



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 7-SC-23-C **AGENDA ITEM #:** 25  
7-A-23-DP **AGENDA DATE:** 9/14/2023

POSTPONEMENT(S): 7/13/2023, 8/10/2023

▶ **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:**

**VARIANCES**

1. Reduce the minimum sight distance looking to the north along Nubbin Ridge Road from 300 ft to 246 ft
2. Reduce the point of measurement from the edge of the Nubbin Ridge Road travel way from 15 ft to 8 ft

**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

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### STAFF RECOMMENDATION:

- ▶ **Postpone the concept plan until the October 5, 2023 Planning Commission meeting as recommended by staff.**
  
- ▶ **Postpone the development plan until the October 5, 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 has hired a traffic engineer to conduct a speed study to determine if a lower speed can be utilized for the minimum sight distance requirement.

Staff is recommending a one month postponement to allow for further study regarding the sight distance along Nubbin Ridge Road.

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.

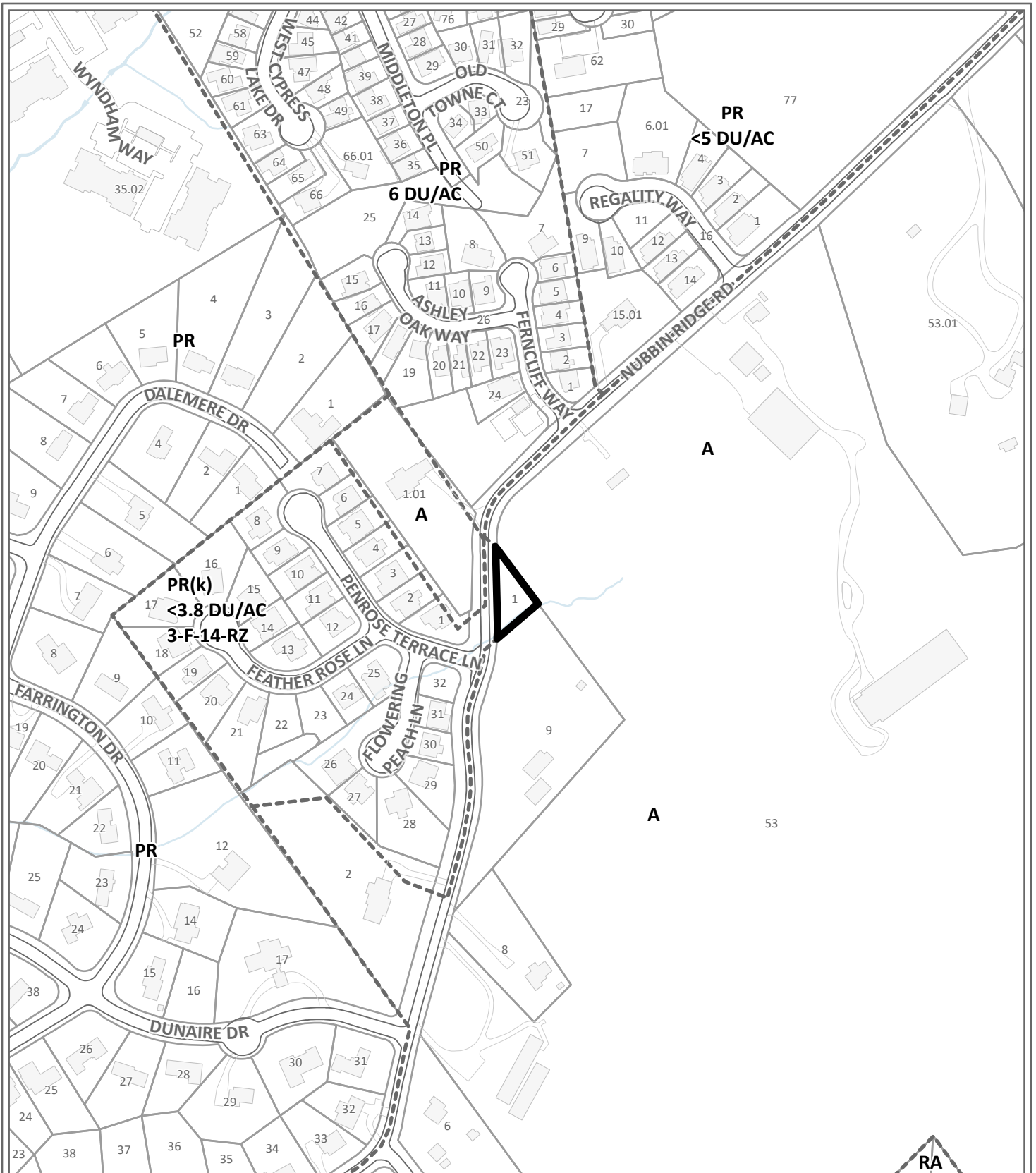
ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

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

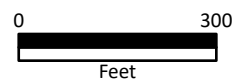


Detached residential house and reduction of peripheral setbacks in PR(k)  
(Planned Residential)

Map No: 145  
Jurisdiction: County

Original Print Date: 8/18/2023

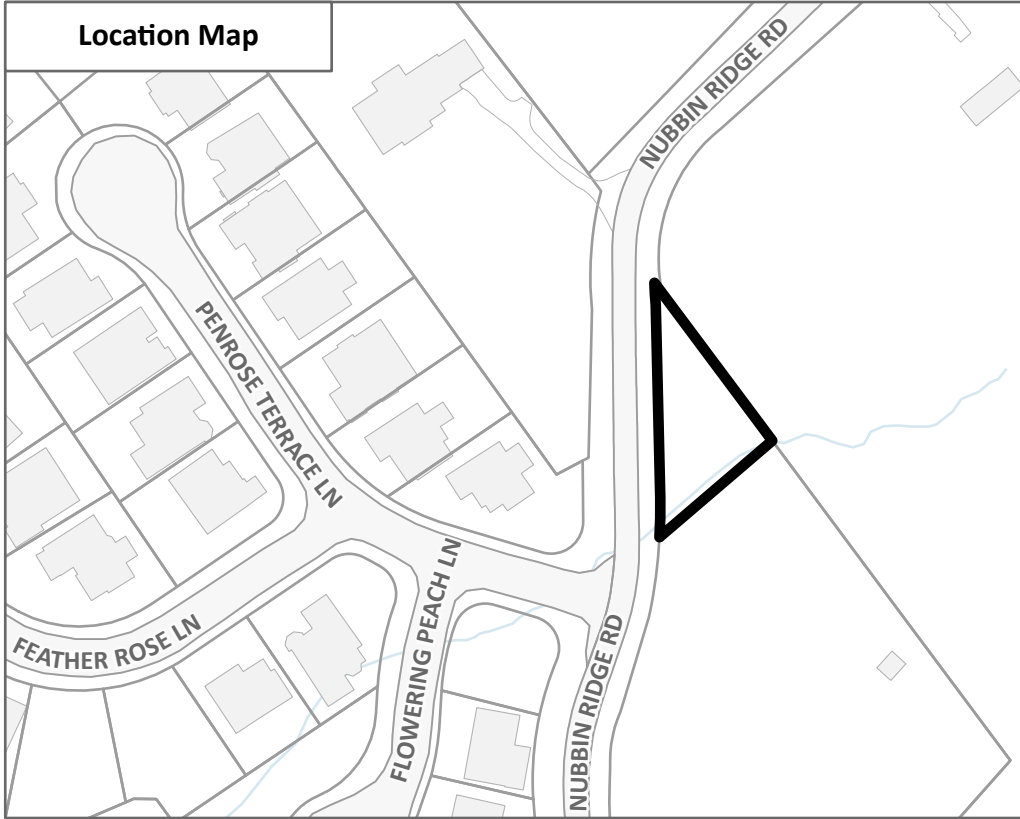
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



RA

# Exhibit A. Contextual Images

Location Map



Aerial Map

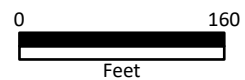


CONTEXTUAL MAPS 1

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

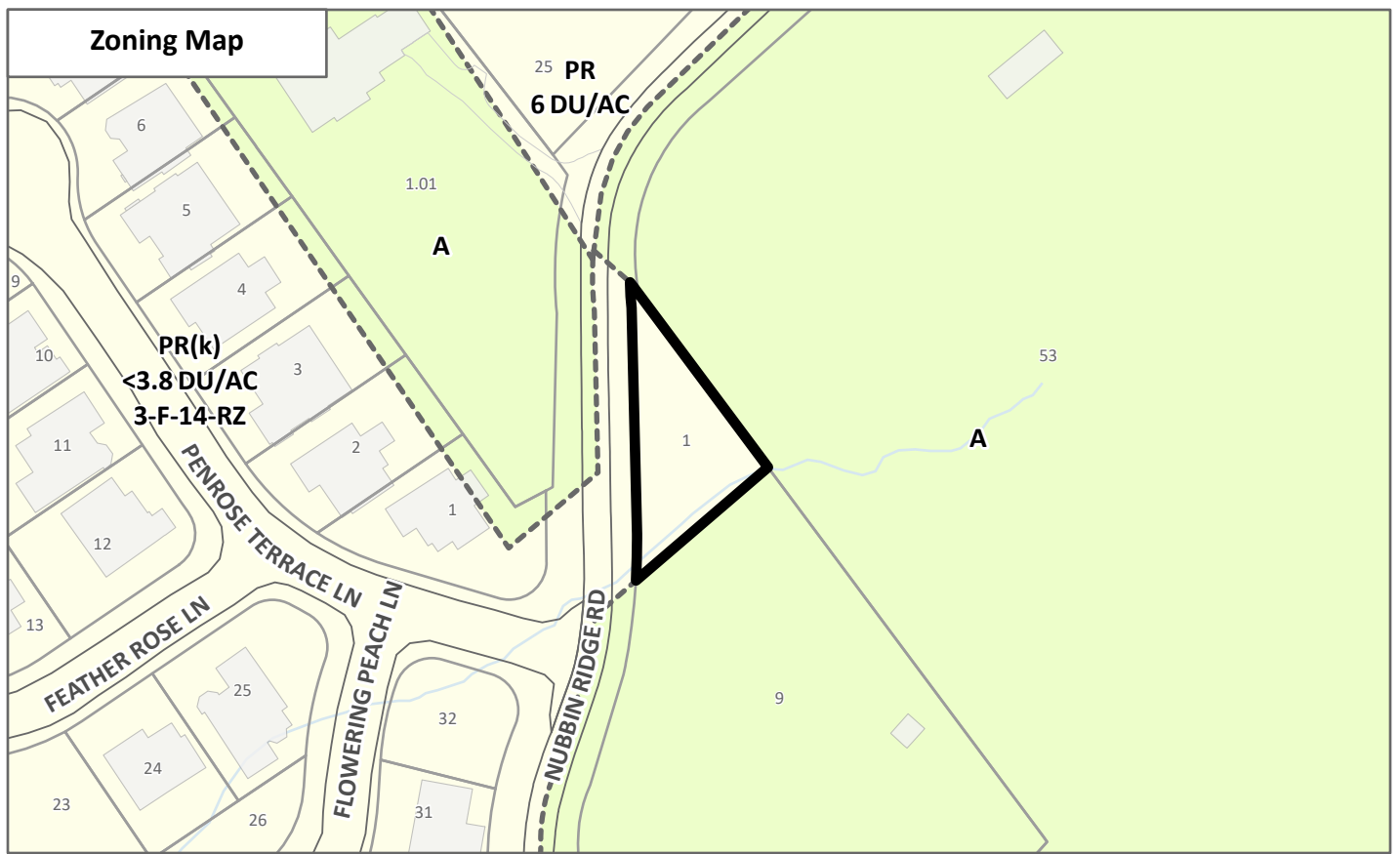


Case boundary

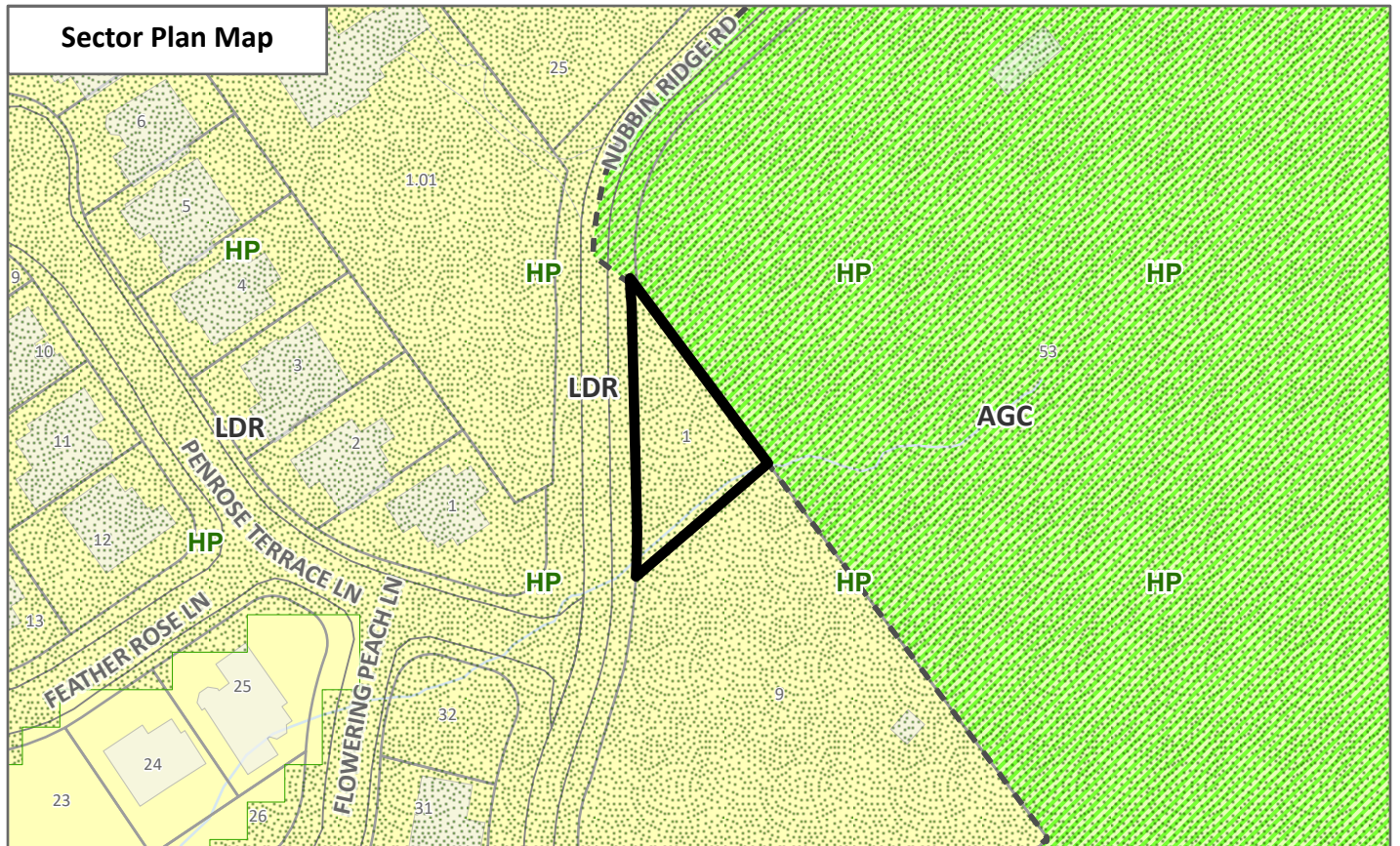




**Zoning Map**



**Sector Plan Map**

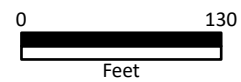


**CONTEXTUAL MAPS 2**

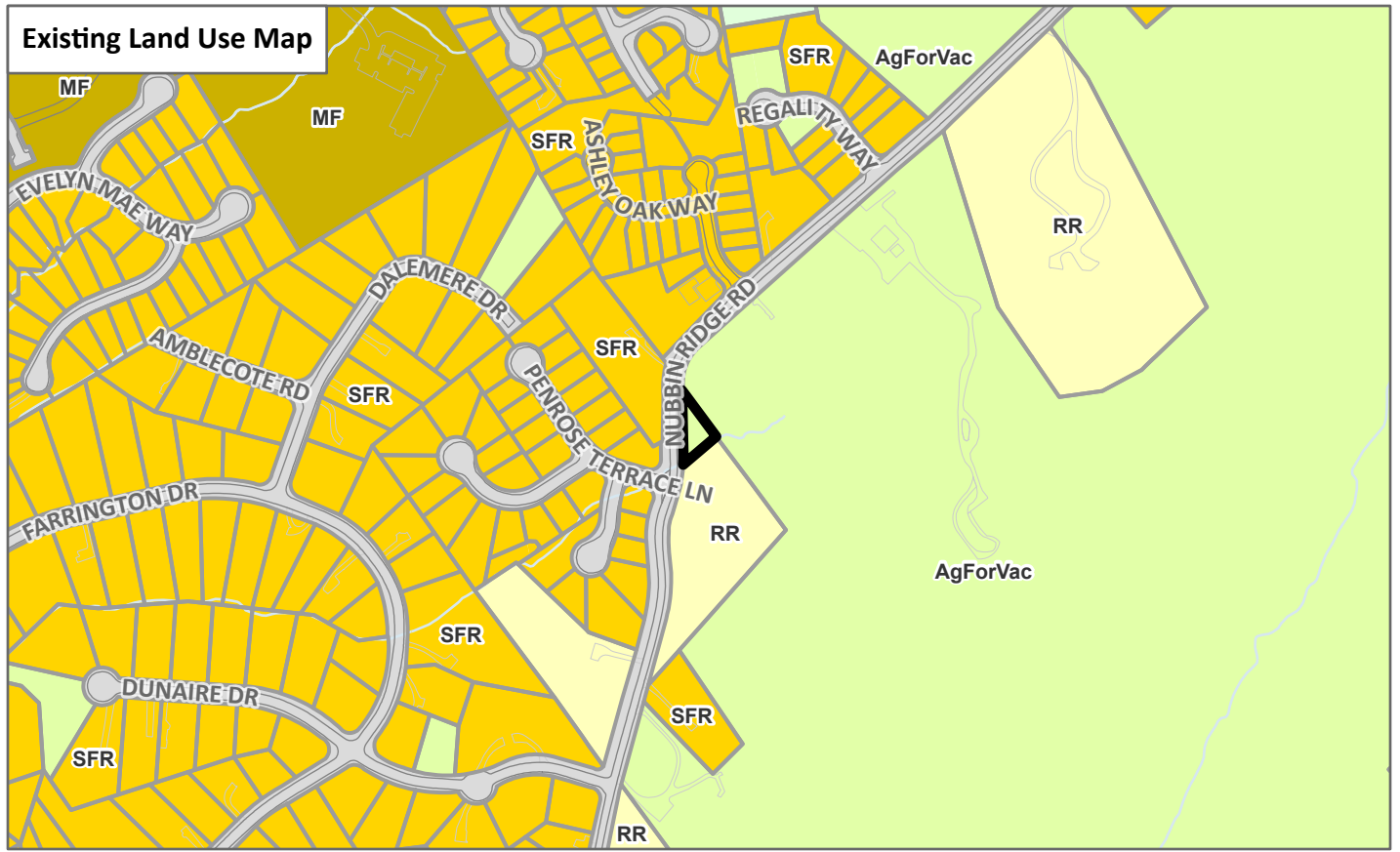
7-A-23-DP / 7-SC-23-C



Case boundary



**Existing Land Use Map**

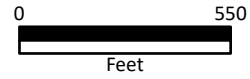


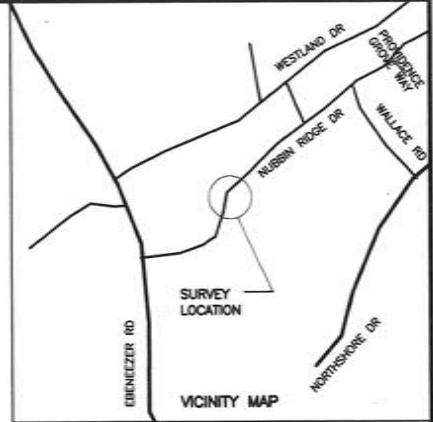
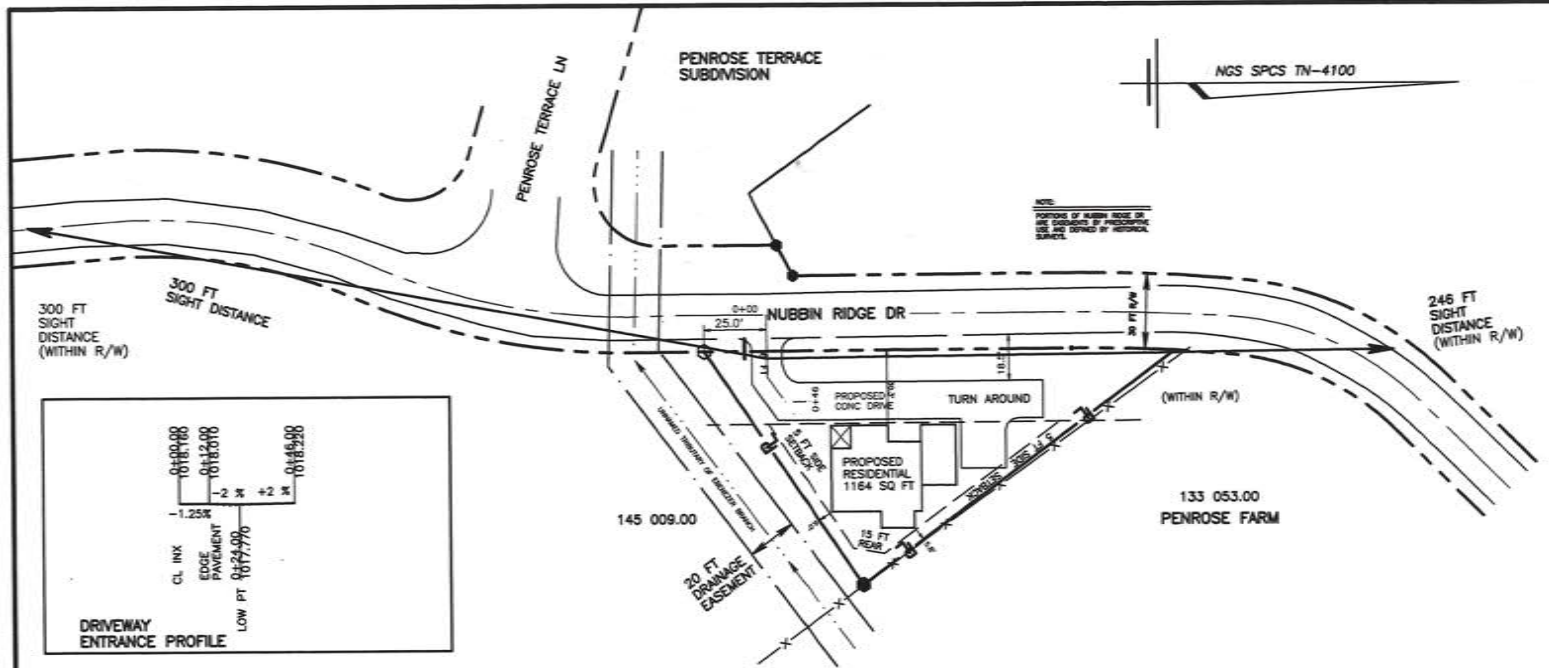
**CONTEXTUAL MAPS 3**

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



Case boundary

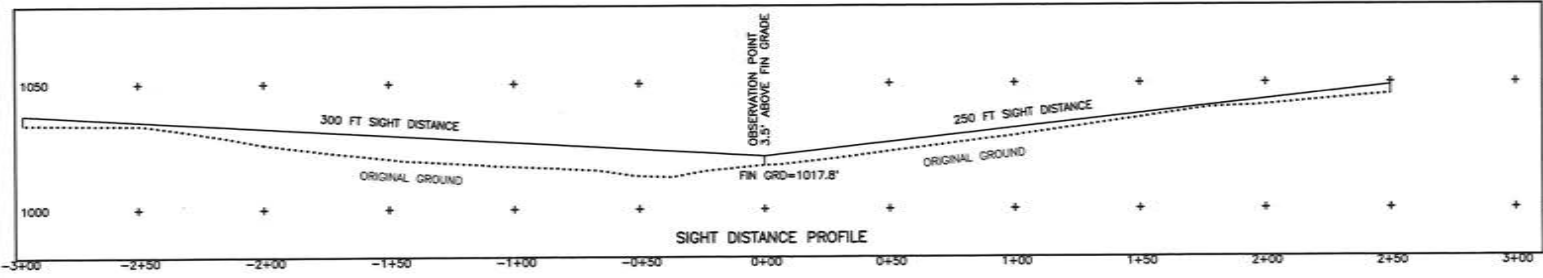
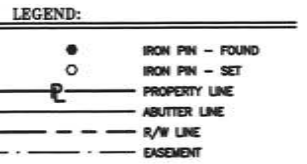




**VARIANCES & ALTERNATIVE DESIGN STANDARDS:**

1. REDUCE THE MINIMUM SIGHT DISTANCE FROM 300 FT TO 250 FT LOOKING TO THE NORTH ON NUBBIN RIDGE DR. BASED ON SPEED STUDIES.
2. REDUCE THE MINIMUM DISTANCE FOR SIGHT DISTANCE OBSERVATION POINT FROM THE EDGE OF THE MAJOR ROAD TRAVEL WAY FROM 15 FT TO 8 FT.

7-SC-23-C / 7-A-23-DP  
Revised: 9/1/2023



PREPARED FOR:  
DAVID WILKINSON

PLANNING SERVICES FILES:  
3-S-23-C / 3-D-23-DP

- PERIPHERAL SETBACK REDUCTION REQUIRING PLANNING COMMISSION APPROVAL:
1. NUBBIN RIDGE DR FRONTAGE (WEST LINE): 30 FT
  2. REAR SETBACK (NE & SE LOT LINES POINT OF INX): 15 FT
- PERIPHERAL SETBACK REDUCTION REQUIRING KNOX CO BZA APPROVAL:
1. SIDE LOT LINES (NE & SE LOT LINES): 5 FT

**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  
REFERENCE DEED: 20160823 0012427



**RB Bailey.US**

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

FILE: 2790SD8	PROPOSED DEVELOPMENT		
REVISION: 0	<b>CLT: 145 001.00</b>		
DRAWN BY: R. A. BAILEY	LOCATED AT NUBBIN RIDGE DR		
DATE: 31 AUG 23	SCALE: 1" = 50'	SHT: 1 OF: 1	<b>2790</b>



CIVIL ENGINEERING / TRAFFIC ENGINEERING

11812 Black Road  
Knoxville, Tennessee 37932  
Phone (865) 556-0042  
[ajaxengineering@gmail.com](mailto:ajaxengineering@gmail.com)

July 10, 2023

**TO: Mr. Jim Snowden, PE**  
**Senior Director, Knox County Engineering and Public Works**  
**205 West Baxter Avenue**  
**Knoxville, TN 37917**

**RE: Spot Speed Study for Proposed Rick Wilkinson House Lot at 8502 Nubbin Ridge Road**

Mr. Snowden,

As requested, a spot speed study was conducted on Nubbin Ridge Road to determine the observed 85<sup>th</sup> percentile vehicular speeds. The spot speed study was conducted on July 5<sup>th</sup>, 2023, at the proposed driveway location for Rick Wilkinson's property at 8502 Nubbin Ridge Road, as directed by Knox County Engineering. The spot speed study was conducted under the following conditions:

- The posted speed limit on Nubbin Ridge Road at this location is 30 mph.
- The vehicle speeds were measured with a Bushnell Radar Speed Gun as unobtrusively as possible to reduce influencing driver behavior.
- The vehicle speeds were sampled during non-peak hours (1:45 pm – 3:45 pm).
- Vehicles were sampled at the proposed driveway location at 8502 Nubbin Ridge Road in both directions (westbound and eastbound) of travel. (Note: At the proposed driveway location, Nubbin Ridge Road traverses north and south, but the overall route of Nubbin Ridge Road is from east to west, from Westland Drive to Ebenezer Road.) To the east, vehicle speeds were measured as vehicles appeared just past the sharp horizontal curve on Nubbin Ridge Road, approximately 250 feet away. To the west, vehicle speeds were measured as vehicles appeared just past the minor horizontal curve on Nubbin Ridge Road, approximately 300 feet away. See the attached KGIS map for the observation locations.
- Fifty observations for each direction were recorded for a total of 100 vehicle observations.

The observations and results of the spot speed study are attached and indicate the following:

- The sampled vehicle speeds indicated lower speeds traveling westbound than the eastbound traffic on Nubbin Ridge Road at this location.



- The westbound results on Nubbin Ridge Road:  
85<sup>th</sup> Percentile Speed = 26.0 mph
- The eastbound results on Nubbin Ridge Road:  
85<sup>th</sup> Percentile Speed = 33.0 mph

Please let me know if you have any questions regarding this study and the results.

Thank you,

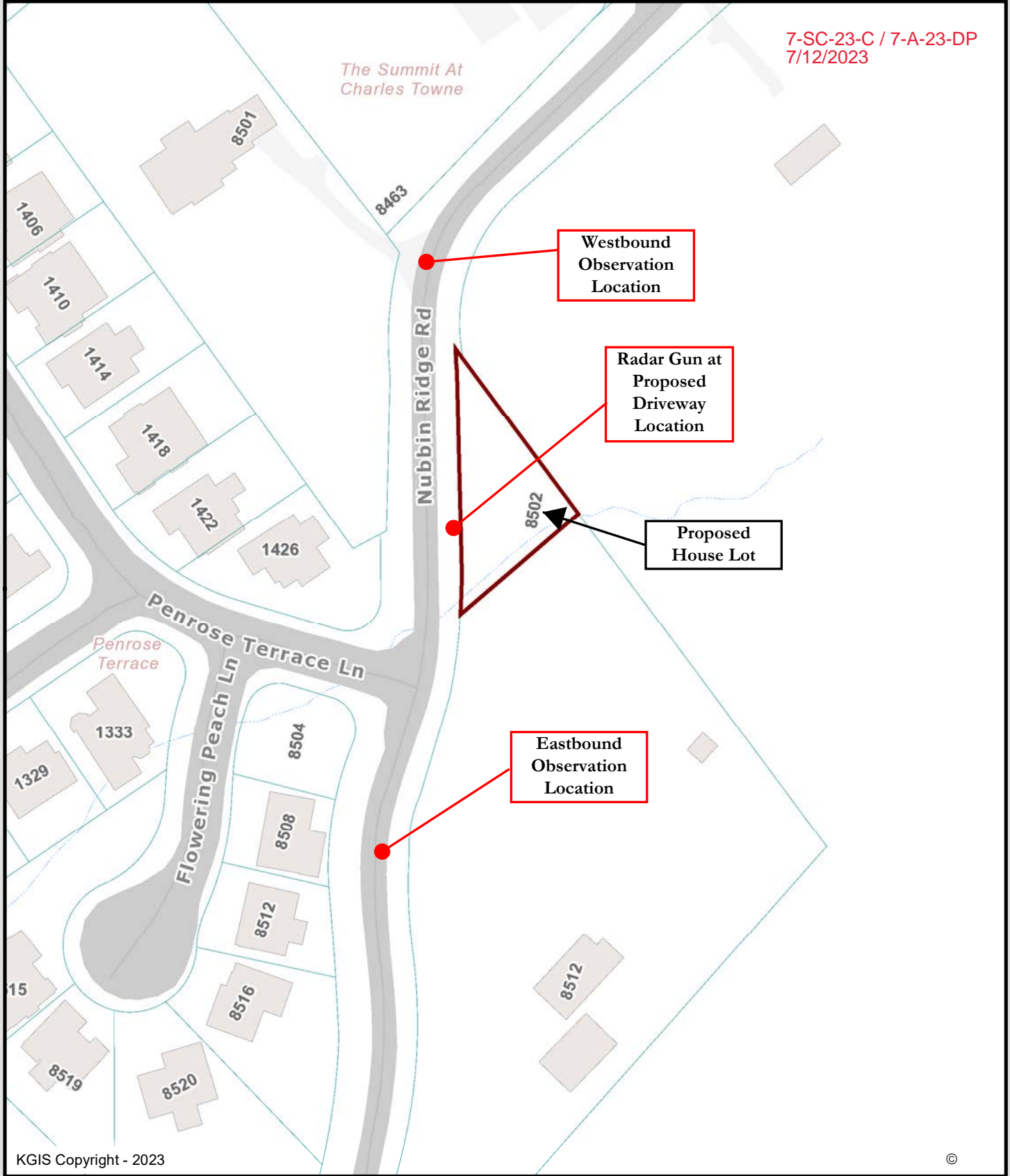
Ajax Engineering, LLC



Robert W. Jacks, P.E.



Attachments: KGIS Map, Excel Spreadsheet Spot Speed Observations and Results



KGIS Copyright - 2023

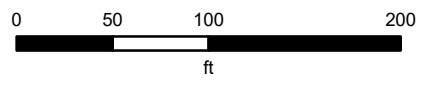
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### Nubbin Ridge Road Spot Speed Study

Knoxville - Knox County - KUB Geographic Information System



Printed: 7/10/2023 at 9:53:03 AM



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### SPOT SPEED STUDY

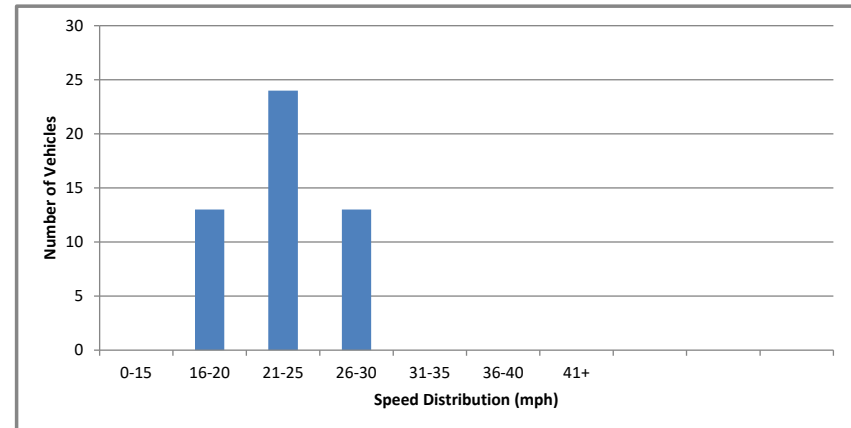
7-SC-23-C / 7-A-23-DP  
7/12/2023

Location: 8502 Nubbin Ridge Road  
 Posted Speed Limit: 30 mph  
 Equipment: Bushnell Speedster III Radar Speed Gun  
 Direction: Westbound

Date: 7/5/2023  
 Weather: Overcast to Partly Sunny  
 Time: 1:45 pm - 2:45 pm  
 Pavement Conditions: Dry

Vehicle #	Speed (mph)
1	26
2	25
3	20
4	27
5	24
6	24
7	26
8	21
9	26
10	28
11	20
12	20
13	17
14	27
15	18
16	17
17	25
18	18
19	19
20	19
21	23
22	24
23	24
24	20
25	24

Vehicle #	Speed (mph)
26	25
27	26
28	18
29	19
30	25
31	20
32	25
33	21
34	26
35	26
36	24
37	24
38	25
39	23
40	24
41	24
42	26
43	24
44	24
45	25
46	27
47	28
48	23
49	23
50	28



85th percentile speed = 26.0 mph

### SPOT SPEED STUDY

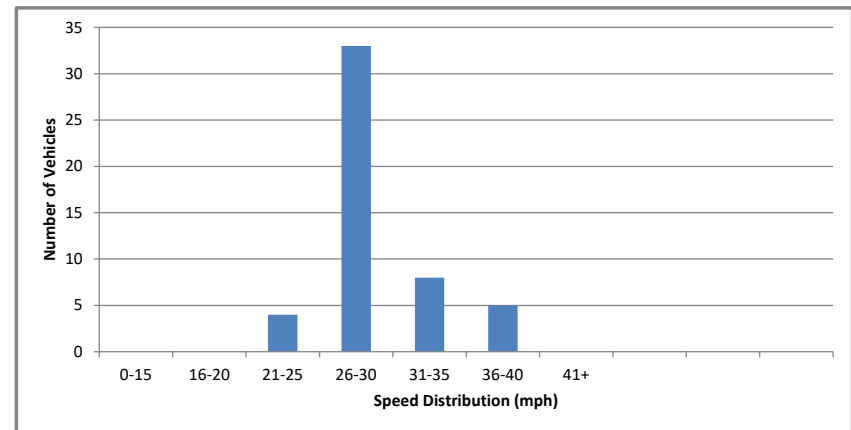
**7-SC-23-C / 7-A-23-DP**  
**7/12/2023**

Location: 8502 Nubbin Ridge Road  
 Posted Speed Limit: 30 mph  
 Equipment: Bushnell Speedster III Radar Speed Gun  
 Direction: Eastbound

Date: 7/5/2023  
 Weather: Overcast to Partly Sunny  
 Time: 2:45 pm - 3:45 pm  
 Pavement Conditions: Dry

Vehicle #	Speed (mph)
1	28
2	28
3	37
4	26
5	30
6	29
7	23
8	35
9	28
10	26
11	27
12	33
13	27
14	37
15	39
16	27
17	28
18	30
19	31
20	25
21	37
22	30
23	28
24	29
25	26

Vehicle #	Speed (mph)
26	28
27	36
28	30
29	33
30	30
31	27
32	27
33	21
34	27
35	30
36	29
37	29
38	28
39	29
40	32
41	28
42	31
43	29
44	31
45	27
46	34
47	26
48	22
49	29
50	26



**85th percentile speed = 33.0 mph**





# 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) <b>Detached residential house and reduction of peripheral setbacks</b>	Related City Permit Number(s)
---	-------------------------------

## SUBDIVISION REQUEST

<b>Wilkinson Subdivision</b> Proposed Subdivision Name _____ Unit / Phase Number <input checked="" type="checkbox"/> Other Parcels <b>1</b> Total Number of Lots Created Additional Information _____ <input checked="" type="checkbox"/> Attachments / Additional Requirements	Related Rezoning File Number
---	------------------------------

## 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
--	--------------------------

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1 <b>\$500.00</b>	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 2	
<b>ADDITIONAL REQUIREMENTS</b> <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	<b>Rick Wilkinson</b> Please Print	<b>5/30/2023</b> Date
Property Owner Signature	<b>Rick Wilkinson</b> Please Print	<b>5/30/2023</b> 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)

Vacant land

SW County

LDR/HP

Planned Growth

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

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

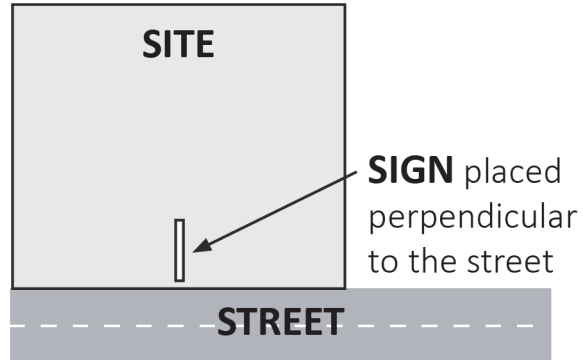
865 300 7791    Rich.Wilkinson77@gmail.com  
Phone Number    Email

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