - PHONE: -	KNOXVILLE UTILITY BOARD P.O. BOX 85017 KNOXVILLE, TN 37950-95017 CONTACT: TIM BRANSON PHONE: (865) 524-2911	KNOXVILLE UTILITY BOARD P.O. BOX 85017 KNOXVILLE, TN 37950-95017 CONTACT: TIM BRANSON PHONE: (865) 524-2911	AT&T 8733 PARKSIDE DR. KNOXVILLE, TN 37922 CONTACT: SHANNON SIMMS PHONE: (865) 539-8683	KNOX COUNTY ENGINEERING & PUBLIC WORKS PLANNING AND DEVELOPMENT DIVISION 200 HAYTER AVENUE KNOXVILLE, TN 37917 CONTACT: CHRYL PIONE PHONE: (866) 215-5880

Sheet Index			
SHEET NO.	LATEST SHEET TITLE	ISSUE DATE	REVISION DATE
C-0	COVER SHEET	11-28-20	12-16-20
C-1.0	CONCEPT PLAN	11-28-20	12-16-20
C-2.0	GENERAL DRAINAGE PLAN	11-28-20	12-16-20
C-3.0	ROAD PROFILES	11-28-20	12-16-20

*NOT INCLUDED IN THIS SET

1-SB-21-C / 1-E-21-UR
12/22/2020

SITE INFORMATION:

SITE CONSISTS OF 4 PARCELS

1. ADDRESS: 8104 NUBBIN RIDGE ROAD
CLT MAP: 133
PARCEL: 74.02
PARCEL ID: 133 07402
DISTRICT: W6
ACREAGE: 1.06 AC
EXISTING ZONING: AGRICULTURE
2. ADDRESS: 8106 NUBBIN RIDGE ROAD
CLT MAP: 113
PARCEL: 74.04
PARCEL ID: 113 07404
DISTRICT: W6
ACREAGE: 1.27 AC
EXISTING ZONING: AGRICULTURE
3. ADDRESS: 8108 NUBBIN RIDGE ROAD
CLT MAP: 113
PARCEL: 74.03
PARCEL ID: 113 07403
DISTRICT: W6
ACREAGE: 1.27 AC
EXISTING ZONING: AGRICULTURE
4. ADDRESS: 8116 NUBBIN RIDGE ROAD
CLT MAP: 113
PARCEL: 73
PARCEL ID: 133 073
DISTRICT: W6
ACREAGE: 2.17 AC
EXISTING ZONING: RA

WATERSHED: TENNESSEE RIVER

SUBDIVISION SUMMARY:

1. TRACT SIZE = 5.77 ACRES
 2. NUMBER OF LOTS PROPOSED = 17 BUILDING LOTS & 1 COMMON LOT
 3. PROPOSED ROADS ARE TO BE PUBLIC ROADS
 4. 50' RIGHT-OF-WAY
 5. 20' WIDE PAVEMENT W/EXTRUDED CURBS
- PROPOSED BUILDING SETBACKS
- FRONT: 20 FEET
SIDE: 5 FEET
REAR: 15 FEET
PERIMETRY: 25 FEET (W/VARIANCE ON EAST & SW TO 15')

EASEMENTS

UTILITY AND DRAINAGE EASEMENTS
THESE REQUIRED EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXISTING LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE RIDGE OF ALL OTHER EXISTING LOT LINES. SUCH DEDICATION SHALL BE NOTED ON THE FINAL PLAT OF THE SUBDIVISION.

REQUIRED IMPROVEMENTS:

1. APPROXIMATELY 1034 LF OF PAVED ROADWAY
2. 1 STORMWATER DETENTION BASIN
3. INSTALLATION OF A WATER SYSTEM
4. INSTALLATION OF A SANITARY SEWER SYSTEM
5. PROVIDE UNDERGROUND ELECTRIC SERVICE
6. PROVIDE UNDERGROUND TELEPHONE SERVICE

RESTRICTIONS:

1. LOTS TO HAVE ACCESS TO INTERNAL STREETS ONLY

VARIANCES:

1. (SEE PLAN & PROFILE SHEET)
REDUCE PERIMETRY SET BACK ON EAST AND SOUTHWEST SIDES OF THE SITE FROM 25 FT TO 15 FT.
2. REDUCE THE MINIMUM LOT DEPTH FOR LOT NO. 1 FROM 150 FT TO 145.04 FT ON THE WEST AND 146.80 FT ON THE EAST.
3. ELIMINATE THE R.O.W. CUL-DE-SAC TRANSITION RADIUS REQUIREMENT ON THE WEST SIDE OF ROAD A - THE EXISTING LOT LINE WAS PLATTED WITH A CUL-DE-SAC RADIUS BUT NOT THE TRANSITION RADIUS OF 75 FT.

PROPOSED ZONING: PR - 4 DUAC FOR THE FOUR EXISTING PARCELS NOTED ABOVE

INTERSECTION ROAD GRADE

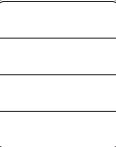
THE PROPOSED ROAD GRADE AT THE INTERSECTIONS IS 3.0%
THIS IS AN ALTERNATIVE DESIGN STANDARD APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS

JOSEPH FEROTICH P.E.
CIVIL ENGINEER
1138 N. BUCKENWOOD LN
KNOXVILLE, TN 37714
EMAIL: JFEROTICH@BUREAUMET

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



CONCEPT PLAN FOR
THE RESERVE AT PENROSE FARM
8116 Nubbin Ridge Road
Knox County, Tennessee
Developer:
DAVE WILKINSON



PROJ. NO.: 20-14
FILE NO.: CONCEPT PLAN
ISSUE DATE: 11/28/20

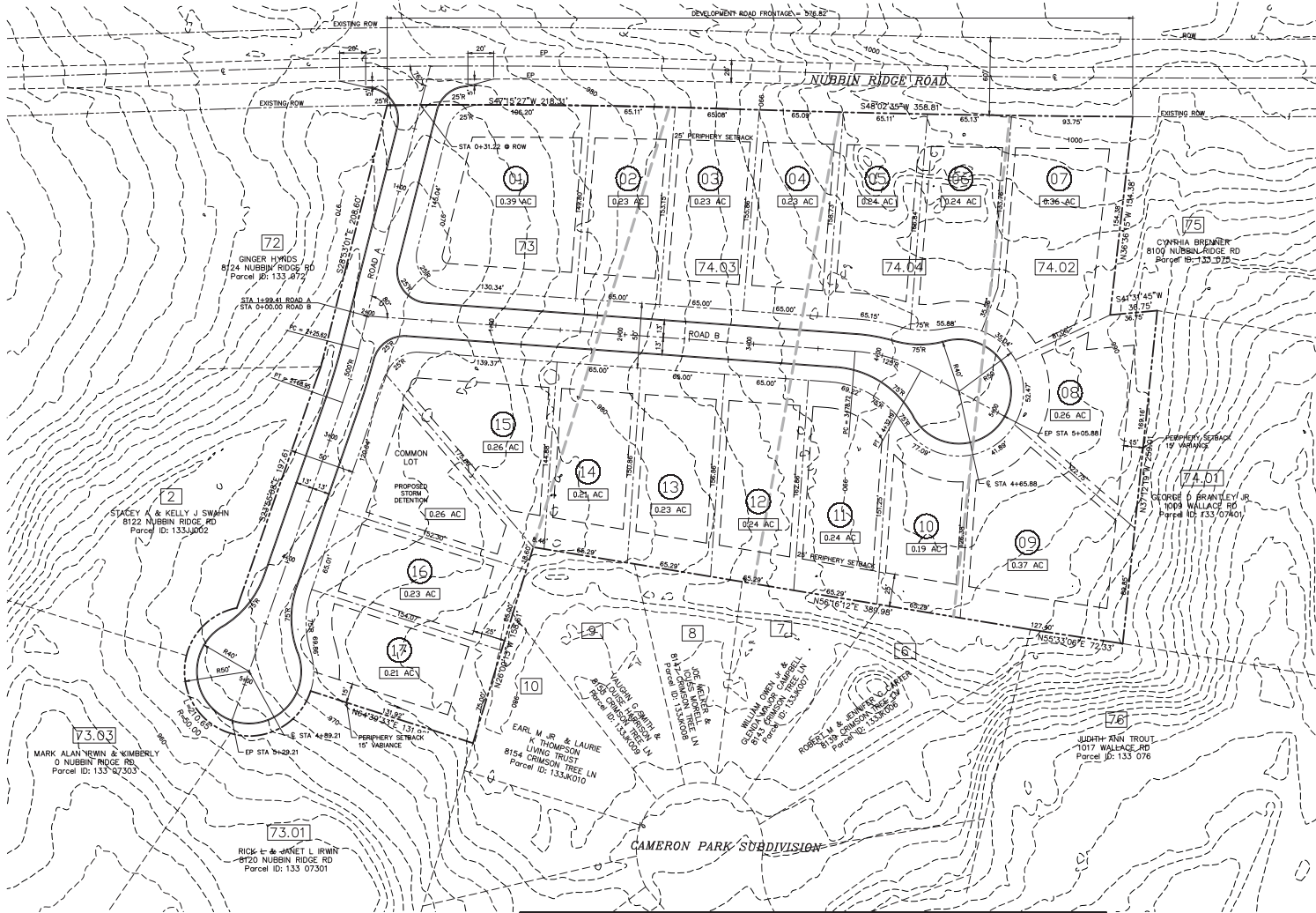
Cover Sheet

SHEET NO:
C-0.0

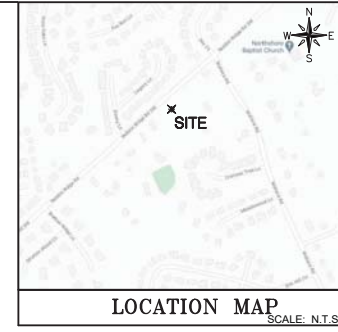
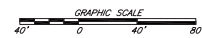
MPC FILE NO.: 1-SB-21-C/1-E-21-UR



1-SB-21-C / 1-E-21-UR
12/22/2020



Utility Providers			
WATER & SEWER	GAS	ELECTRIC	TELEPHONE
FIRST UTILITY DISTRICT OF KNOX COUNTY 122 DUNWOOD ROAD KNOXVILLE, TN 37922 CONTACT: TIM BRANSON PHONE: (865) 524-2911	KNOXVILLE UTILITY BOARD P.O. BOX 85017 KNOXVILLE, TN 37980-9517 CONTACT: TIM BRANSON PHONE: (865) 524-2911	KNOXVILLE UTILITY BOARD P.O. BOX 85017 KNOXVILLE, TN 37980-9517 CONTACT: TIM BRANSON PHONE: (865) 524-2911	AT&T 9733 PARKSIDE DR. KNOXVILLE, TN 37923 CONTACT: SHAWN SIMMS PHONE: (865) 539-6593



LOCATION MAP
SCALE: N.T.S.

SITE INFORMATION:
SITE CONSISTS OF 4 PARCELS
1. ADDRESS: 8106 NUBBIN RIDGE ROAD
CLT MAP: 133
PARCEL: 74.03
DISTRICT: W6
ACREAGE: 1.06 AC
EXISTING ZONING: AGRICULTURE

2. ADDRESS: 8106 NUBBIN RIDGE ROAD
CLT MAP: 113
PARCEL: 74.04
DISTRICT: W6
ACREAGE: 1.27 AC
EXISTING ZONING: AGRICULTURE

3. ADDRESS: 8106 NUBBIN RIDGE ROAD
CLT MAP: 113
PARCEL: 74.03
DISTRICT: W6
ACREAGE: 1.27 AC
EXISTING ZONING: AGRICULTURE

4. ADDRESS: 8106 NUBBIN RIDGE ROAD
CLT MAP: 113
PARCEL: 74.03
DISTRICT: W6
ACREAGE: 2.17 AC
EXISTING ZONING: RA

WATERSHED: TENNESSEE RIVER

SUBDIVISION SUMMARY:
1. TRACT SIZE = 5.77 ACRES
2. NUMBER OF LOTS PROPOSED = 17 BUILDING LOTS & 1 COMMON LOT
3. PROPOSED ROADS ARE TO BE PUBLIC ROADS
4. 50' RIGHT-OF-WAY
5. 26' WIDE PAVEMENT W/EXTRUDED CURBS

PROPOSED BUILDING SETBACKS
FRONT: 20 FEET
SIDE: 5 FEET
REAR: 15 FEET
PERIMETRY: 25 FEET (W/VARIANCE ON EAST & SW TO 10')

EASEMENTS
UTILITY AND DRAINAGE EASEMENTS:
THESE REQUIRED EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXISTING LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXISTING LOT LINES. SUCH DEDICATION SHALL BE NOTED ON THE FINAL PLAT OF THE SUBDIVISION.

REQUIRED IMPROVEMENTS:
1. APPROXIMATELY 1034 LF OF PAVED ROADWAY
2. 1 STORMWATER DETENTION BASIN
3. INSTALLATION OF A WATER SYSTEM
4. INSTALLATION OF A SANITARY SEWER SYSTEM
5. PROVIDE UNDERGROUND ELECTRIC SERVICE
6. PROVIDE UNDERGROUND TELEPHONE SERVICE

RESTRICTIONS:
LOTS TO HAVE ACCESS TO INTERNAL STREETS ONLY

VARIANCES:
1. REDUCE PERIMETRY SET BACK ON EAST AND SOUTHWEST SIDES OF THE SITE FROM 25 FT TO 15 FT.
2. REDUCE THE MINIMAL LOT DEPTH FOR LOT NO. 1 FROM 150 FT TO 145.01 FT ON THE WEST AND 149.80 FT ON THE EAST.
3. ELIMINATE THE R.O.W. CUL-DE-SAC TRANSITION RADIUS REQUIREMENT ON THE WEST SIDE OF ROAD A - THE EXISTING LOT LINE WAS PLATTED WITH A CUL-DE-SAC RADIUS BUT NOT THE TRANSITION RADIUS OF 75 FT.

PROPOSED ZONING: PR - A/DUAC FOR THE FOUR EXISTING PARCELS NOTED ABOVE

INTERSECTION ROAD GRADE
THE PROPOSED ROAD GRADE AT THE INTERSECTIONS IS 3.0%.
THIS IS AN ALTERNATIVE DESIGN STANDARD APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS.

LEGEND
XX PARCEL NUMBER

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 as they have been amended and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: *[Signature]*
Tennessee Certification No: *[Signature]*

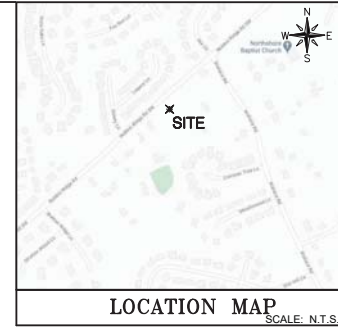
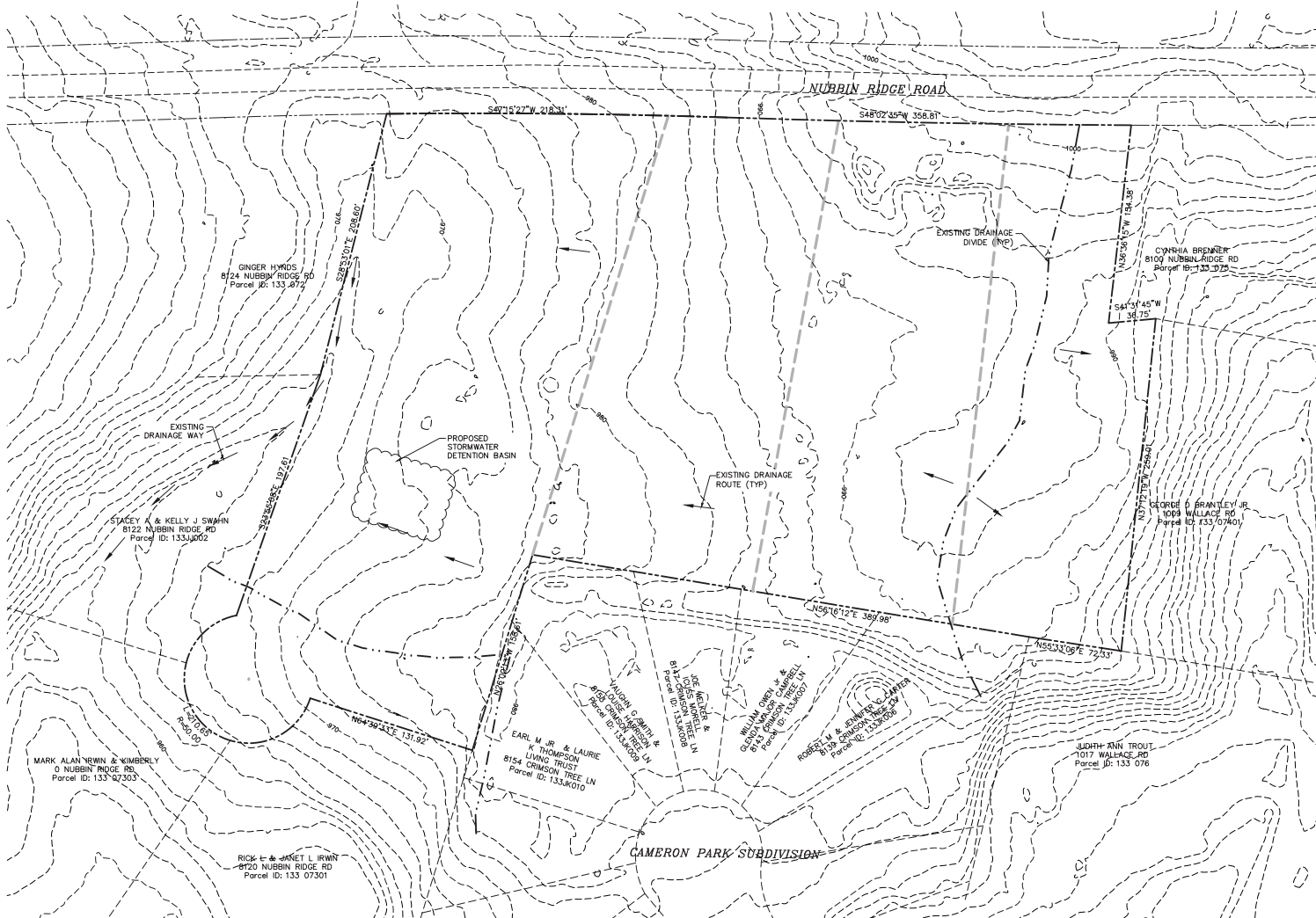
JOSEPH FEROTICH P.E.
CIVIL ENGINEER
1136 N. SHOREWOOD LN.
KNOXVILLE, TN 37714
EMAIL: JFEROTICH@GMAIL.COM
PHONE: (615) 546-0800

Developer:
Dave Wilkinson
9041 Executive Park Dr, Suite 250
Knoxville, TN 37923
Phone: (615) 546-0800

CONCEPT PLAN FOR
THE RESERVE AT PENROSE FARM
8116 Nubbin Ridge Road
Knox County, Tennessee
DEVELOPER
DAVE WILKINSON

PROJ. NO.: 20-14
FILE NO.: CONCEPT PLAN
ISSUE DATE: 11/28/20

Concept
Plan
SHEET NO:
C-1.0



LOCATION MAP
SCALE: N.T.S.

1-SB-21-C / 1-E-21-UR
12/22/2020

MPC FILE NO.: 1-SB-21-C/1-E-21-UR

JOSEPH FEROTICH P.E.
CIVIL ENGINEER
1136 N. SHOREWOOD LN.
CARVALLA, TN 37714
EMAIL: JFEROTICH@GUMMART.NET

Developer:
Dave Wilkinson
9041 Executive Park Dr, Suite 250
Knoxville, TN 37923
Phone: (615) 340-0000

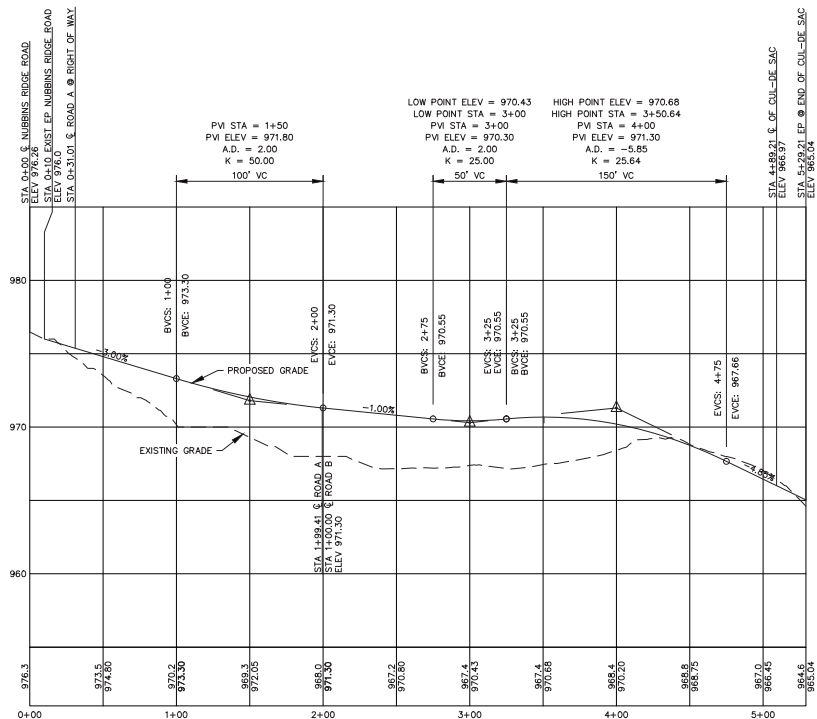


CONCEPT PLAN FOR
THE RESERVE AT PENROSE FARM
8116 Nubbin Ridge Road
Knox County, Tennessee
DEVELOPER
DAVE WILKINSON

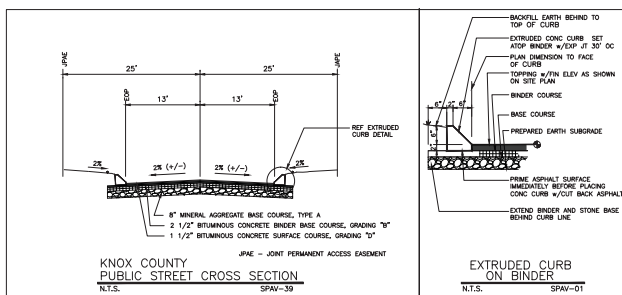
PROJ. NO.: 20-14
FILE NO.: 1-SB-21-C / 1-E-21-UR
ISSUE DATE: 12/22/2020

General
Drainage
Plan

SHEET NO:
C-2.0

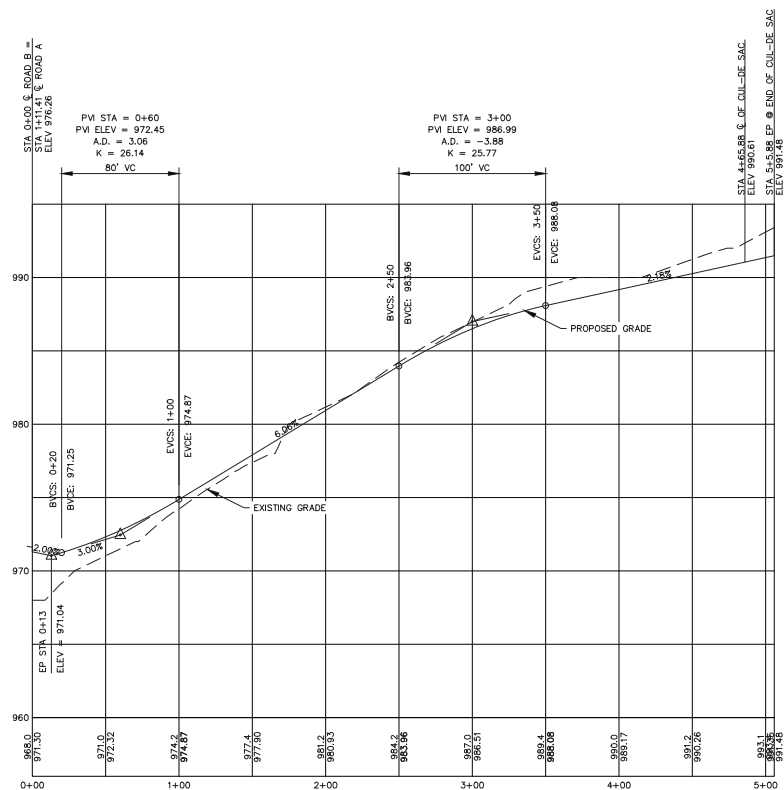


ROAD A PROFILE
SCALE: 1"=40' HORIZ.
1"=4' VERT.



KNOX COUNTY
PUBLIC STREET CROSS SECTION
N.T.S. SPW-39

EXTRUDED CURB
ON BINDER
N.T.S. SPW-01



ROAD B PROFILE
SCALE: 1"=40' HORIZ.
1"=4' VERT.

1-SB-21-C / 1-E-21-UR
12/22/2020

MPC FILE NO.: 1-SB-21-C/1-E-21-UR

JOSEPH FEROTICH P.E.
CIVIL ENGINEER
1136 N. BARNWOOD LN.
CARVALLA, TN 37714
EMAIL: JFEROTICH@GMAIL.COM

Developer:
Dave Wilkinson
9041 Executive Park Dr, Suite 250
Knoxville, TN 37923
Phone: (615) 540-0000

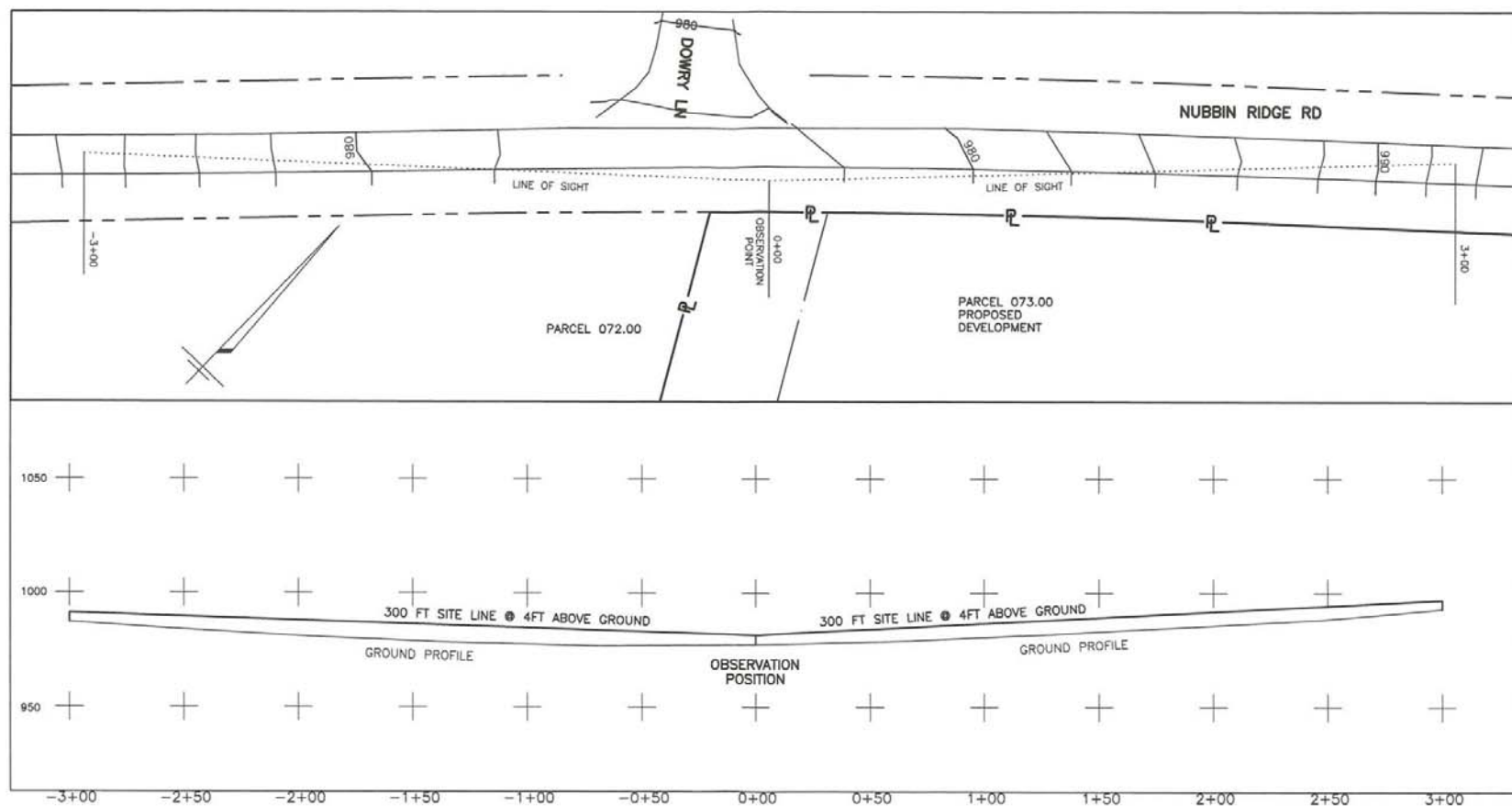


CONCEPT PLAN FOR
THE RESERVE AT PENROSE FARM
8116 Nubbin Ridge Road
Knox County, Tennessee
DEVELOPER
DAVE WILKINSON

PROJ. NO. • 20-14
FILE NO. • CONCEPT PLAN
ISSUE DATE • 11/28/20

Road
Profiles

SHEET NO:
C-3.0



1-SB-21-C / 1-E-21-UR
12/22/2020

PLAN AND PROFILE
HOR 1"=50'
VERT 1"=50'



PREPARED FOR:
DAVID WILKINSON

RB Bailey.US

224 ILLINOIS AVENUE
OAK RIDGE, TENNESSEE 37830-4963
(865) 482-5260

FILE: 2595SD	SITE DISTANCE PROFILE				2595
REVISION: FIRST ISSUE	THE RESERVE • PENROSE FARMS				
DRAWN BY: R. A. BAILEY	LOCATED AT NUBBIN RIDGE RD KNOXVILLE, KNOX COUNTY, TENNESSEE				
DATE: 18 DEC 20	SCALE: 1" = 50'	SHT: 1	OF: 1		



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

DAVE WILKINSON

Applicant Name

11/30/20

Date Filed

1/14/21

Meeting Date (if applicable)

DEVELOPER

Affiliation

File Number(s)

1-SB-21-C

1-E-21-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

JOE FEROWICH, P.E.

J. JOSEPH FEROWICH, P.E.

Name

Company

1136 N. SHOREWOOD LANE

CARYVILLE

TN

37714

Address

City

State

ZIP

865-805-6586

JFEROWICH-UE@COMCAST.NET

Phone

Email

CURRENT PROPERTY INFO

SEE ATTACHMENT FOR OWNER INFO

Owner Name (if different)

Owner Address

Owner Phone

8116, 8108, 8106, 8104 Nubbin Ridge Road

133 07402, 07404, 07403, 073

Property Address

Parcel ID

STAFF USE ONLY

South side of Nubbin Ridge Road, West of Wallace Road

General Location

6.0 +/- ac

Tract Size

4th

Jurisdiction (specify district above)

☐ City ☒ County

RA/ A PR pending (file # 12-E-20-RZ)

Zoning District

Southwest County

LDR

Planned

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

RR, AgForVac, SFR

Existing Land Use

N

Septic (Y/N)

First Utility

Sewer Provider

First Utility

Water Provider

DEVELOPMENT REQUEST☒ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA

Related City Permit Number(s)

☐ Residential ☐ Non-Residential

Home Occupation (specify)

Other (specify)

Concept plan for 17 lots in PR pending (12-E-20-RZ)

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify)☐ Attachments / Additional Requirements**ZONING REQUEST**

Pending Plat File Number

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify)**STAFF USE ONLY****PLAT TYPE**☐ Staff Review☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders☐ Variance Request**ADDITIONAL REQUIREMENTS**☐ Design Plan Certification (Final Plat)☒ Use on Review / Special Use (Concept Plan)☐ Traffic Impact Study☐ COA Checklist (Hillside Protection)

Fee 1

Total

\$1010.00

Fee 2

Fee 3

\$1010.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.



DAVE WILKINSON

11/30/20

Applicant Signature

Please Print

Date

678-249-8599

Phone Number



Email

Marc Payne

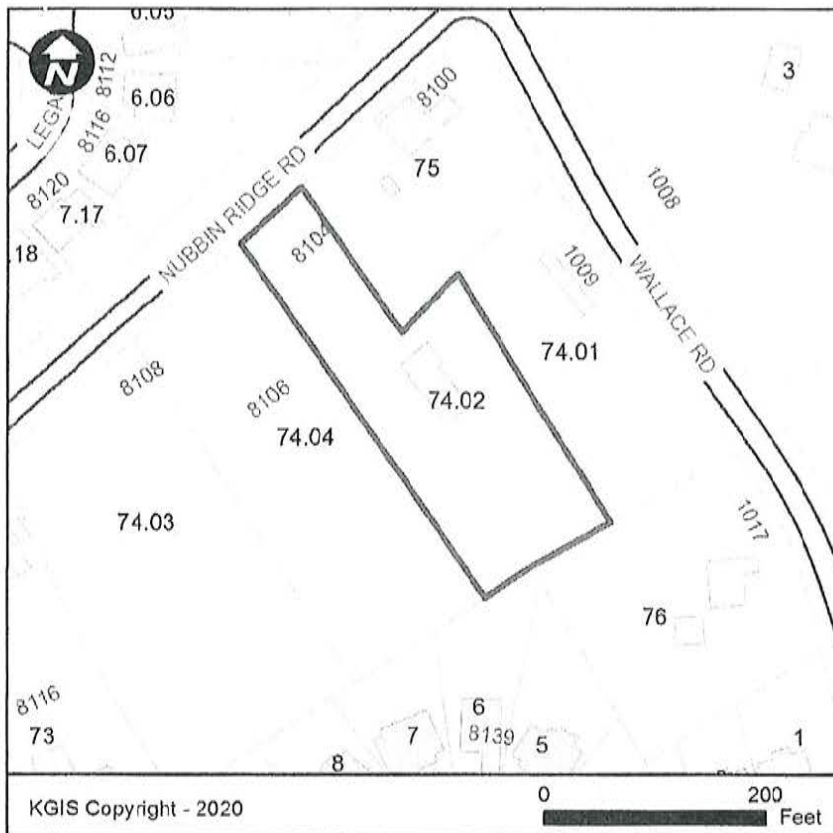
11/30/2020

Staff Signature

Please Print

Date

Parcel 133 07402 - Property Map and Details Report



Property Information

Parcel ID:	133 07402
Location Address:	8104 NUBBIN RIDGE RD
CLT Map:	133
Insert:	
Group:	
Condo Letter:	
Parcel:	74.02
Parcel Type:	NORMAL
District:	W6
Ward:	
City Block:	
Subdivision:	
Rec. Acreage:	
Calc. Acreage:	1.06
Recorded Plat:	-
Recorded Deed:	20050725 - 0007203
Deed Type:	Deed:Special Wa
Deed Date:	7/25/2005

Address Information

Site Address: 8104 NUBBIN RIDGE RD
KNOXVILLE - 37919

Address Type: DWELLING, SINGLE-FAMILY

Site Name:

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
City / Township:

Political Districts

Voting Precinct:	69E	
Voting Location:		Bluegrass Elementary School 8901 BLUEGRASS RD
TN State House:	14	Jason Zachary
TN State Senate:	6	Becky Duncan Massey
County Commission:	4	Kyle Ward
(at large seat 10)		Larsen Jay
(at large seat 11)		Justin Biggs
School Board:	4	Virginia Babb

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

BRANTLEY GEORGE D JR
8104 NUBBIN RIDGE RD
KNOXVILLE, TN 37919

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

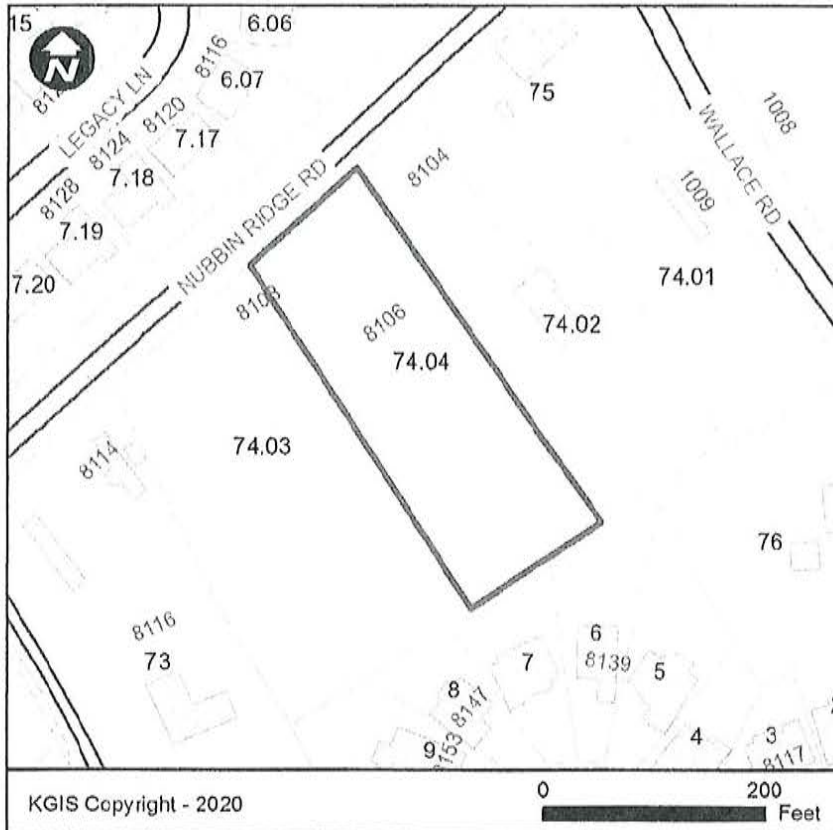
Knoxville-Knox Co. Planning Information

Census Tract: 57.12
Planning Sector: Southwest County
Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

School Zones

Elementary:	ROCKY HILL ELEMENTARY
Intermediate:	
Middle:	BEARDEN MIDDLE
High:	WEST HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

Parcel 133 07404 - Property Map and Details Report**Property Information**

Parcel ID: 133 07404
 Location Address: 8106 NUBBIN RIDGE RD
 CLT Map: 133
 Insert:
 Group:
 Condo Letter:
 Parcel: 74.04
 Parcel Type: NORMAL
 District: W6
 Ward:
 City Block:
 Subdivision:
 Rec. Acreage: 0
 Calc. Acreage: 1.27
 Recorded Plat: -
 Recorded Deed: 20140404 - 0056749
 Deed Type: Deed:Gift Deed
 Deed Date: 4/4/2014

Address Information

Site Address: 8106 NUBBIN RIDGE RD
 KNOXVILLE - 37919
 Address Type: ACCESSORY STRUCTURE
 Site Name:
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Owner Information

JENKINS ELLA B
 125 N CRUZE ST
 KNOXVILLE, TN 37917

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Knoxville-Knox Co. Planning Information

Census Tract: 57.12
 Planning Sector: Southwest County
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Political Districts

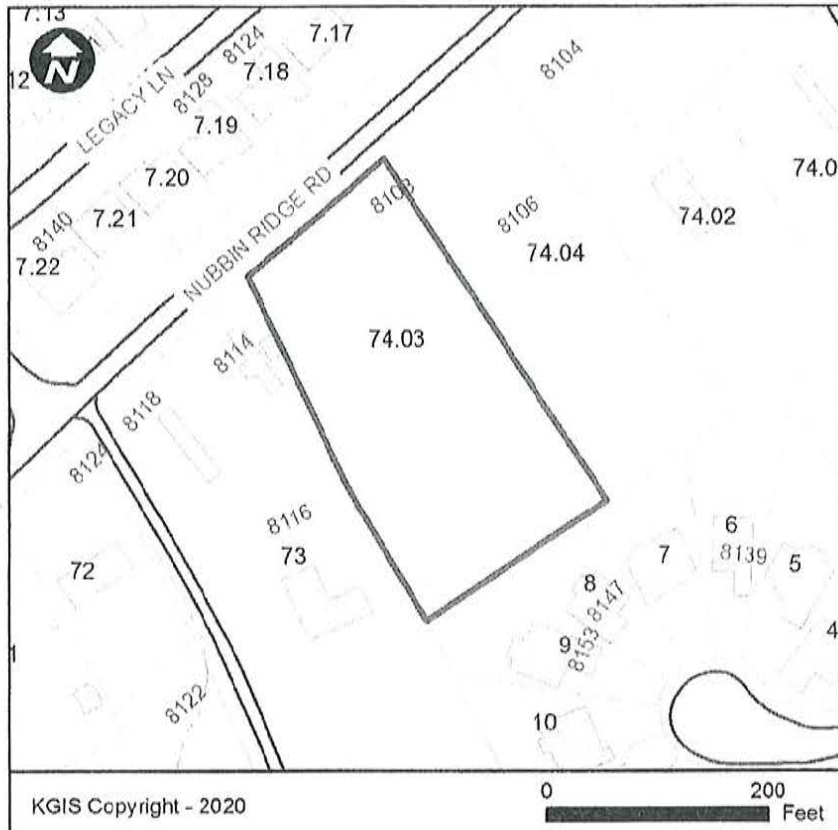
Voting Precinct: 69E
 Voting Location: Bluegrass Elementary School
 8901 BLUEGRASS RD
 TN State House: 14 Jason Zachary
 TN State Senate: 6 Becky Duncan Massey
 County Commission: 4 Kyle Ward
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 4 Virginia Babb

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary: ROCKY HILL ELEMENTARY
 Intermediate:
 Middle: BEARDEN MIDDLE
 High: WEST HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

Parcel 133 07403 - Property Map and Details Report**Property Information**

Parcel ID: 133 07403
 Location Address: 8108 NUBBIN RIDGE RD
 CLT Map: 133
 Insert:
 Group:
 Condo Letter:
 Parcel: 74.03
 Parcel Type: NORMAL
 District: W6
 Ward:
 City Block:
 Subdivision:
 Rec. Acreage: 0
 Calc. Acreage: 1.27
 Recorded Plat: -
 Recorded Deed: 20140423 - 0060184
 Deed Type: Deed:Gift Deed
 Deed Date: 4/23/2014

Address Information

Site Address: 8108 NUBBIN RIDGE RD
 KNOXVILLE - 37919
 Address Type: UNUSED LAND
 Site Name:
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Owner Information

BRANTLEY WILLIAM ALTON
 6214 N 155 AVE
 OMAHA, NE 68116

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Knoxville-Knox Co. Planning Information

Census Tract: 57.12
 Planning Sector: Southwest County
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Political Districts

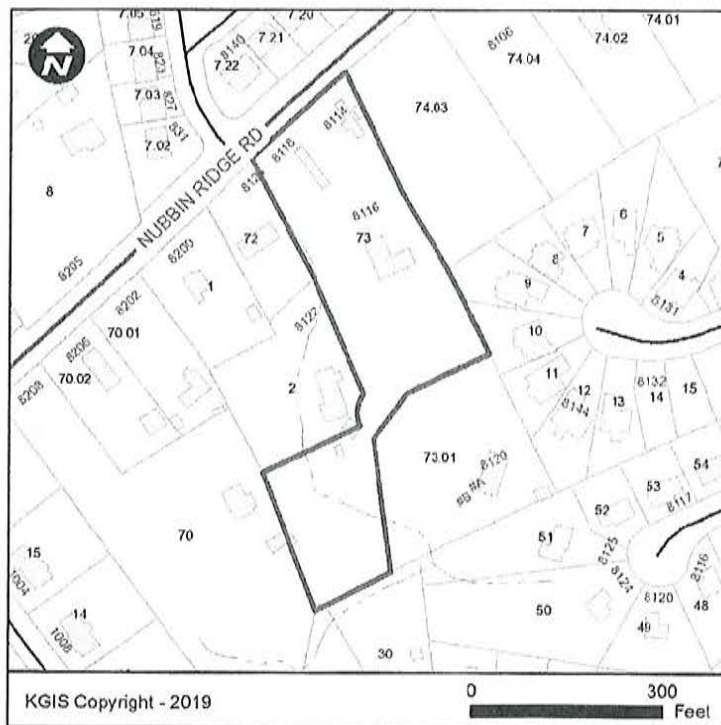
Voting Precinct: 69E
 Voting Location: Bluegrass Elementary School
 8901 BLUEGRASS RD
 TN State House: 14 Jason Zachary
 TN State Senate: 6 Becky Duncan Massey
 County Commission: 4 Kyle Ward
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 4 Virginia Babb

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary: ROCKY HILL ELEMENTARY
 Intermediate:
 Middle: BEARDEN MIDDLE
 High: WEST HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

Parcel 133 073 - Property Map and Details Report**Property Information**

Parcel ID: 133 073
 Location Address: 8116 NUBBIN RIDGE RD
 CLT Map: 133
 Insert:
 Group:
 Condo Letter:
 Parcel: 73
 Parcel Type:
 District: W6
 Ward:
 City Block:
 Subdivision: JAMES IRWIN INC ADD PROP
 Rec. Acreage: 0
 Calc. Acreage: 3.10
 Recorded Plat: N-102 - C
 Recorded Deed: 20070403 - 0080335
 Deed Type: Legal Document:
 Deed Date: 4/3/2007

Address Information

Site Address: 8116 NUBBIN RIDGE RD
 KNOXVILLE - 37919
 Address Type: RESIDENTIAL
 Site Name:

Owner Information

IRWIN JAMES HEADRICK & BARBARA RUTH TRUSTEES
 910 RIDGE CIRCLE RD
 ANDERSONVILLE, TN 37705

The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

MPC Information

Census Tract: 57.12
 Planning Sector: Southwest County
 Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 69E
 Voting Location: Bluegrass Elementary School
 8901 BLUEGRASS RD
 TN State House: 14 Jason Zachary
 TN State Senate: 6 Becky Duncan Massey
 County Commission: 4 Hugh Nystrom

School Zones

Elementary: ROCKY HILL ELEMENTARY
 Intermediate:
 Middle: BEARDEN MIDDLE
 High: WEST HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

City Council:
 School Board: 4 Virginia Babb
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any damage, loss, or liability arising from any use of the map product. Independent verification of all information contained on this map should be obtained by any user.

Proprietary Info: The map products and databases on this Web Site have been copyrighted by the KGIS Policy Board. The KGIS Policy Board hereby reserves all rights thereto, and no portion of the products or databases on this Web Site may be reproduced in any form or by any means without the express written authorization of the KGIS Policy Board or its authorized agents.

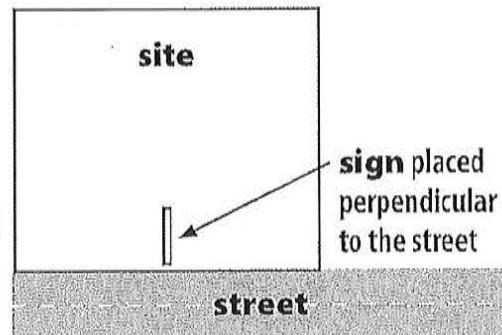
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

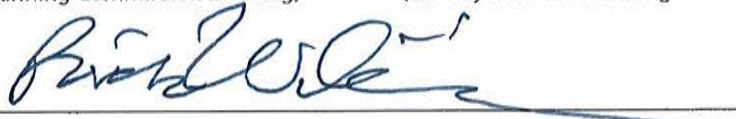


TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

12/30/2020 and 1/15/2021
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: Rick Wilkinson

Phone: 665 300-7796 Email: rick.wilkinson27@gmail.com

Date: _____

File Number: 1-3B-21-C / 1-E-24-UR