



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 3-SC-23-C

AGENDA ITEM #: 32

3-D-23-DP

AGENDA DATE: 3/9/2023

▶ **SUBDIVISION:** WILKINSON SUBDIVISION

▶ **APPLICANT/DEVELOPER:** RICK WILKINSON

OWNER(S): David 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, northeast 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 residence

SURROUNDING LAND USE AND ZONING: Development to the north consists of residential subdivisions zoned PR (Planned Residential). To the east and south of this site are a horse farm and a few dwellings that have been developed on lots that are over 1 acre in size in the A (Agricultural) zone.

▶ **NUMBER OF LOTS:** 1

SURVEYOR/ENGINEER: R A Bailey R A Bailey Co

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

▶ **SUBDIVISION VARIANCES**

REQUIRED:

- VARIANCES**
1. Reduce the minimum sight distance from 300 ft to 250 ft looking to the south on Nubbin Ridge Road (Revised 3/8/2023)
 2. Reduce the minimum sight distance from 300 ft to 250 ft looking to the north on Nubbin Ridge Road (Revised 3/8/2023)

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. None

STAFF RECOMMENDATION:

- ▶ **Deny variances 1 & 2 to reduce the minimum sight distance for new lots because it will create a unsafe condition, as recommended by Knox County Engineering and Public Works.**

Deny the request to remove condition #1 from the concept plan approval 10-SB-14-C because the site does not have safe access to Nubbin Ridge Road.

- ▶ **Deny the request for one (1) detached dwelling and reduction of the 35 ft peripheral setback to 30 ft along the Nubbin Ridge Rd frontage and to 15 ft for the rear setback, based on the recommendation to deny the minimum sight distance variances with the associated Concept Plan (3-SC-23-C).**

COMMENTS:

Section 3.04.J.6.b. of the Subdivision Regulations requires that any new lot meet the same minimum sight distance as intersections. The minimum sight distance is ten (10) times the posted speed limit, but in no case shall it be less than 250 ft. Nubbin Ridge Road has a speed limit of 30 mph, so the minimum sight distance is 300 ft. The 250 ft minimum sight distance is a standard regardless of the speed limit. A road with a 15 mph speed limit is still required to have a minimum sight distance of 250 ft. If a speed study is performed and it concludes that the average speed is greater than the posted speed limit, then the average speed is used to determine the minimum sight distance. If the average speed on Nubbin Ridge Rd is greater than 30 mph, then the minimum sight distance will be greater than 300 ft. A speed study on Nubbin Ridge Rd is not planned at this time.

The subject site was part of the same property as the Penrose Terrace subdivision on the west side of Nubbin Ridge Rd. During the concept plan review, it was recognized that this remnant piece of land on the east side of Nubbin Ridge Rd is not buildable. Condition #1 states, "Place a note on the final plat that the portion of the site located on the east side of Nubbin Ridge Road is unbuildable unless combined with other property." When the Penrose Terrace subdivision was platted, the subject property was not included on the plat even though it was required because it is less than 5 acres in size. Therefore, the required note was also not added to the plat.

In addition, staff expressed concern with the sight distance for the Penrose Terrace subdivision even though it is better situated being on the outside of the curves to the south and north in Nubbin Ridge Rd. The following is quoted from the concept plan staff report (10-SB-14-C):

"The applicant has had a surveyor perform the necessary work to establish what is believed to be the minimum required sight distance of 300' in each direction at the subdivision entrance. However, staff is still concerned about the proposed entrance to this development. Due to the excessive travel speeds and the curvature of Nubbin Ridge Rd., staff will require the applicant to partially construct the entrance and recheck the sight distance prior to issuing a grading permit for the entire site. Additionally, staff will require the applicant to improve the grade of Road A at the proposed entrance and maintain a line of sight easement across the frontage lots, and will not permit any additional access from this project to Nubbin Ridge Rd."

(UPDATED 3/8/2023) The subject property is on the inside of the curves to the north and south, and does not have frontage through those curves to be able to clear and grade to obtain the minimum 300 ft of sight distance. At the proposed driveway location, the applicants surveyor determined a minimum of 250 ft of sight distance is available in both directions, however, the line of sight does slightly cross over the adjacent properties in both directions. The County can only clear vegetation in the public right-of-way. If the applicant was able to obtain sight distance easements through adjacent properties to clear and grade to increase sight distance, it will be up to the private property owner to ensure those sight lines remain clear of obstruction. This puts the public at risk if it is not properly maintain over time.

(UPDATED 3/8/2023) NOTE: The sight distance provided on the plan must be revised to correct the starting point of the sight distance measurement. The plan has the starting point 16 ft from the edge of the roadway, but it is required to be 15 ft from the edge of the roadway. This will slightly improve the line of sight, but not increase the available sight distance that remains entirely within the right-of-way, and does not require sight distance easements from adjacent property owners.

ESTIMATED TRAFFIC IMPACT: Not required.

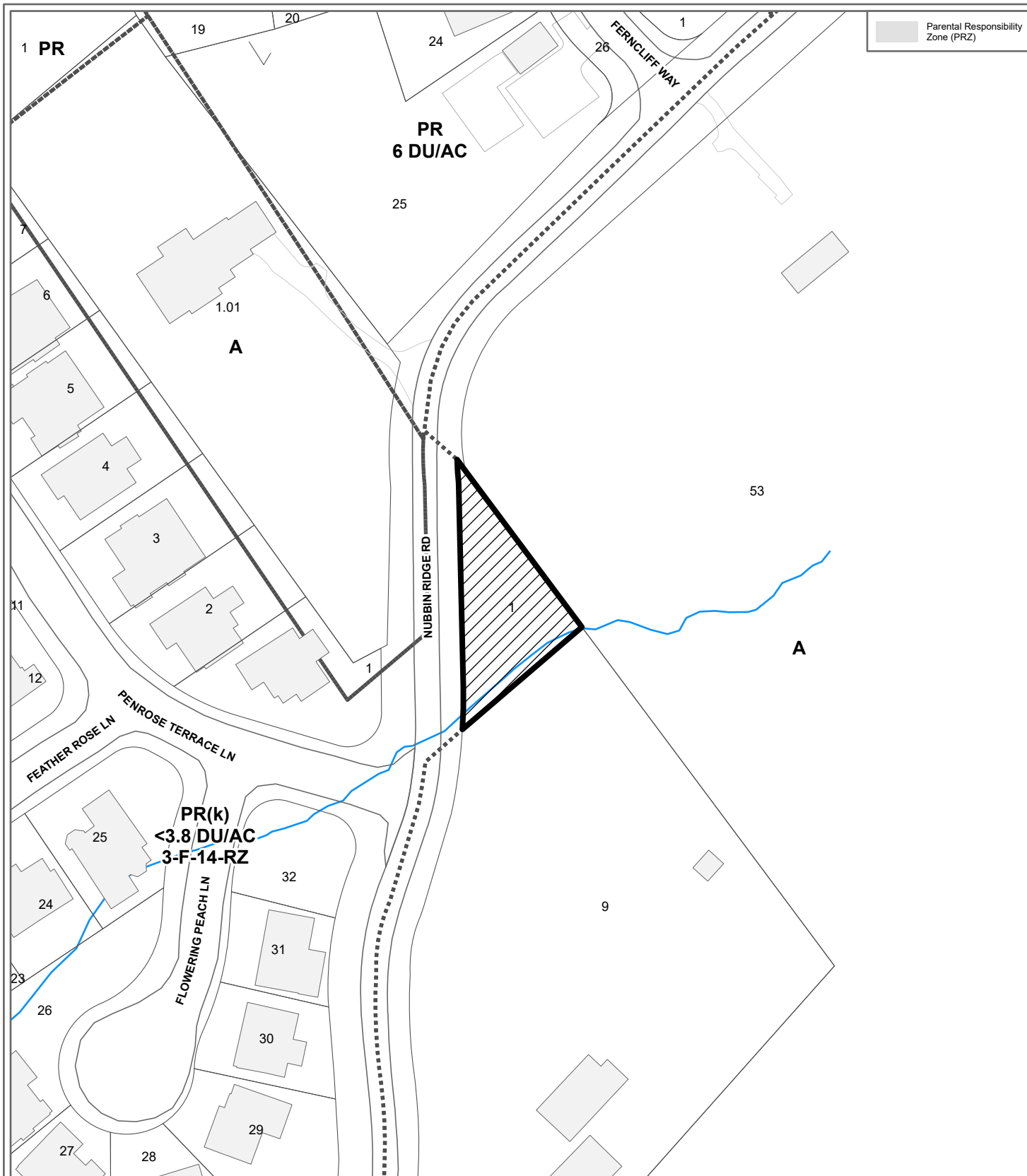
ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

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.

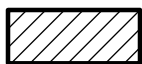
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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).



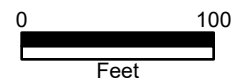
**3-SC-23-C / 3-D-23-DP
CONCEPT PLAN/DEVELOPMENT PLAN**

Petitioner: Rick Wilkinson



Attached residence in PR(k) (Planned Residential)

Map No: 145
Jurisdiction: County



Original Print Date: 2/14/2023 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Requested Variances & Alternative Design Standards

3-SC-23-C / 3-D-23-DP– WILKINSON

VARIANCES

1. Reduce the minimum sight distance from 300 ft to 284 ft looking to the south on Nubbin Ridge Road
2. Reduce the minimum sight distance from 300 ft to 255 ft looking to the south on Nubbin Ridge Road

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. None

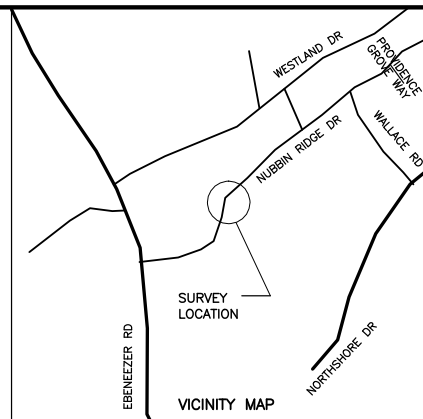
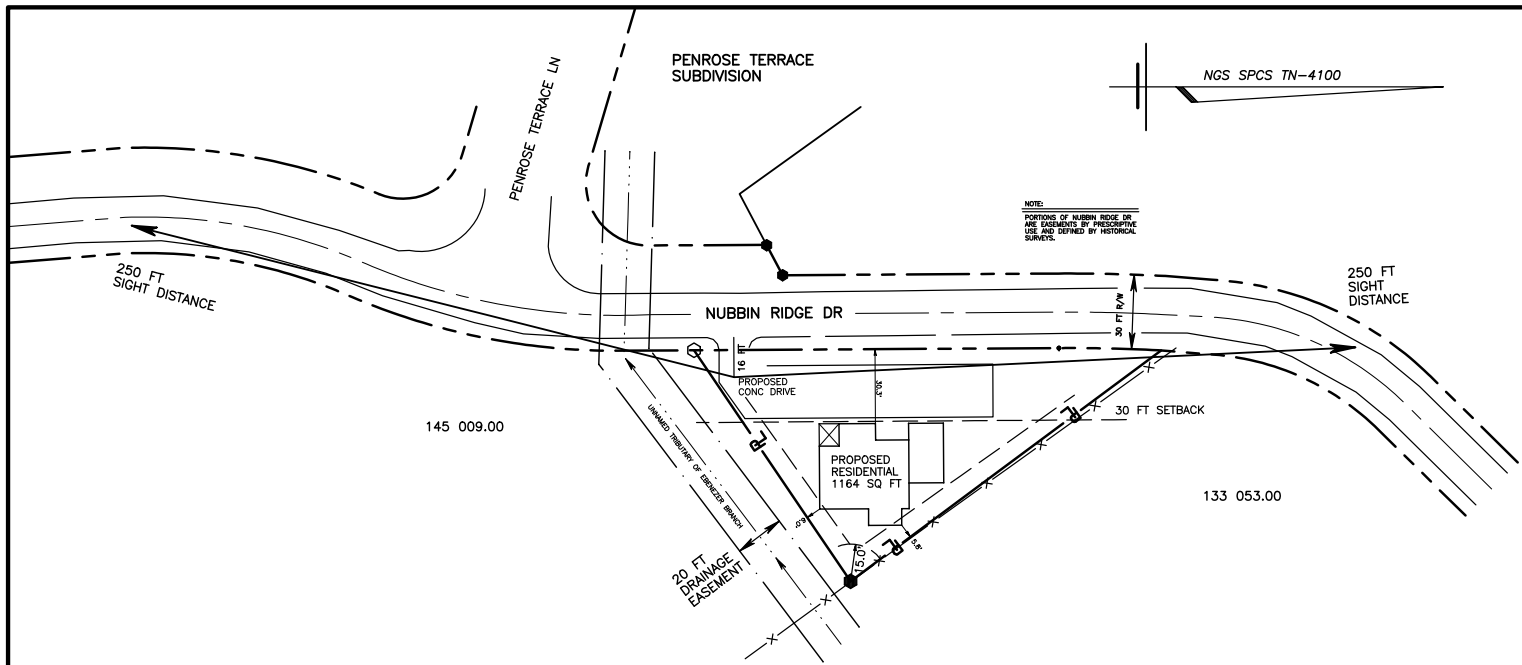
ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. None

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

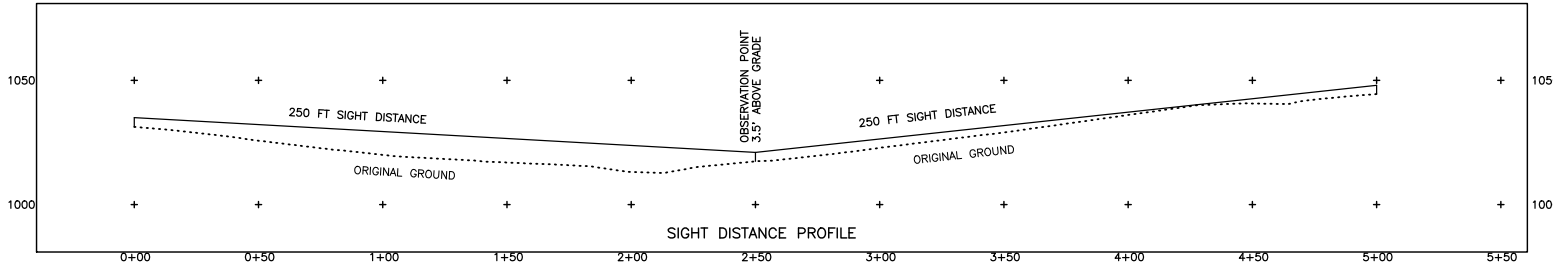
Recommend denial because the variance would create an unsafe condtion.

Steve Elliott 3/1/2023



LEGEND:

●	IRON PIN - FOUND
○	IRON PIN - SET
—	PROPERTY LINE
—	ABUTTER LINE
---	R/W LINE
- - -	EASEMENT



3-SC-23-C / 3-D-23-DP
Revised: 3/7/2023

PREPARED FOR:
DAVID WILKINSON

		224 ILLINOIS AVENUE OAK RIDGE, TENNESSEE 37830-4963 (865) 482-5260	
		PROPOSED DEVELOPMENT CLT: 145 001.00 LOCATED AT NUBBIN RIDGE DR KNOXVILLE, KNOX COUNTY, DISTRICT 6, TENNESSEE	
FILE:	2790SITE	DATE:	06 MAR 23
REVISION:	1	SCALE:	1" = 50'
DRAWN BY:	R. A. BAILEY	SHT:	1 OF: 1
		2790	

- NOTES:**
1. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT VERIFIED BY EXCAVATION AND SHOULD BE VERIFIED BY THE PROPER UTILITY AUTHORITY AS NECESSARY.
 2. THIS PROPERTY IS SUBJECT TO RESTRICTIONS AND APPLICABLE ZONING ORDINANCES BY KNOX COUNTY.
 3. THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN.
 4. SUBJECT TO UTILITY AND DRAINAGE EASEMENTS OF RECORD.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THE SURVEY AS REPRESENTED BY THIS PLAT WAS PERFORMED UNDER MY DIRECT SUPERVISION ON THE GROUND AS PER RECORD DESCRIPTION; THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE EXCEPT AS SHOWN HEREON; THAT THIS IS A CATEGORY 1 SURVEY WITH THE UNADJUSTED RATIO OF PRECISION BEING GREATER THAN 1:10,000 FT AS SHOWN HEREON, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RICHARD A. BAILEY
 TENN. REG. NO. 1759
 REFERENCE DEED: 20160823 0012427

Most of the concerns expressed relating to my proposed variance requests involve sight distance and traffic safety concerns.

I respond as follows:

1. While I do not have 300 feet sight distance generally required for a 30 MPH zone, I do meet the minimum site distance of 250' in both directions from my driveway as proposed. There are many examples of other driveways on this road that do not have the minimum 250' site distance.

As far as my proposed property is concerned, coming from Ebenezer Road going east, the speed limit goes from 30 to 25 and then 15 miles per hour which would mean the sight distance should be the minimum 250' based on speed limit. The only twist is that apparently it is alleged that even though the sign says that there is a 15 mph speed limit in this area in this direction, that is only a "suggestion" and not a "requirement" according to planning staff. Coming from the west the road takes a sharp turn to the left and has yellow warning sign at the curve. A driver must slow down to 20 miles per hour in this section of the road to make the curve, so cars are not going to be going 30 mph coming into this section of road even if 30 mph is the speed limit in this direction. The vehicles will be going slower in order to navigate the curve.

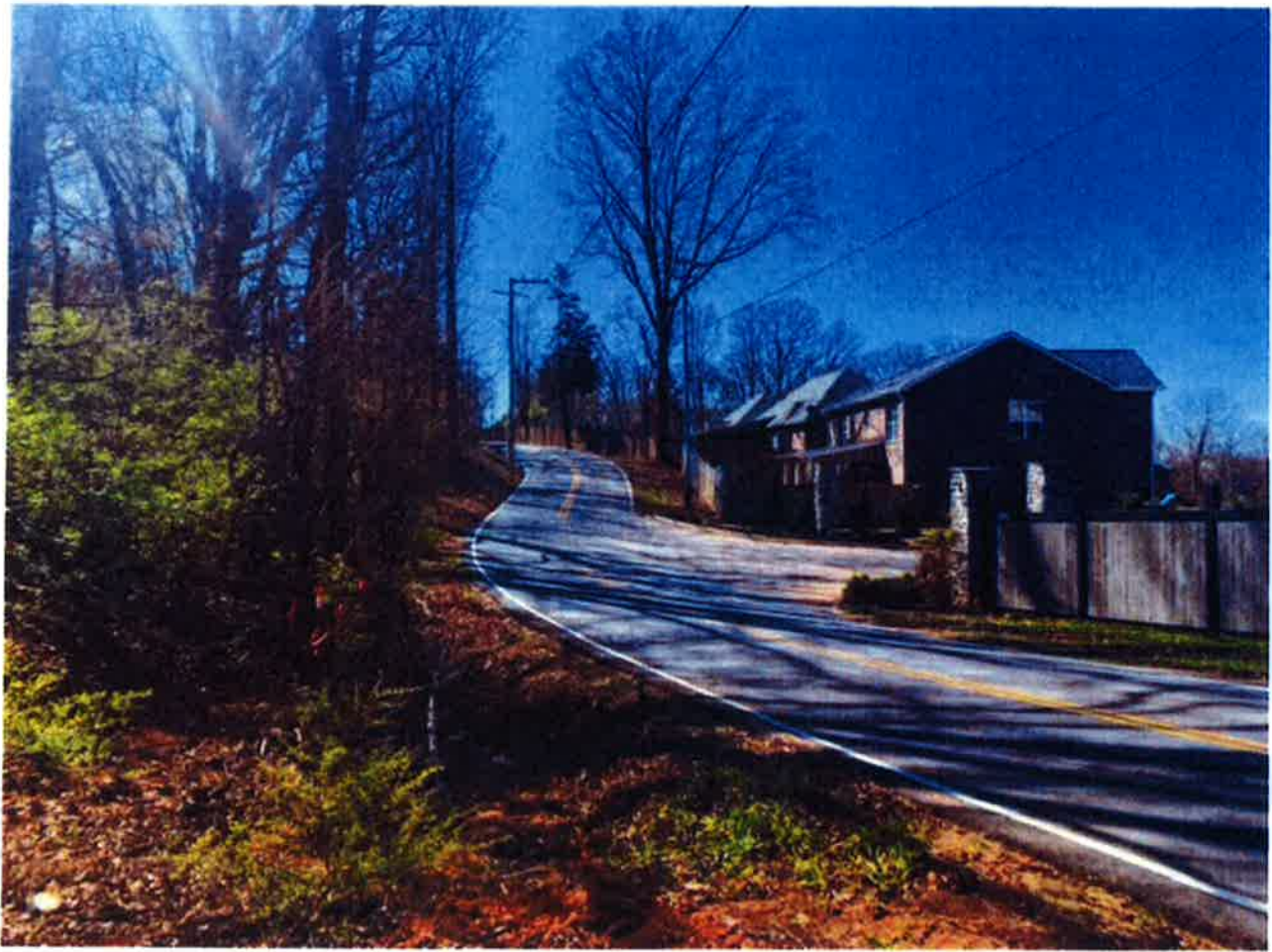
2. There is a school bus stop across from the entrance to Penrose Terrace which is close, but at an angle, to where my proposed driveway will be located. The school system must think the area is safe enough from a sight distance perspective for vehicles to see a school bus in time to stop.

3. One more driveway for a small house is not going to make a material difference in traffic.

This property has cost me personally \$30k for the land and an additional \$26k I'd development costs. I have therefore spent \$56k to purchase and prepare this land. I have also paid \$xxx in property taxes since 2015. I am also building this home as my personal home and have counted on this for years. Denying my request would create a major financial loss and hardship for me.

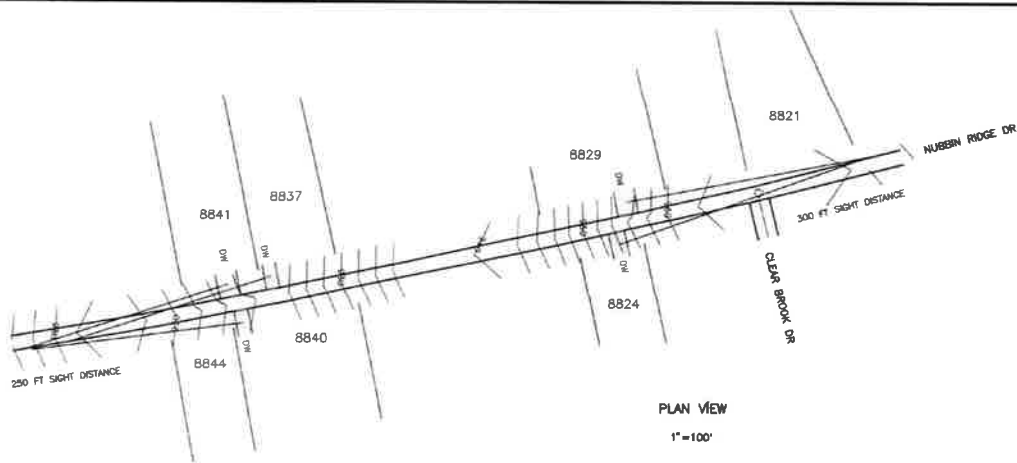
For these reasons, I ask that the variance be approved so the property can be put to a proper and appropriate use.

Rick Wilkinson





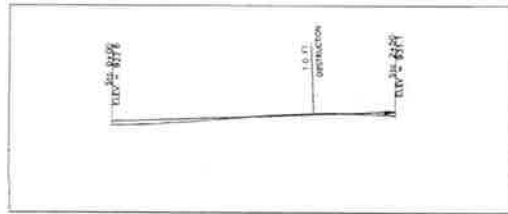
SPCS GRID NORTH



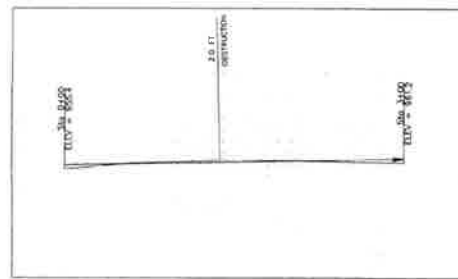
PLAN VIEW
1" = 100'



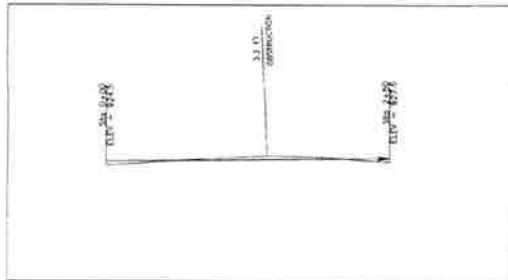
VICINITY MAP



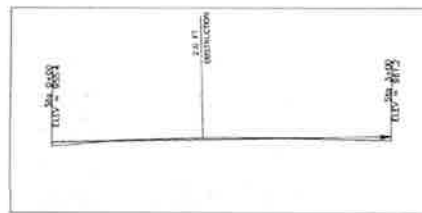
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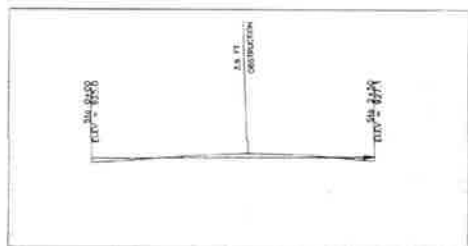
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8840



8829



8841

SURVEYOR'S STATEMENT:

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RICHARD A. BAILEY
TENN. REG. NO. 1759



PREPARED FOR:
DAVID WILKINSON

RB Bailey.US

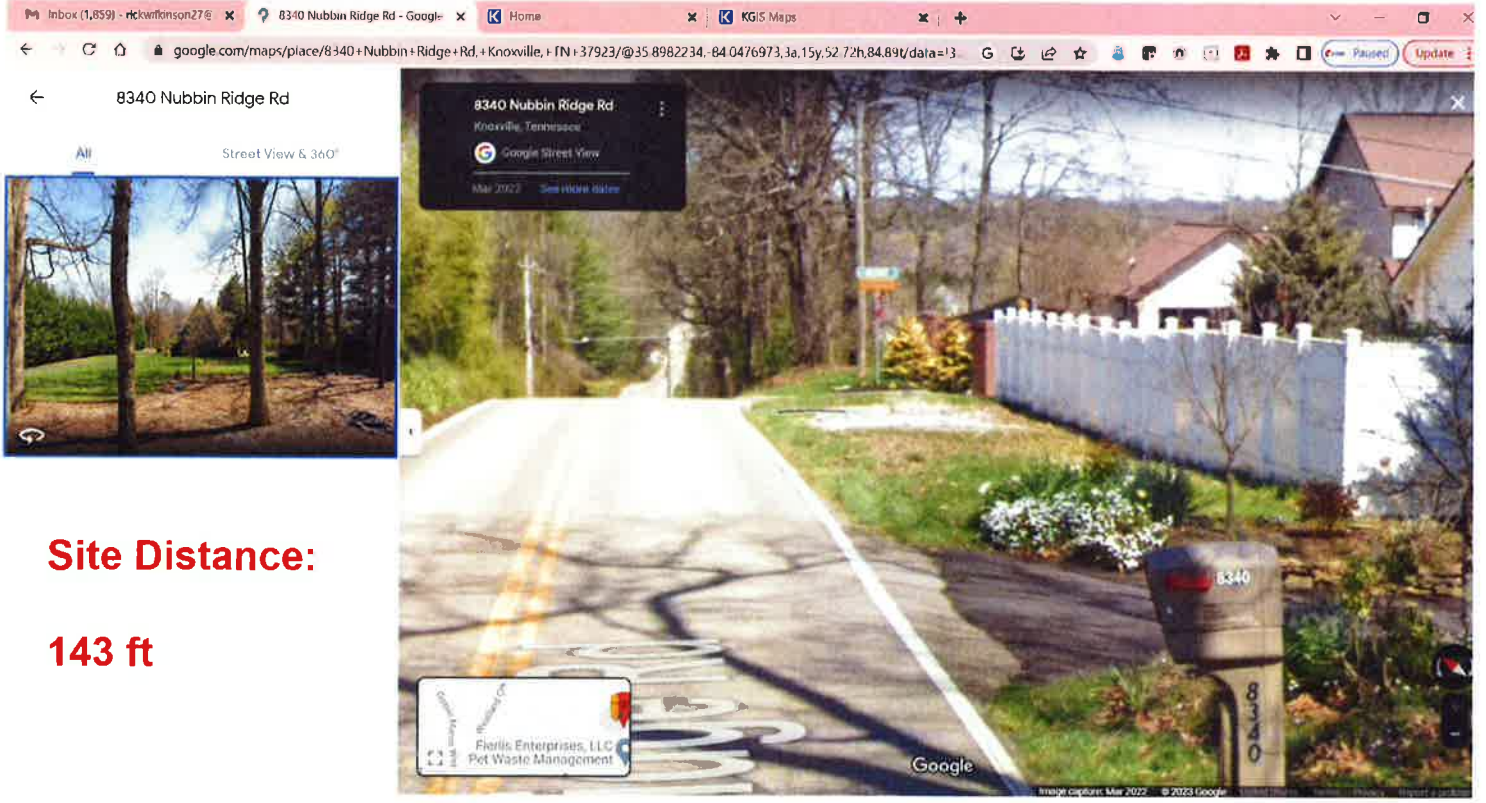
224 N. ELLIOTT AVENUE
OAK RIDGE, TENNESSEE 37830-4963
(865) 482-5250

FILE: 2790EX
REVISION: 0
DRAWN BY: R. A. BAILEY
DATE: 06 MAR 23

SITE DISTANCE EXHIBIT
NUBBIN RIDGE DR
KNOXVILLE, KNOX COUNTY, DISTRICT 6, TENNESSEE
SCALE: 1" = 100'
SHT: 1 OF: 1
2790



SCALE: 1" = 100'



Site Distance:
143 ft

The screenshot shows the KGIS Maps website interface. At the top, there are browser tabs for 'Inbox (1,859) - rickwikimox27', '8340 Nubbins Ridge Rd - Google', 'Home', and 'KGIS Maps'. The address bar shows 'kgis.org/kgismaps/map.htm?addressid=34111'. The website header includes the 'KGIS Maps a KGIS website' logo and navigation links for 'Intro', 'Maps', 'Results', 'Legend', and 'Help'. A search bar is present with options for 'Address', 'Parcel', 'Owner', 'Title', and 'Other'. The main map area displays an aerial view of a residential street, Nubbins Ridge Rd, with several parcels outlined in light blue. A blue line is drawn across the map, and a 'Measure Tools' panel on the right shows a 'Measurement Result' of '142.3 Feet'. A popup window titled 'Address Info' is open over a parcel, displaying the following information: 'Address: 8340 NUBBIN RIDGE RD', 'Site Name:', and 'Parcel ID: 133 06502'. A scale bar at the bottom left indicates a distance of 100 feet. A disclaimer at the bottom right reads 'Disclaimer - © KGIS 2023 - E2548751, N57561'.

Intro (1,859) - hickwinson27 x 8340 Nubbin Ridge Rd - Google x Home x KGIS Maps x +

kgis.org/kgismaps/map.htm?addressid=34111

Search By: **Address** Parcel Owner Places Other
 Enter Address: **8601 NUBBIN RIDGE** Search Advanced

KGIS Maps
 a KGIS website

Intro | Maps | Results | Legend | Help

Search Results
 The results below contain multiple possible street name matches. Click a street name below to filter the results by that street.
 NUBBIN RIDGE RD
 NUBBIN RIDGE DR

Page 1 of 10 1 2 3 4 5

- 8601 NUBBIN RIDGE RD**
 FARRINGTON
 144DA033
 Match Score: 91.79
- 8604 NUBBIN RIDGE RD**
 145 00504
 Match Score: 60.28
- 8605 NUBBIN RIDGE RD**
 FARRINGTON
 144DA034
 Match Score: 60.28
- 8608 NUBBIN RIDGE RD**
 145HM028
 Match Score: 60.28
- 8609 NUBBIN RIDGE RD**
 FARRINGTON
 144DA035
 Match Score: 60.28
- 8613 NUBBIN RIDGE RD**
 FARRINGTON
 144DA036
 Match Score: 60.28
- 8617 NUBBIN RIDGE RD**

Details

Measure Tools
 Feet
Measurement Result
 177.3 Feet

Disclaimer - © KGIS 2023 - E2544240, N57191

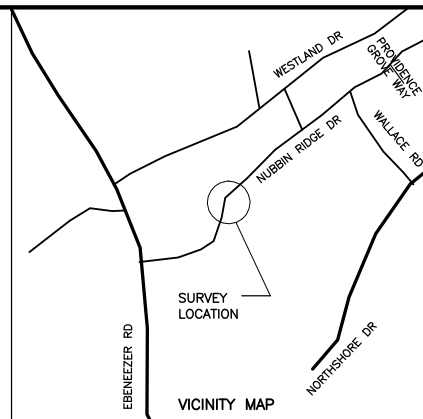
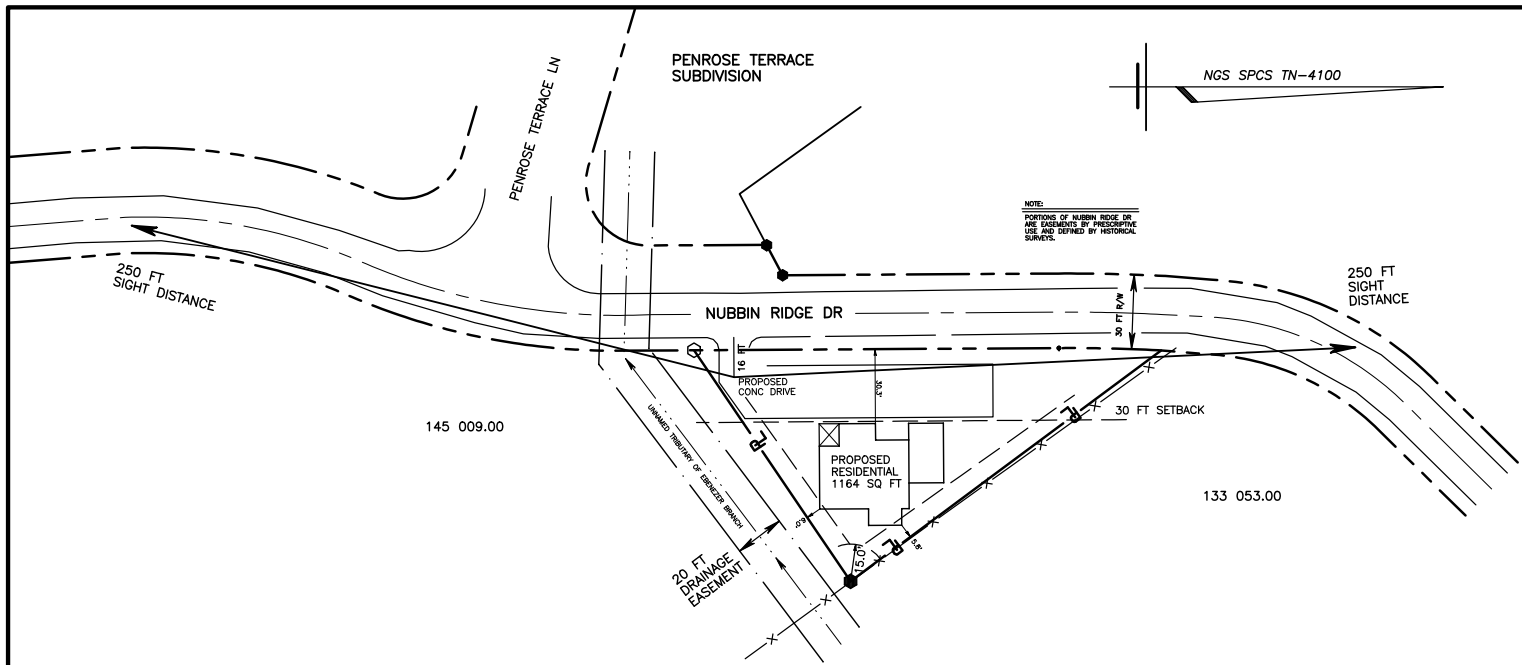




8801 Nubbin Ridge Rd

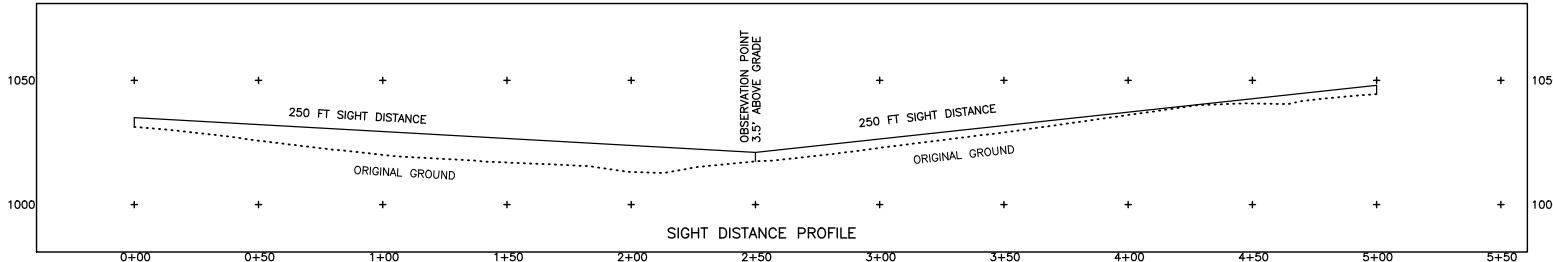
10 months ago · [See more dates](#) >





LEGEND:

●	IRON PIN - FOUND
○	IRON PIN - SET
—	PROPERTY LINE
—	ABUTTER LINE
---	R/W LINE
- - -	EASEMENT



PREPARED FOR:
DAVID WILKINSON

RB Bailey.US

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

FILE: 2790SITE	PROPOSED DEVELOPMENT	
REVISION: 1	CLT: 145 001.00	
DRAWN BY: R. A. BAILEY	LOCATED AT NUBBIN RIDGE DR	
DATE: 06 MAR 23	KNOXVILLE, KNOX COUNTY, DISTRICT 6, TENNESSEE	
SCALE: 1" = 50'	SHT: 1	OF: 1
		2790

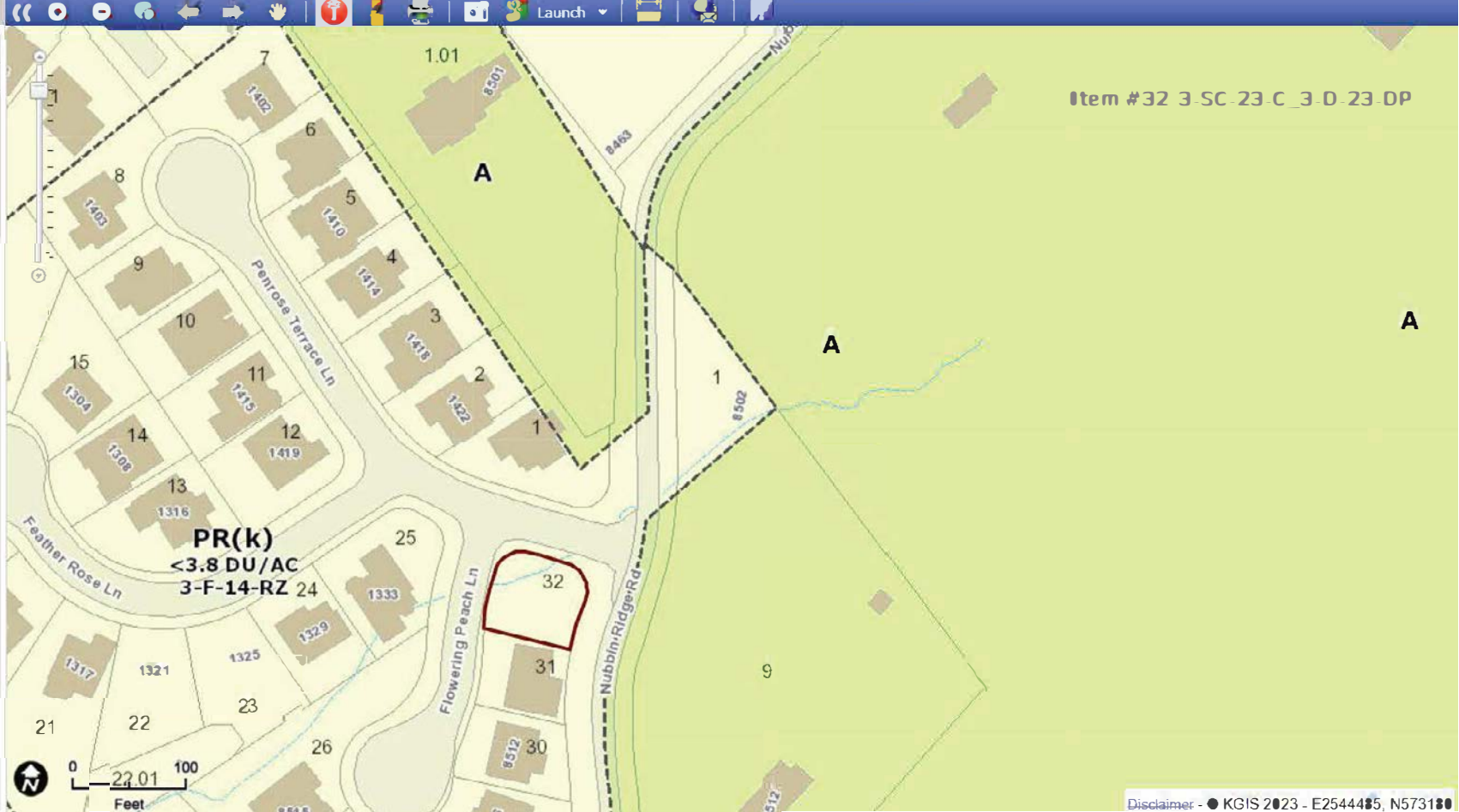
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 4. SUBJECT TO UTILITY AND DRAINAGE EASEMENTS OF RECORD.

SURVEYOR'S STATEMENT:

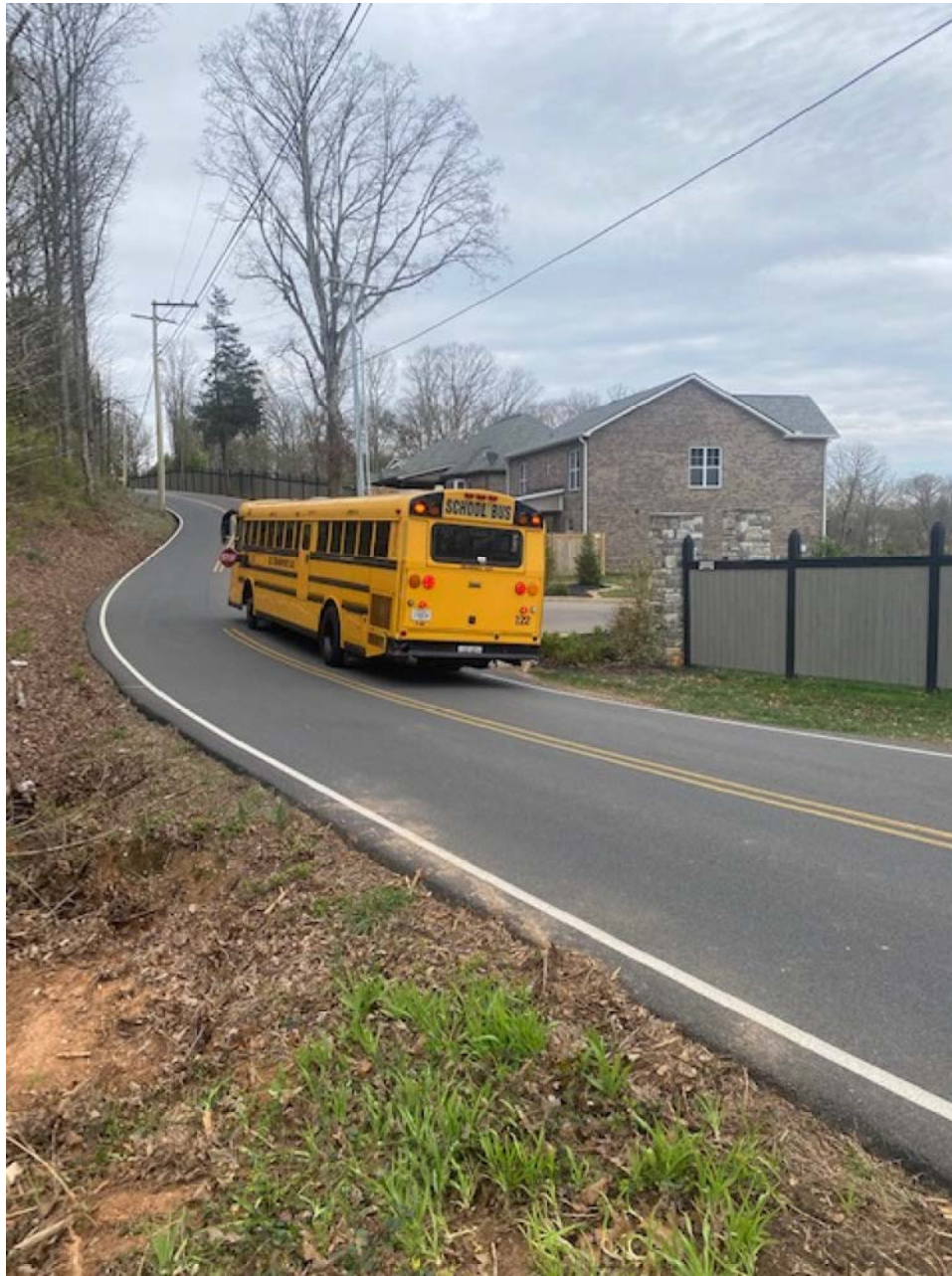
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RICHARD A. BAILEY
TENN. REG. NO. 1759
REFERENCE DEED: 20160823 0012427

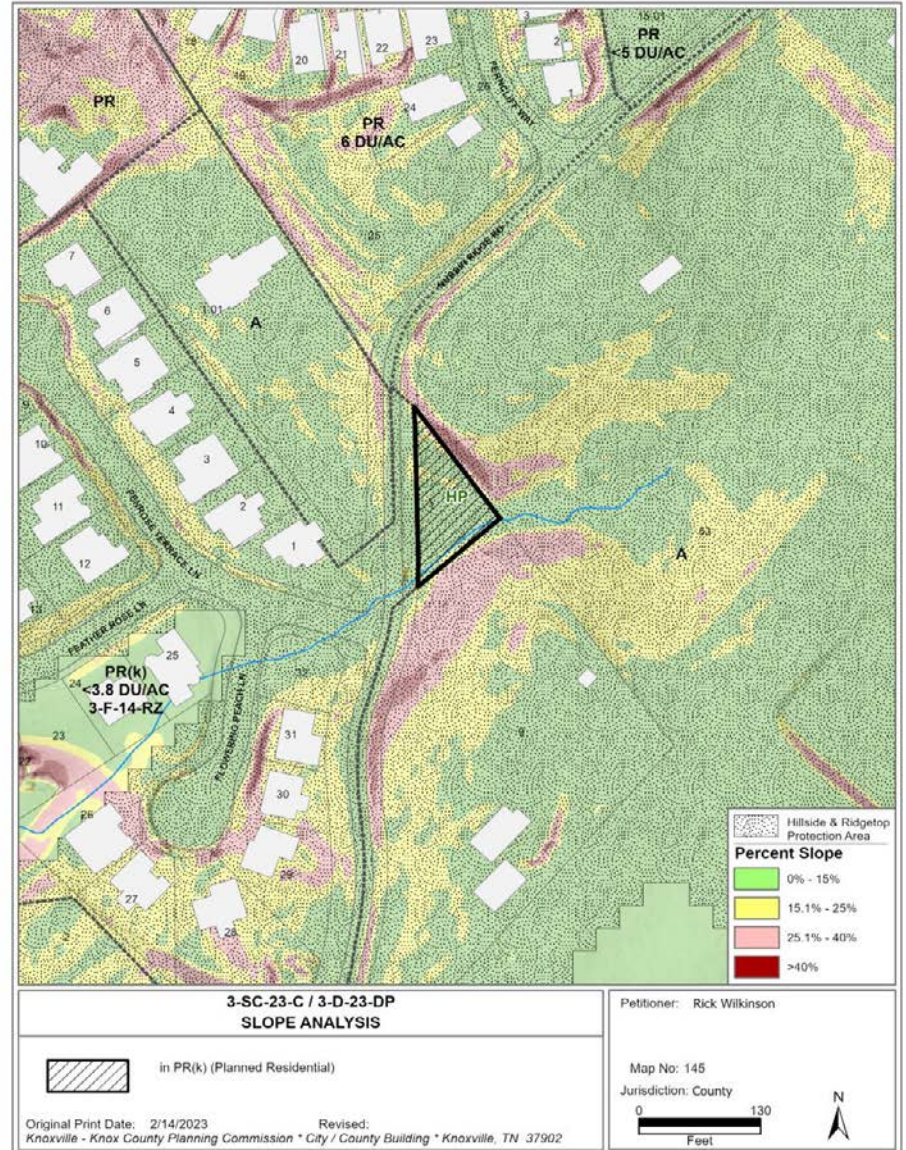
Search By: **Address** Parcel Owner Place Other
Enter Address: **8502 NUBBIN RIDGE ROAD** Search Advanced



Item #32 3-SC-23-C_3-D-23-DP



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	8,419	0.19			
Non-Hillside	0.00	0.00	N/A		
0-15% Slope	7,128	0.16	100%	7,128	0.16
15-25% Slope	1,191	0.03	50%	595	0.01
25-40% Slope	100	0.002	20%	20	0.0005
Greater than 40% Slope	0.00	0.00	10%	0.0	0.00
Ridgetops					
Hillside Protection (HP) Area	8,419	0.19	Recommended disturbance budget within HP Area	7,743	0.18
			Percent of HP Area	0.9	





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

1/23/2023

Date Filed

3/9/2023

Meeting Date (if applicable)

3-SC-23-C / 3-D-23-DP

File Number(s)

CORRESPONDENCE

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

David Wilkinson

Name / Company

8509 Hwy 85 Connector Brks Brooks GA 30205

Address

678-249-8599

Phone / Email

CURRENT PROPERTY INFO

David Wilkinson

Owner Name (if different)

8509 Hwy 85 Connector Brks Brooks GA 30205

Owner Address

678-249-8599

Owner Phone / Email

8502 NUBBIN RIDGE RD

Property Address

145 001

Parcel ID

Part of Parcel (Y/N)?

8717 square feet

Tract Size

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

E of Nubbin Ridge Rd, east of Ebenezer Rd

General Location

City

Commission District 4

District

PR(k) (Planned Residential)

Zoning District

Agriculture/Forestry/Vacant Land

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	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____ Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number <input checked="" type="checkbox"/> Other Parcels Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

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

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$500.00	
Fee 2	
Fee 3	

AUTHORIZATION

Rick Wilkinson	1/23/2023
Applicant Signature	Date
Please Print	

Phone / Email

David Wilkinson	1/23/2023
Property Owner Signature	Date
Please Print	

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.



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

1-23-22

3-9-23

Date Filed

Meeting Date (if applicable)

File Number(s)

3-SC-23-C
3-D-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 Nubbin Ridge Rd. Knoxville, TN 37923

Address

City

State

ZIP

85-300-7791

rick.wilkinson27@gmail.com

Phone

Email

CURRENT PROPERTY INFO

2348 Dawns Pass, Knoxville, TN 37919

David Wilkinson

Property Owner Name (if different)

8509 Hwy 85 Connector, Brooks, GA 30603

Property Owner Address

Property Owner Phone

8502 Nubbin Ridge Rd

Property Address

145 001

Parcel ID

FUD

Sewer Provider

FUD

Water Provider

N

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

25 acres

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA

Residential Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

Combine Parcels Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Concept - remove Condition from 2014 Concept

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

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
<i>0101 500⁰⁰</i>	<i>\$ 500 PAID 1/23/22 EX# 143</i>
Fee 2	
Fee 3	

AUTHORIZATION

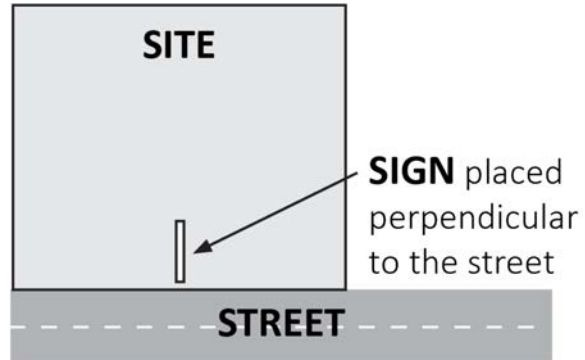
W David Wilkin *David Wilkinson* *1-23-23*
 Applicant Signature Please Print Date

865-300-7791 *dickwilkinson27@gmail.com*
 Phone Number Email

W David Wilkin *David Wilkinson* *1-23-23*
 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:

_____ 2/24/2023 _____ and _____ 3/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Rick Wilkinson

Date: 1/23/23

File Number: 3-SC-23-C_3-D-23-DP

- Sign posted by Staff
- Sign posted by Applicant