

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.

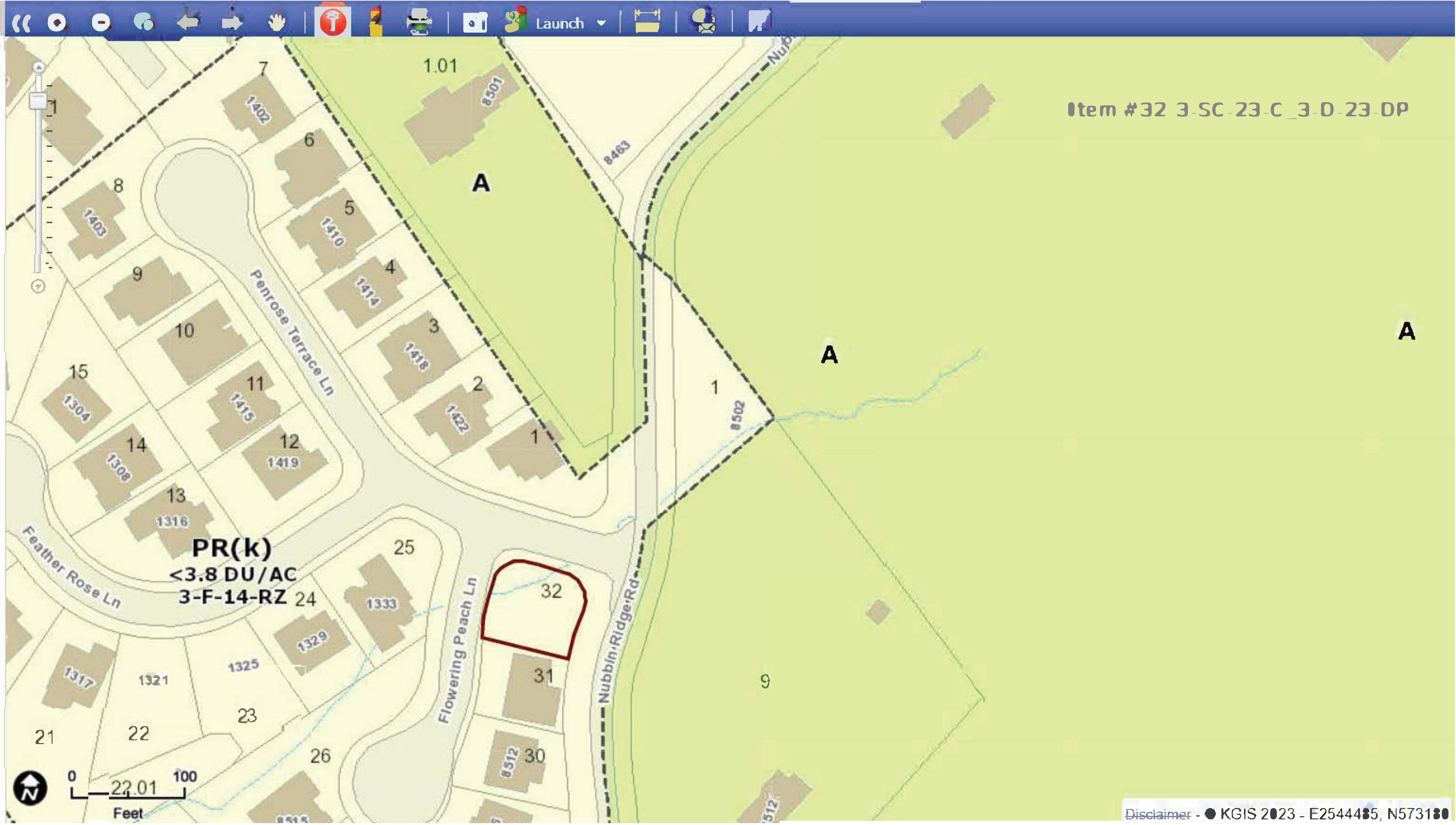
For these reasons, I ask that the variance be approved so the property can be put to a proper and appropriate use.

Rick Wilkinson

Search By: **Address** Parcel Owner Place Other

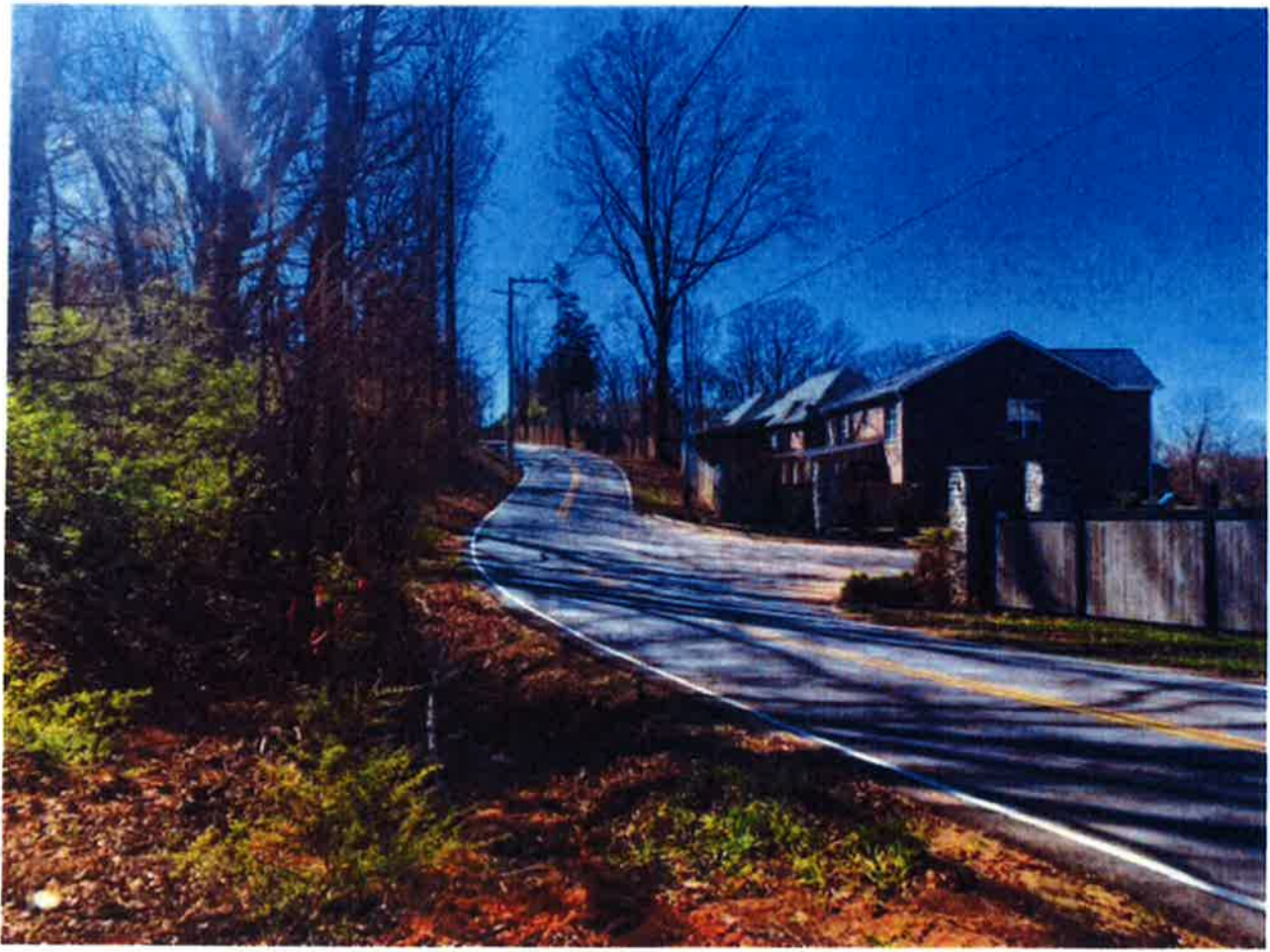
Enter Address: Search Advanced

Search Results
Details



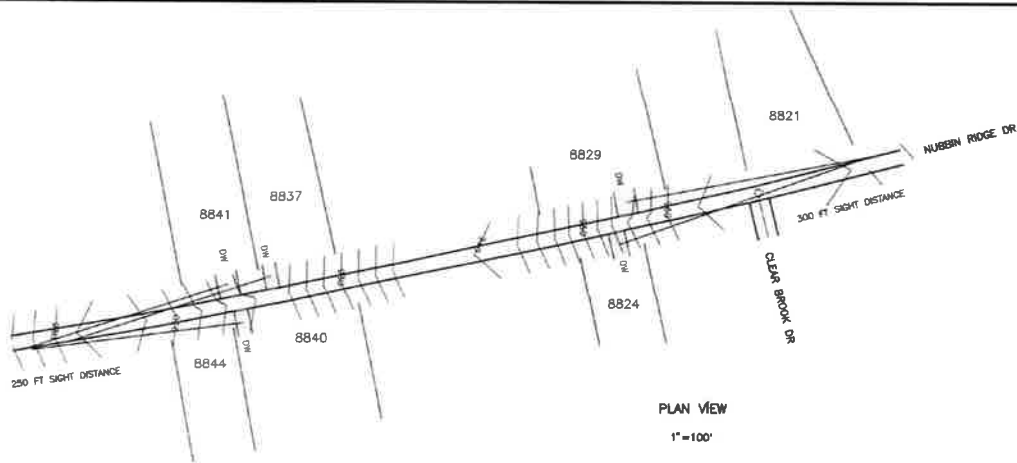
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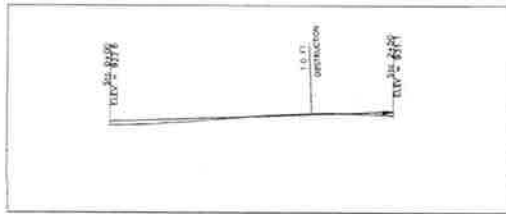
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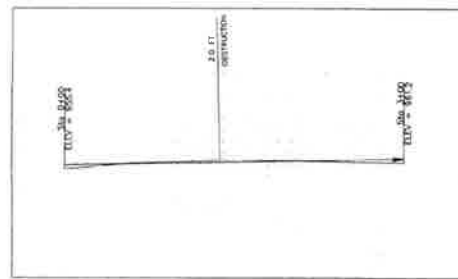
PLAN VIEW
1" = 100'



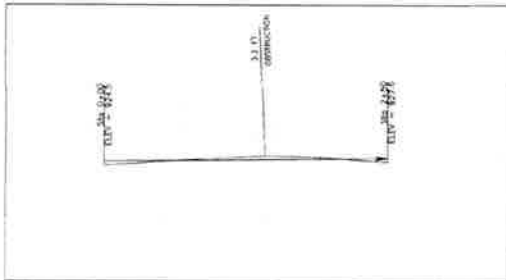
VICINITY MAP



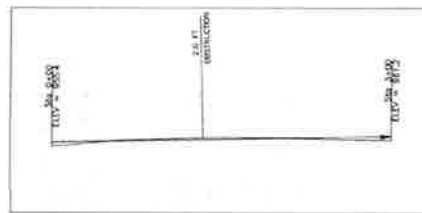
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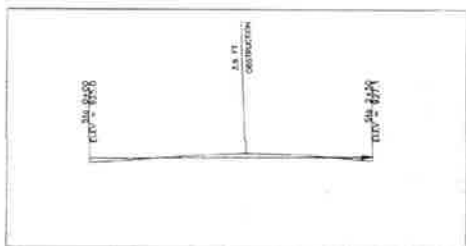
8824



8840



8829



8841

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 I 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



PREPARED FOR:
DAVID WILKINSON

RB Bailey.US

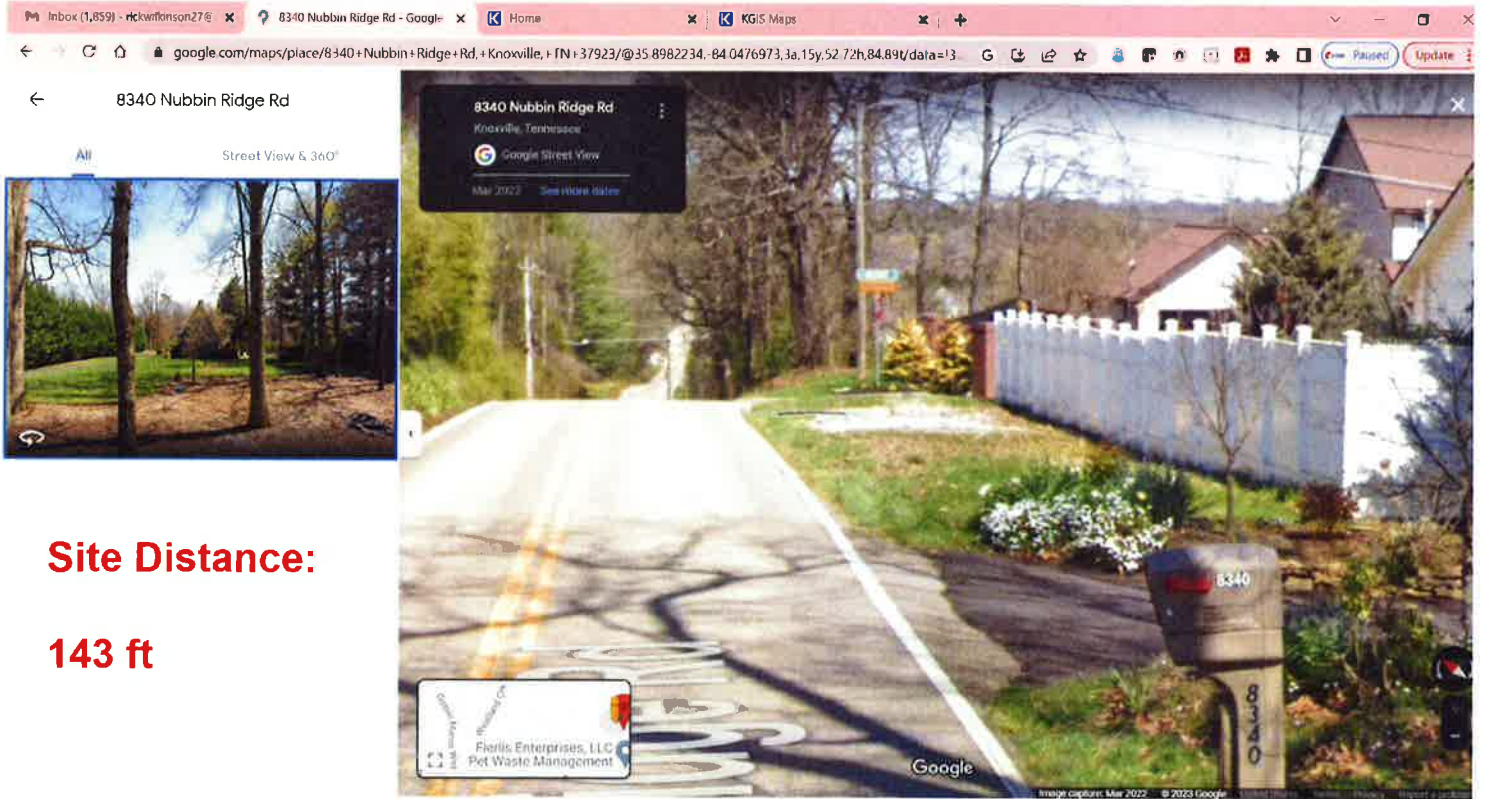
224 N. ELLIOTT AVENUE
OAK RIDGE, TENNESSEE 37830-4963
(865) 482-5250

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 web application 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 main navigation bar includes 'Intro', 'Maps', 'Results', 'Legend', and 'Help'. A search bar is present with options for 'Address', 'Parcel', 'Owner', 'Title', and 'Other'. The map area displays a residential street layout with parcel boundaries and addresses. A blue line is drawn on the map, and a 'Measure Tools' panel on the right shows a 'Measurement Result' of '142.3 Feet'. An 'Address Info' popup window is open over a parcel, displaying: 'Address: 8340 NUBBIN RIDGE RD', 'Site Name:', and 'Parcel ID: 133 06502'. On the left side, there is an 'Important Notice' box and several informational paragraphs. A scale bar at the bottom left indicates 0 to 100 feet. A disclaimer at the bottom right reads 'Disclaimer - © KGIS 2023 - E2548751, N57561'.

KGIS Maps - Introduction

**** Important Notice ****

The "Aerial" map has been updated to show imagery acquired during February and March of 2022. Aerial imagery from 2020 has been moved to the "Historical Aerials" group. The imagery from 2020 and 2022 extends outside of Knox County to provide coverage for KUB.

This website is KGIS's latest web mapping solution. Unlike previous mapping solutions KGIS Maps gives the user a much faster mapping environment as well as a look at much more current data. It's browser compatibility has also been improved.

More information about this application can be found on the Help tab, including a short "Getting Started with KGIS Maps" tutorial video. We will continue to look for ways to improve and enhance the website, and we encourage your feedback and comments. Email us at kgis@kub.org

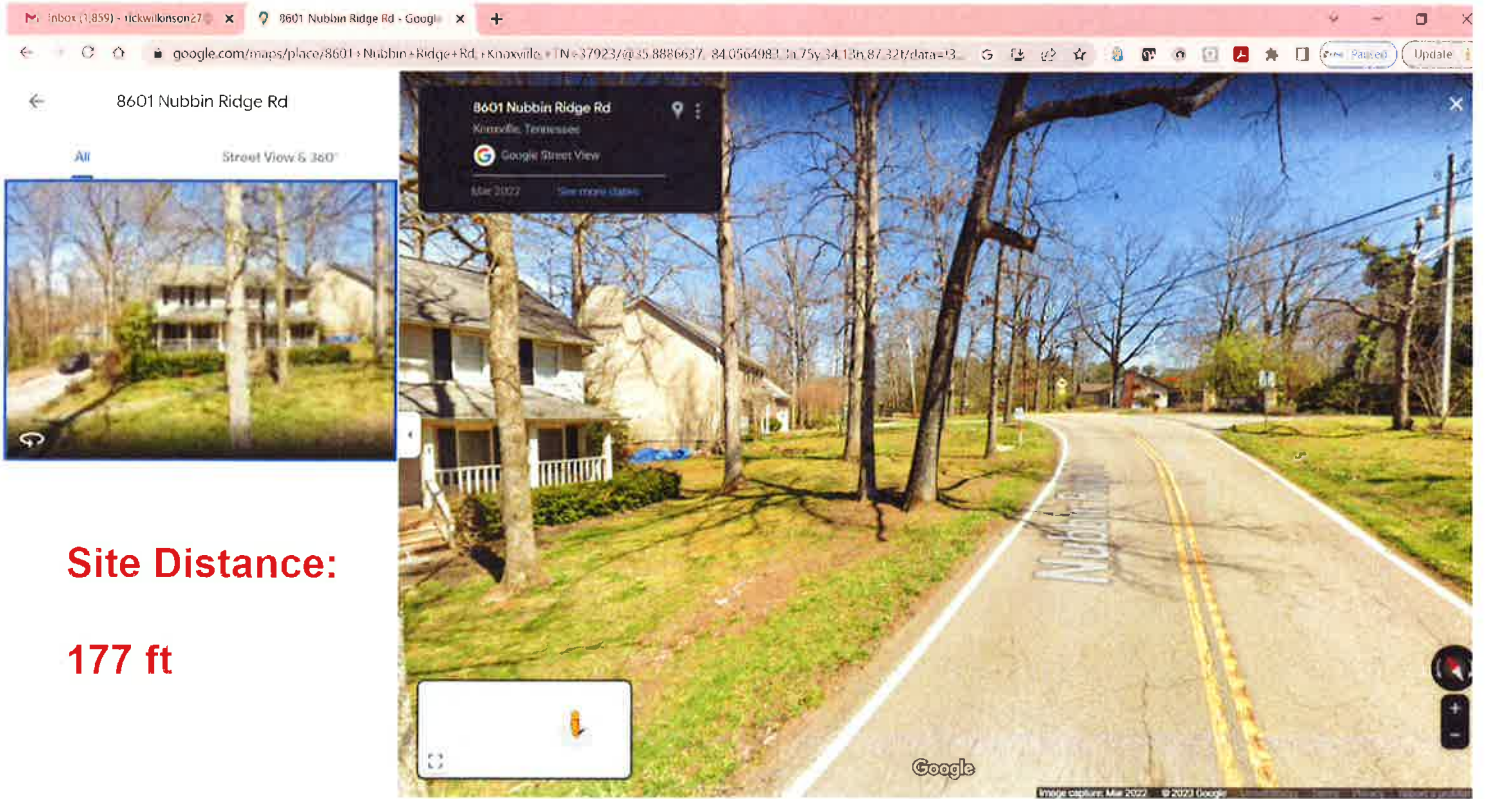
Information on this website is derived from various governmental departments within the City of Knoxville, Knox County and the Knoxville Utilities Board (KUB), who together have created a centralized "geographic information system": KGIS.

All maps and data made accessible in this website are subject to [Disclaimer](#).

Address Info:
 Address: 8340 NUBBIN RIDGE RD
 Site Name:
 Parcel ID: 133 06502

Measure Tools:
 Measurement Result:
 142.3 Feet

Disclaimer - © KGIS 2023 - E2548751, N57561



Site Distance:

177 ft

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
1 Feet
Measurement Result
177.3 Feet

Disclaimer - © KGIS 2023 - E2544240, N57191

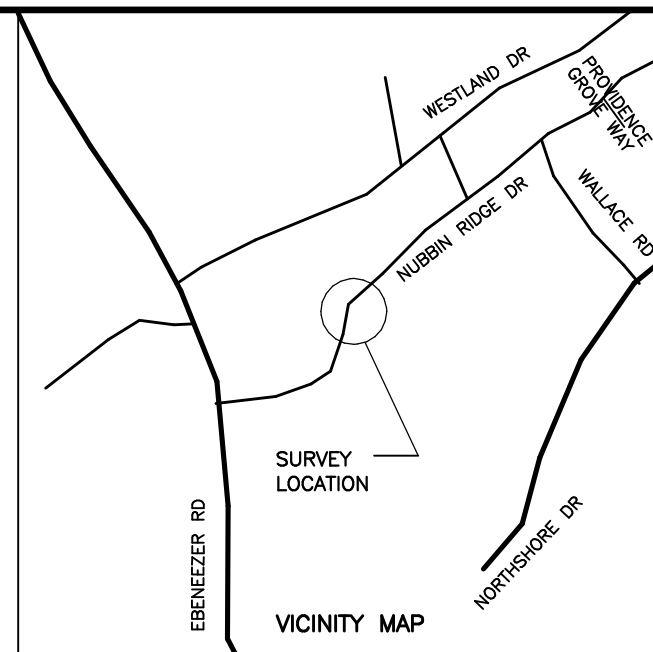
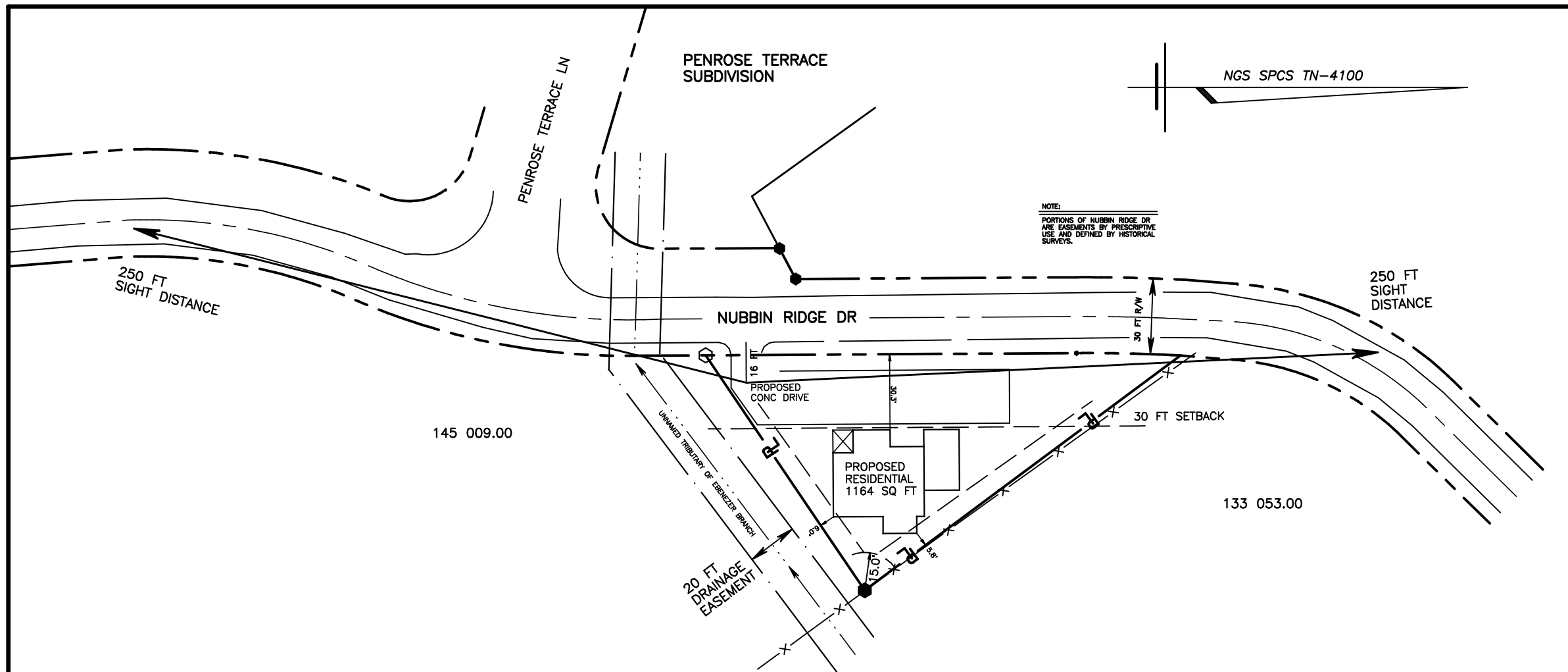




8801 Nubbin Ridge Rd

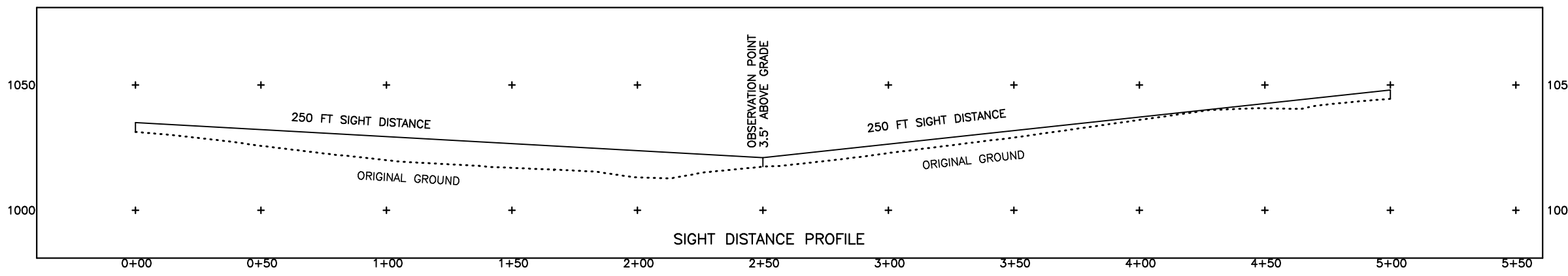
10 months ago · [See more dates](#) >





LEGEND:

●	IRON PIN - FOUND
○	IRON PIN - SET
— P —	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

- 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.

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