



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 7-SC-23-C

AGENDA ITEM #: 42

7-A-23-DP

AGENDA DATE: 7/13/2023

▶ **SUBDIVISION:** WILKINSON SUBDIVISION

▶ **APPLICANT/DEVELOPER:** RICK WILKINSON

OWNER(S): Rick Wilkinson

TAX IDENTIFICATION: 145 001

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 8502 NUBBIN RIDGE RD

▶ **LOCATION:** East side of Nubbin Ridge Rd, northwest of Penrose Terrace Ln

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 8717 square feet

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Detached residential house and reduction of peripheral setbacks

SURROUNDING LAND USE AND ZONING:
North: Single family residential -- PR(k) (Planned Residential) up to 3.8 du/ac & A (Agricultural)
South: Rural residential -- A (Agricultural)
East: Agriculture/forestry/vacant land -- A (Agricultural)
West: Single family residential -- PR(k) (Planned Residential) up to 3.8 du/ac

▶ **NUMBER OF LOTS:** 1

SURVEYOR/ENGINEER:

ACCESSIBILITY: Access is via Nubbin Ridge Rd., a major collector street with 18 ft of pavement width within a 40-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ Postpone the concept plan until the August 10, 2023 Planning Commission meeting as recommended by staff.

▶ Postpone the development plan until the August 10, 2023 Planning Commission meeting as recommended by staff.

COMMENTS:

This application is similar to a previous request that was denied by the Planning Commission in May 2023 (3-SC-23-C / 3-D-23-DP). The difference between the two applications is the applicant is now attempting to obtain the rights to modify adjacent properties to obtain the required sight distance at the access point to Nubbin Ridge Road, or to have a traffic engineer study the road in more detail to determine if a shorter sight distance is safe based of generally accepted engineering standards.

Staff is recommending a one month postponement because additional information regarding the sight distance has not been submitted for review.

ESTIMATED TRAFFIC IMPACT: 15 (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.

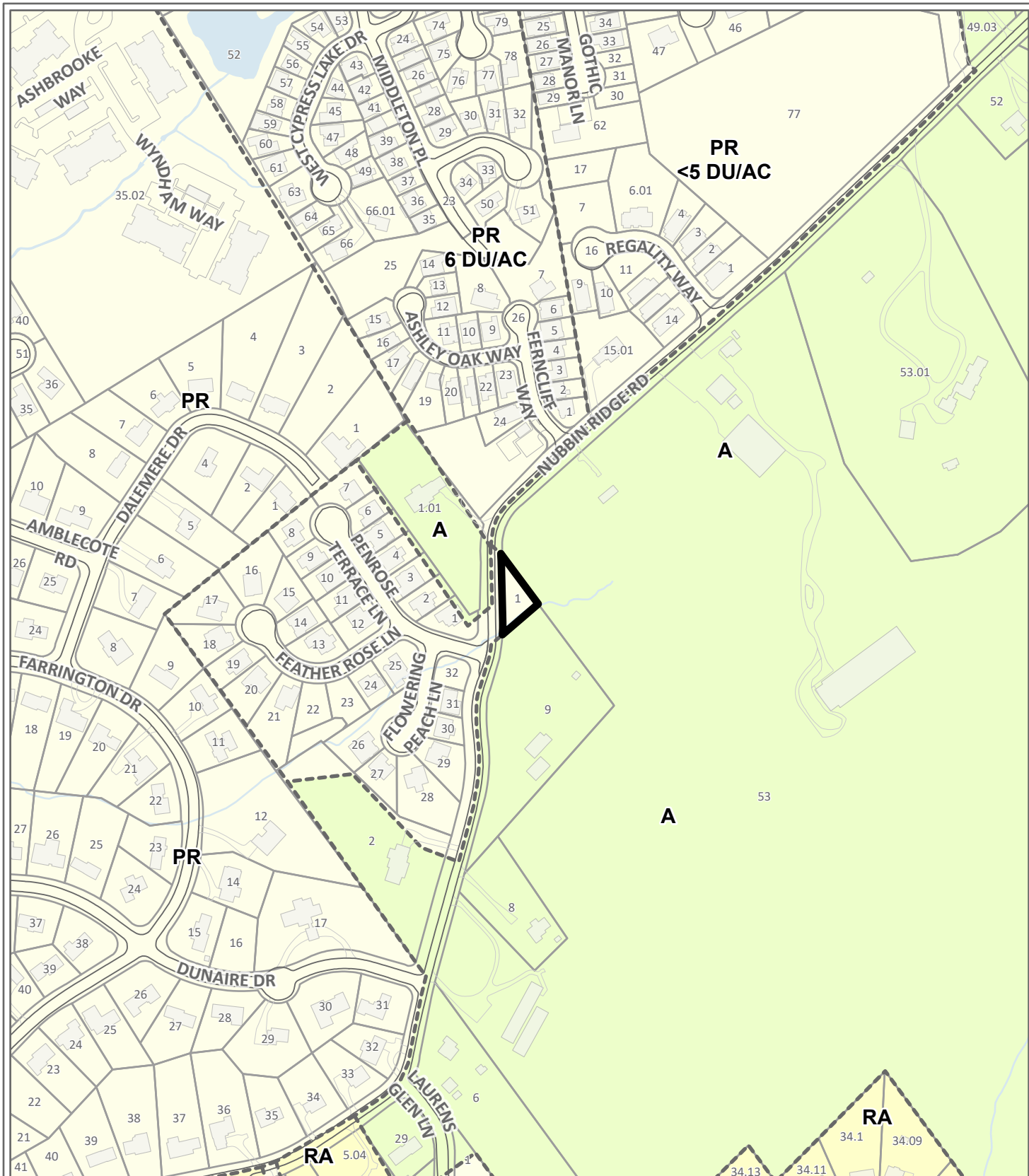
ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Blue Grass Elementary, West Valley Middle, and Bearden 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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



CONCEPT PLAN / DEVELOPMENT PLAN

7-SC-23-C / 7-A-23-DP

Petitioner: Rick Wilkinson

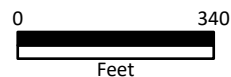


Detached residential house and reduction of peripheral setbacks in PR(k)
(Planned Residential)

Original Print Date: 6/9/2023

Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 145
Jurisdiction: County





Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Rick Wilkinson

Applicant Name

Affiliation

5/30/2023

Date Filed

7/13/2023

Meeting Date (if applicable)

7-SC-23-C / 7-A-23-DP

File Number(s)

CORRESPONDENCE

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

Rick Wilkinson

Name / Company

8502 Nubbin Ridge Rd Knoxville TN 37923

Address

865-300-7791 / rickwilkinson27@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Rick Wilkinson

Owner Name (if different)

8502 Nubbin Ridge Rd Knoxville TN 37923

Owner Address

865-300-7791 / rickwilkinson27

Owner Phone / Email

8502 NUBBIN RIDGE RD

Property Address

145 001

Parcel ID

8717 square feet

Tract Size

Part of Parcel (Y/N)?

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

No

Septic (Y/N)

STAFF USE ONLY

East side of Nubbin Ridge Rd, northwest of Penrose Terrace Ln

General Location

City

Commission District 4

PR(k) (Planned Residential)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Southwest County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential Home Occupation (specify) _____ Other (specify) Detached residential house and reduction of peripheral setbacks	Related City Permit Number(s)
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SUBDIVISION REQUEST

Wilkinson Subdivision Proposed Subdivision Name Unit / Phase Number <input checked="" type="checkbox"/> Other Parcels 1 Additional Information _____ <input checked="" type="checkbox"/> Attachments / Additional Requirements	Related Rezoning File Number
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ZONING REQUEST

<input type="checkbox"/> Zoning Change Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Proposed Plan Designation(s) _____ Proposed Density (units/acre) Previous Zoning Requests _____ Additional Information _____	Pending Plat File Number
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STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1 \$500.00	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 2	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input checked="" type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input checked="" type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Rick Wilkinson Please Print	5/30/2023 Date
Property Owner Signature	Rick Wilkinson Please Print	5/30/2023 Date



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

Rick Wilkinson

Applicant Name

Affiliation

3-27-23

5-11-23

Date Filed

Meeting Date (if applicable)

File Number(s)

7-SC-23-C
7-A-23-DP

CORRESPONDENCE

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

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Rick Wilkinson / David Wilkinson

Name

Company

8502 Nubbins Ridge Rd. Knoxville, TN 37923

Address

City

State

ZIP

865-300-7791

RICKWILKINSON27@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Rick Wilkinson / David Wilkinson 865 300-7791

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8502 Nubbins Ridge Rd.

865-001

Property Address

Parcel ID

FWD

FWD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Nubbins Ridge Rd, northeast of Penrose Terrace Ln. 8,717 sqft

General Location

Tract Size

City County

4th District

PR(K) Zoning District

Vacant land Existing Land Use

SW County Planning Sector

LDR/HP Sector Plan Land Use Classification

Planned Growth Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Reduce peripheral setback and allow 1 single family house

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

- Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created _____

Other (specify) Concept: Remove conditions from 2014 concept plan.
 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
0101 Concept Plan	\$500
Fee 2	
Fee 3	

AUTHORIZATION

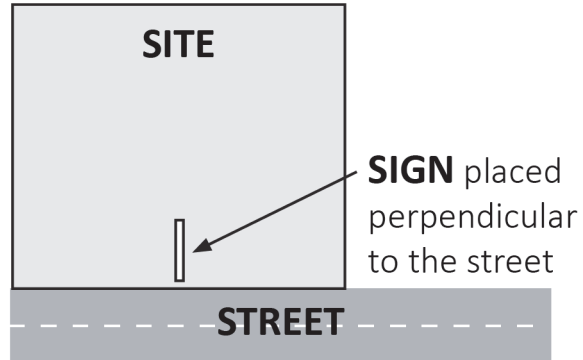
Rich Wilkin Rich Wilkin 3-27-23
Applicant Signature Please Print Date

865 300 7791 Rich.Wilkin@cityofgymn.com
Phone Number Email

Same as above
Property Owner Signature Please Print Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ June 30, 2023 _____ and _____ July 14, 2023 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Rick Wilkinson

Date: 5/30/2023

File Number: 7-SC-23-C / 7-A-23-DP

- Sign posted by Staff
- Sign posted by Applicant