

### Testimony at March 2023 Planning Commission is inconsistent with the facts:

At the March 2023 Planning Commission meeting Melanie Davis, on behalf of Rick Wilkinson, at time stamp 1:32:34 explains the history of this property is that, *"my clients as developers did not originally develop this property or do the plat. They bought as a successor developer. I believe Rick would testify that he and his brother would have never agreed to have said anything about this particular lot being unbuildable. That did not make it to the plat. That was something in the concept plan but that this property is, as I understand, is not actually on the plat as being part of that subdivision or with any notes restricting it's future use."* Rick Wilkinson can be seen nodding in agreement. (<https://vimeo.com/807554166>)

### The actual history of Penrose Terrace Subdivision (Originally Nubbin Woods Subdivision) is as follows:

David Wilkinson and Michael C. Rhodes Properties, LLC purchased the property that would become the subdivision in March of 2014. (*Exhibit A*). From there Michael Rhodes included 8502 Nubbin Ridge Rd in every concept plat submitted for Nubbin Woods Subdivision. (*Exhibit B and C*) However in October 2015 the Nubbin Woods Subdivision's final plat drawings prepared for Wilkinson and Rhodes Properties, and signed by David Wilkinson, did not. (*Exhibit D*)

The Letters of Credit for the detention pond, referred to as Nubbin Ridge Subdivision, were issued on May 7, 2015, and issued again on April 22, 2016, to David Wilkinson and Michael C. Rhodes Properties, LLC. (*Exhibit E*)

Michael C. Rhodes Properties, LLC exits the relationship with David Wilkinson 3 months after the issuing of the April Line of Credit on July 14, 2016 (*Exhibit F*) and the first home in the subdivision is sold in just over 6 months after Michael Rhode's exit on January 30, 2017. (*Exhibit G*)

### The Wilkinson's have always known this property is unbuildable and part of the subdivision:

The testimony to the Planning Commission was false as we can see that David Wilkinson was not only involved in the development of the subdivision from the beginning but is the one who signed off on the plans that left 8502 Nubbin Ridge off the final plat drawing.

Per the Knox County Planning Commission comments in March 2023, "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.***" (*Exhibit H*)

In Rick Wilkinson's March 2023 application to the Knox County Planning Commission, he requests not to change the site line requirements as was argued at the planning meeting, but to ***"remove condition from 2014 concept."*** (*Exhibit I*) The specificity of this request acknowledges that the required note designating that the lot is unbuildable was known and understood.

Rick Wilkinson also acknowledges this property is part of Penrose Terrace Subdivision as seen by all his documents supplied to Knox County Board of Zoning Appeals in February of 2023. (*Exhibit J*)

The documentation clearly shows that not only were the Wilkinson's aware that the lot is unbuildable and part of Penrose Terrace Subdivision but raises the question on whether David Wilkinson leaving 8502 Nubbin Ridge off the final plat for the subdivision was intentionally done to go around the Knox County Planning Commission's designation that this lot could not be developed.

The site line requirements of being 300ft are appropriate and should not be changed due to the Wilkinson's now stating they are left with a hardship for not being able to develop this lot.

Any hardship Rick Wilkinson may feel he is experiencing is a manufactured problem created by his brother for not following the requirements of the county to include the property in the final plat drawings for the subdivision.

### Restrictions of Penrose Terrace Subdivision do not allow for a driveway due to potential danger of road:

The commission stated in the concept plans that the subdivision will not be permitted to have any additional access points. (Exhibit K and L) This requirement that there be no other access points for the subdivision was **“due to the excessive travel speeds and curvature of the road.”** These safety concerns of the Planning Commission for the residents of Penrose Terrace Subdivision, as well as those traveling Nubbin Ridge, are more than valid as **15% of all reported crashes on Nubbin Ridge over the last 5 years have taken place in the .25 mile stretch of road where the subdivision is located.** (Exhibit M 2019-2023 crash data from TN Department of Safety and Homeland Security. Dunaire Dr to Reality Way)

The commission was clearly intentional in their description of “access point”, and not subdivision entrance or driveway, meaning **anything** connecting to Nubbin Ridge from the subdivision property would not be acceptable.

The final plat drawing signed by David Wilkinson also references these same requirements originating from the concept plans, concept plans that include this property, in #10 of the notes section of the final plat.

In the map below we see that adding a second entrance at the other end of the subdivision was not allowed even though this location is at a straighter part of Nubbin Ridge, not near a blind curve, and would be further away from the current subdivision entrance.

If it unsafe to place an access point on Nubbin Ridge for the subdivision at the other end of the property line, it stands to reason it presents an even greater danger to residents and travelers of Nubbin Ridge to place a driveway at 8502 Nubbin Ridge.

Adding a driveway at this location would disrupt the current entrance, be at an even closer proximity to the blind curve and be in conflict with the subdivision requirements that there be no other access points.

### Nubbin Ridge and Penrose Terrace Subdivision



Picture is from June 2022 accident that shut down Nubbin Ridge in both directions. Location of this wreck is where the Blind Curve is indicated on the map. (Exhibit N)



### Request to Deny:

The Wilkinson's have created a lot of confusion with how they have handled the subdivision property but following the paper trail and documentation it is clear the Wilkinson's have known since the beginning that this property is both required to be part of the Penrose Terrace Subdivision and is unbuildable.

There is no hardship realized as 32 homes were created from the 2014 property purchase by Wilkinson and Rhodes. The last of which sold for \$722,000.

Please do not legitimize what the Wilkinson's have attempted to do and maintain both the safety of the residents of Penrose Terrace Subdivision as well as those who travel Nubbin Ridge by denying the request for Wilkinson Subdivision.

# Penrose Terrace (Nubbin Woods) Subdivision Timeline

## 2014 Property sold to Wilkinson and Rhodes Properties

March 31 – Property that will be platted for the subdivision is sold

- Sold to David Wilkinson and Michael C. Rhodes Properties, LLC.

## 2014 Concept Plans for Nubbin Woods Subdivision

June 12 – Submission of concept plan by Michael Rhodes, LLC File # 6-H-14-UR/6-SF-14-C

- Includes 8502 Nubbin Ridge on plat with no development
- Comments state no additional access points for this project will be permitted

October 9 – Submission of concept plan by Michael Rhodes, LLC File # 10-SB-14-C

- Includes 8502 Nubbin Ridge on plat with no development
- A condition is stated that 8502 Nubbin Ridge must have a note on the final plat that it is unbuildable unless combined with other property
- Comments state no additional access points for this project will be permitted

## 2015 Final Concept Plan for Nubbin Woods Subdivision Approved

May 7 – Letter of Credit for Nubbin Woods Subdivision detention pond issued

- Issued for William D. Wilkinson, Michael C. Rhodes Properties, LLC Nubbin Ridge Subdivision

October 8 – Final concept plan for Nubbin Ridge Subdivision approved, File #10-SL-15-F

- Prepared for Wilkinson and Rhodes Properties, Signed by David Wilkinson
- Removed 8502 Nubbin Ridge from plan despite requirement to include
- Not including in the final plan prevented note that it is not buildable from being appended
- Despite not being on the plat drawing, the Notes section #10 states “For approved subdivision variances and conditions of the approval of the concept plan and use-on-review. Refer to the Metropolitan Planning Commissions Files 6-H-14-UR and 10-SB-14-C”

## 2016 Subdivision Property Changes Hands

April 22 – Letter of Credit renewed for Nubbin Woods Subdivision detention pond

- Issued for William D. Wilkinson, Michael C. Rhodes Properties, LLC Nubbin Ridge Subdivision

July 7 – Subdivision property sold (*Exhibit O*)

- David Wilkinson sells lots 1-4, 6, 8, 12-15, and 17-32 to Natalia Efremenko (Aurora, Inc)
- David Wilkinson keeps lots 5, 7, 9-11, 16 and 8502 Nubbin Ridge

July 14 – Correction Quit Claim Deed is signed

- Michael C. Rhodes Properties LLC turns their interest in the property over to David Wilkinson

## 2017 Subdivision Home Sales Start

January 30 – First home in the subdivision is sold

## 2023 Submissions to County for 8502 Nubbin Ridge

January 23 – Submission to Knox County Planning Commission

- In his application form under request Rick Wilkinson writes “Concept – remove condition from 2014 concept”

February 9 – Submission to Knox County Board of Zoning Appeals

- Rick Wilkinson requests a waiver of boundaries for property at Penrose Terrace Subdivision, 8502 Nubbin Ridge Rd in his application
- 5 Documents showing this address is part of Penrose Terrace Subdivision are submitted with the application.

March 8 – Knox County Planning Commission Meeting

- Commission comments state “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 (not buildable) was also not added to the plat.

# Exhibit A


This instrument prepared by:

David A. Winchester  
Attorney at Law  
P. O. Box 1733  
LaFollette, Tennessee 37766

## Sherry Witt Register of Deeds Knox County

COUNTERSIGNED  
KNOX COUNTY PROPERTY ASSESSOR

APR 07 2015

BY PHIL BALLARD 

### WARRANTY DEED

THIS DEED made this 31<sup>st</sup> day of March, 2014, by and between KENNETH L. SMITH and wife, JUANITA C. SMITH, of Knox County, Tennessee (hereinafter referred to as "First Parties"), and WILLIAM DAVID WILKINSON and MICHAEL C. RHODES PROPERTIES, LLC, of Knox County, Tennessee, (hereinafter referred to as "Second Parties"):

### WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by First Parties, the First Parties have this day bargained and sold and do hereby grant and convey unto the Second Parties, their heirs, successors and assigns, the following described property, to-wit:

Situated in District No. 6 of Knox County, Tennessee, and being more fully described as follows:

Beginning at a point in the west line of Nubbins Ridge Road about 3368 feet north of the Ebenezer Road and common corner with other property of H. M. Beal; thence with the west line of Nubbins Ridge Road, North 13 deg. 50 min. East, 170.6 feet to a point; thence due North 176.7 feet to a point; thence North 16 deg. 21 min. East, 159.2 feet to a point; thence leaving said road and crossing same, North 58 deg. 40 min. East, 155.5 feet to a corner with C. A. Livingston and John Steele; thence with Steele's line and Foster's line, North 33 deg. 50 min. West, 218.8 feet, against crossing Nubbin's Ridge Road, to the west line of same; thence continuing the same call, 322 feet to a point; thence South 53 deg. 28 min. West, 755.4 feet with C. C. Bond line to a corner with said Bond; thence continuing with his line, South 32 deg. 53 min. East 472.1 feet to corner with Bond and Beal; thence with H. M. Beal's line, North 58 deg. 40 min. East, 135.5 feet to a point; thence South 43 deg. 11 min. East, 266.9 feet to a point; thence South 67 deg. 50 min. East, 145.7 feet to the place of beginning, containing 11.3 acres, more or less.

Less and excluding a 1.48 acre tract conveyed to Max G. Cole and Fay Cole by deed dated September 30, 1974, and recorded in Warranty Deed Book 1541, Page 1122,



in the Register's Office for Knox County, Tennessee.

Subject to a Transmission Line Easement, dated August 31, 1965, and recorded in Warranty Deed Book 1310, Page 15, in the Register's Office for Knox County, Tennessee.

Being part of the property conveyed to Kenneth L. Smith and wife, Juanita C. Smith, by deed dated May 12, 1960, and recorded in Warranty Deed Book 1142, Page 21, in the Register's Office for Knox County, Tennessee.

CLT: #145 001.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto the Second Parties, their heirs, successors and assigns, in fee simple forever.

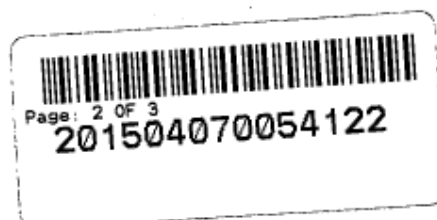
The First Parties covenant that they are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title herein is free, clear and unencumbered; and, First Parties will forever warrant and defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF** the First Parties have caused this instrument to be executed on this

31<sup>st</sup> day of March, 2015.

  
KENNETH L. SMITH

  
JUANITA C. SMITH





STATE OF TENNESSEE )

COUNTY OF Campbell )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kenneth L. Smith and Juanita C. Smith, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the within named grantors, and having the authority to do so, they executed the foregoing instrument for the purposes therein contained by signing their names hereto.

Witness my hand and official seal at office this 31<sup>st</sup> day of March, 2015.

My Commission Expires: 3-6-2018

[Signature]  
NOTARY PUBLIC



I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$571,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature]  
Affiant

Subscribed and sworn to before me this the 31<sup>st</sup> day of March, 2015.

My Commission Expires: 3-6-2018

[Signature]  
NOTARY PUBLIC

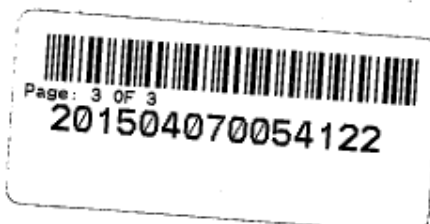


Responsible Taxpayer  
and Property Owner:

William David Wilkinson and Michael C. Rhodes  
Properties, LLC

Address:

9215 Middlebrook Pike # 600  
Knoxville, TN 37931



**TYPICAL KNOX COUNTY ROAD CROSS SECTION**  
NOT TO SCALE

**TYPICAL LOT LAYOUT**  
NOT TO SCALE

**CERTIFICATION OF CONCEPT PLAN**

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

*D. Campbell* TN PE 22540

**STOP CALL 1-800-381-1111 TENNESSEE ONE CALL IT'S THE LAW**

**KNOX COUNTY ENGINEERING DEPARTMENT**

**CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY**

Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances to conform with recommendations set forth in ACC Manual of Incident Prevention in Construction; to protect life, property or work; to avoid excessively wide cuts in unstable material.

**SCALE IN FEET**  
0 50 100  
1"=50'

**SHEET ONE**

**CONCEPT PLAN**

**8509 NUBBIN RIDGE ROAD**  
**KNOX COUNTY, TENNESSEE**

Prepared For:

Michael C. Rhodes, LLC  
9215 Middlebrook Pike, Suite 600  
Knoxville, Tennessee 37931  
(865) 691-7573

Planning Agency:

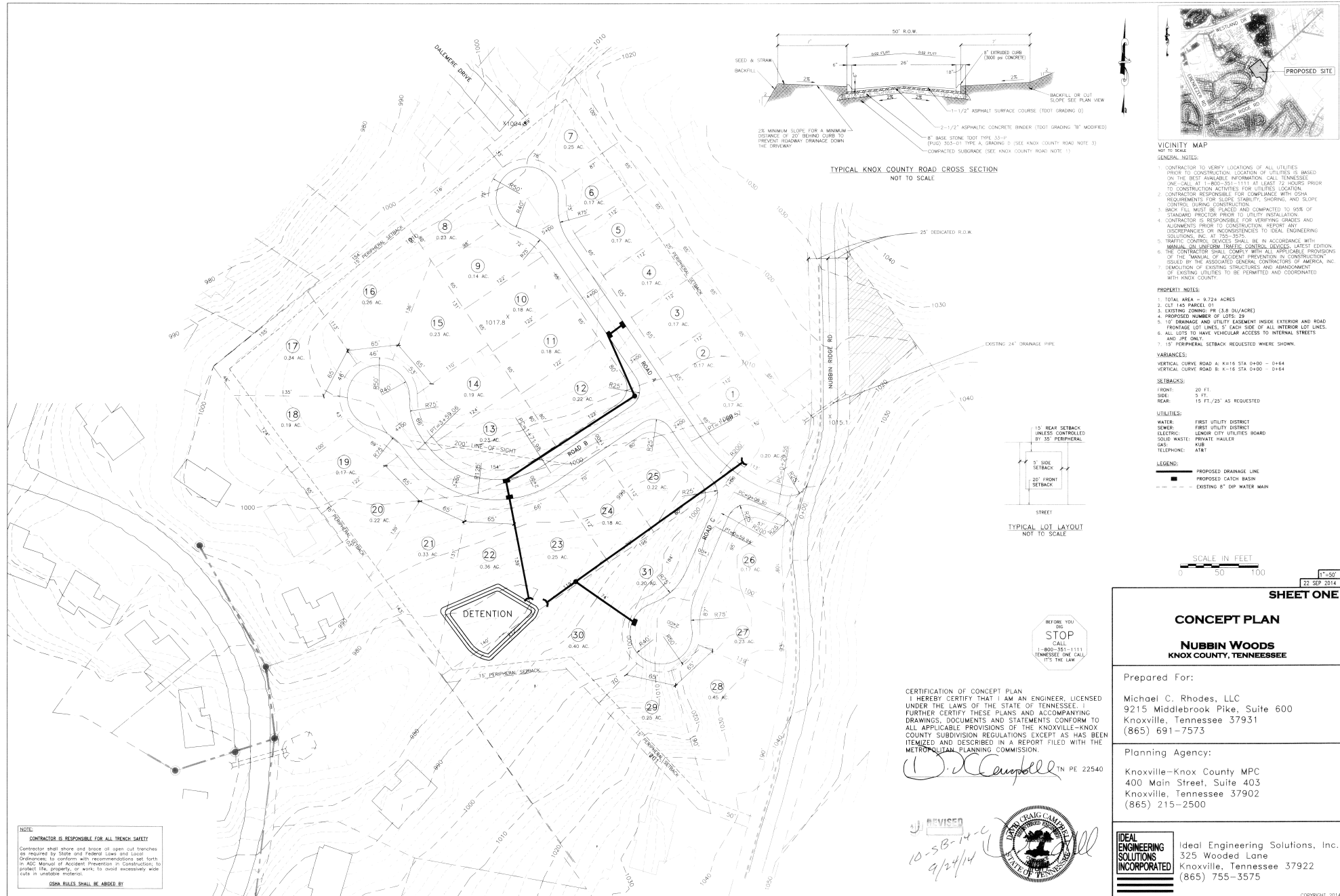
Knoxville-Knox County MPC  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902  
(865) 215-2500

**IDEAL ENGINEERING SOLUTIONS INCORPORATED**

Ideal Engineering Solutions, Inc.  
325 Wooded Lane  
Knoxville, Tennessee 37922  
(865) 755-3575

COPYRIGHT 20

# Exhibit C Concept Plat 10-SB-14-C





TOTAL AREA =  
9.122 ACRES

Subdivision and Transfer of Property Only  
This plat is approved for the subdivision and transfer of property only. Another plat will be required after stormwater quantity and/or water quality facilities agreement is recorded in the future.

Certificate of Ownership and Vendor Declaration

**DAVID WILKINSON**

(I, we) David Wilkinson are the owner of the property shown herein, "to be" owned as my plan of subdivision and dedicate the streets as shown to the public use forever, if so accepted by the appropriate governmental agency, and hereby certify that I am the owner, for a title of the property, and as property owner have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat. I further certify that all restrictive covenants, if any, which may be in existence at the time of this plan or are referred to therein, with copies of the related to covenants filed with this map, County Register of Deeds.

This is to certify that the subdivision plat shown hereon and the Composite Design Plan # \_\_\_\_\_ have been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and stipulations noted on this plat and in the minutes of the Knoxville-Knox County Metropolitan Planning Commission, the \_\_\_\_\_ day of Oct 20, 2015, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Date: 5-6-16

A map showing a section of Fox Hollow Trail and Dunaire Drive. Dunaire Drive is a horizontal line at the top. Fox Hollow Trail is a vertical line extending downwards from Dunaire Drive. The trail is labeled 'FOX HOLLOW TRAIL' vertically. The area to the left of the trail is labeled 'DUNAIRE D'.

1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED.
2. CLT TAX MAP 1445 001
3. THIS PROPERTY IS ZONED PR (PLANNED RESIDENTIAL ZONE). BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: 20 FEET  
SIDE: 5 FEET  
REAR: 15 FEET
4. PERIMPHRY: SEE MAP (AS APPROVED MP# 6-H-14-UR)
5. DEED REFERENCES: 2010-040090054122
6. GRID NORTH IS BASED ON NAD83 (NRSR2007). (DISTANCES HAVE NOT BEEN REDUCED TO GRID).
7. BY GRAPHICAL PLOTTING ONLY THIS PROPERTY DOES NOT LIE WITHIN A SFHA AS SHOWN ON FEMA FLOOD MAP NO. 47093C0264F EFFECTIVE 12/2/2007.
8. ALL LOTS WILL HAVE ACCESS TO INTERIOR ROAD SYSTEM ONLY.
9. 10' UTILITY AND DRAINAGE EASEMENT ON ALL EXTERIOR LOT LINES AND ROAD R.O.W.'S, 5' UTILITY AND DRAINAGE EASEMENTS ON ALL INTERIOR LOT LINES
10. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF THE REMOVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSIONS FILES 6-H-14-UR AND 10-SB-14-C.
12. HOME OWNERS ASSOCIATION DOCUMENTS RECORDED 201605050063801
13. INTERFERENCE INTERSECTING ENTRANCE ROAD MEETS THE MINIMUM SUBDIVISION REGULATIONS.

CURVE TABLE					
CURVE	BEARING	DISTANCE	RADIUS	TANGENT	ARC LENGTH
C1	S62°19'03"E	77.61	200.00	39.56	78.11
C2	S42°37'42"E	59.13	200.00	29.89	59.35
C3	S81°14'54"E	173.08	125.00	119.92	191.17
C4	S40°43'33"W	60.32	210.32	30.48	60.53
C5	S11°20'12"E	25.37	190.00	33.06	55.47
C6	N14°29'50"E	64.37	493.80	12.19	24.38
C7	N07°28'15"E	97.15	493.80	48.81	97.31
C8	S04°47'58"W	61.77	246.63	31.13	61.94
C9	S17°13'01"W	44.91	246.63	22.55	44.97
C10	N25°31'58"W	37.14	25.00	27.74	41.86
C11	N01°40'56"E	110.35	25.00	56.78	111.41
C12	N53°05'58"E	40.14	25.00	33.66	46.60
C13	S65°10'08"E	50.75	175.00	25.64	50.93
C14	S45°53'58"E	66.38	175.00	33.80	66.78
C14A	S34°32'05"E	2.56	175.00	1.28	2.56
C15	S27°50'09"E	18.39	75.00	9.26	18.44
C16	S08°39'03"E	29.63	75.00	15.11	29.49
C17	N02°27'23"W	39.39	50.00	21.43	42.48
C18	N83°53'37"E	64.59	50.00	31.31	70.22
C19	S06°27'27"W	75.94	50.00	58.37	86.24
C20	S56°58'38"E	24.23	50.00	12.49	24.47
C21	S27°53'07"W	45.22	75.00	23.71	45.94
C22	N35°00'44"W	2.33	73.81	1.16	2.33
C23	S35°05'58"E	136.16	225.00	3.82	7.63
C24	N09°54'05"E	39.55	25.00	25.86	40.12
C25	S81°59'55"E	7.63	100.00	90.45	147.06
C26	S38°11'10"E	5.88	100.00	2.94	5.88
C27	S18°04'02"E	47.43	75.00	25.00	48.26
C28	N02°04'10"W	4.25	50.00	2.13	4.25
C29	N36°38'39"W	53.20	50.00	31.41	56.09
C30	S83°33'06"W	46.43	50.00	26.21	48.29
C31	S28°13'08"W	46.43	50.00	26.21	48.29
C32	S25°07'24"E	43.33	50.00	24.04	44.81
C33	S62°05'08"E	19.57	50.00	9.98	19.70
C34	N54°56'14"W	47.43	75.00	25.00	48.26
C35	S45°39'20"E	47.72	150.00	24.17	47.93
C36	S65°20'18"E	54.82	150.00	27.88	55.13
C37	S96°37'15"E	55.07	150.00	27.89	56.30
C38	N71°44'24"E	36.66	150.00	27.85	50.00
C39	N58°21'46"E	13.04	150.00	6.52	13.04
C40	S88°00'51"W	26.60	25.00	15.71	28.05
C41	S61°22'12"E	11.98	225.00	5.99	11.98
C42	N21°43'45"W	32.91	25.00	21.86	35.50
C43	S11°27'11"W	65.29	235.00	32.96	65.92
C44	N35°10'26"E	70.59	70.00	46.51	72.27
C45	S15°09'02"W	77.64	50.00	61.59	88.89
C46	S55°35'33"E	35.53	50.00	19.01	36.33
C47	N80°32'16"E	39.16	50.00	21.28	40.40
C48	N29°42'54"E	46.59	50.00	26.32	48.46
C49	S12°34'45"W	27.67	75.00	14.08	27.83
C50	N18°57'20"E	31.80	215.00	15.99	31.93
C51	N09°05'06"E	42.08	215.00	21.14	42.22
C52	S11°36'27"E	52.38	185.00	26.46	52.56
C53	S63°07'15"W	34.34	25.00	23.62	37.85

Zoning FR(K)  $\leq 3.8$  du/ac  
 Zoning district(s) in which the land being subdivided  
 is located shall be indicated as shown on the zoning  
 map by the Planning Commission as follows:  
 Zoning Shown on Official Map FR(K)  $\leq 3.8$  du/ac  
 Signed [Signature] Date: 2/16/16

In the City of Knoxville and Sewered Areas of Knox County

This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewers and treatment facilities, and that such installation shall be in accordance with state and local regulations.

Date 2-16-76 Ronnie Nease  
Knox County Health Department

Taxes and Assessments.  
This is to certify that all property taxes and assessments  
due on this property have been paid.

Signed: X X X Date \_\_\_\_\_  
City Tax Clerk

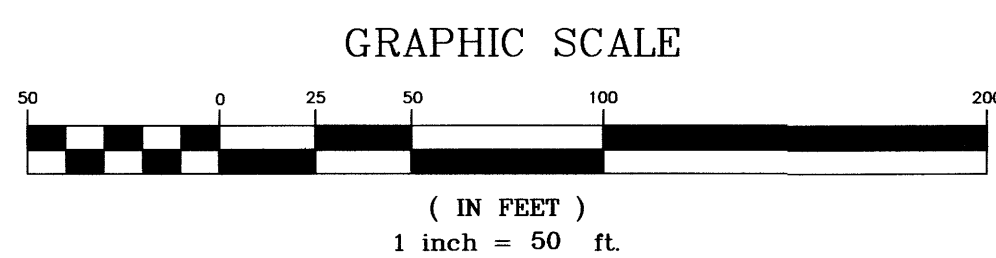
Signed: Paul A. Date 2-1-1  
Knox County Trustee

I, the undersigned hereby certify this bond or other security has been posted with the appropriate agency to insure completion and stabilization of all drainage systems as shown on drainage plans which were approved the Day of, 2016, within a period not to exceed one year from date of approval.

Signed: Eddy Roberts Date: 5-6-16  
Dist: K&J ENG. Title: \_\_\_\_\_

I, the undersigned hereby certify bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference monuments, benchmarks and iron pins in this subdivision in accordance with required standards and specifications within a period not to exceed one year from date of approval of the final plat.

Signed: Edwin Roberts Date: 5-6-76  
Dept.: PC ENG. Title: \_\_\_\_\_



TNQ#050076  
MPC FILE#10-SL-15-F

**NOTE:**  
THE FOLLOWING VARIANCE WERE GRANTED BY THE  
METROPOLITAN PLANNING COMMISSION ON OCTOBER 8, 2015

1. REVERSE CURVE TANGENT VARIANCE FROM 50 TO 24.99 ON ROAD C BETWEEN C4 AND C5.
2. INTERSECTION SPACING VARIANCE BETWEEN ROADS C AND B FROM 12 TO 106. (BASED ON CAMPBELL'S ROAD PROFILE)

TAX ID: 145 1.000  
COLE  
DEED: 1541/1122  
PLAT: 72L-7

TAX ID: 145 00  
TESTERMAN  
DEED: 1991/539

SURVEY FOR / OWNER:

FINAL PLAT OF:

NOTE:  
NO TITLE REPORT WAS FURNISHED TO THIS  
SURVEYOR AND OTHER EASEMENTS AND/OR  
EXCEPTIONS NOT APPARENT IN THE FIELD  
MAY OR MAY NOT EXIST AND MAY BE  
REVEALED BY A TITLE SEARCH BY A TITLE  
ATTORNEY.

Certification of Class and Accuracy of Survey

I hereby certify that this is a copy of 1 survey and  
ratio of precision of the unadjusted survey is 1: 150  
as shown that Enom

Survey

I hereby certify that I am a surveyor licensed to do surveying 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 except as has been itemized, described, and justified in a report filed with the Metropolitan Planning Commission, or for the variances for which application has been made. It has been deposited to guarantee institution of the indicated monuments and benchmark upon completion of the subdivision.

*[Signature]* Surveyor

Tennessee Certificate No. 1443

COUNTERSIGNED  
KNOX COUNTY PROPERTY ASSESSOR  
MAY 06 2013  
BY PHIL BALLARDO

**LYNCH SURVEYS LLC**  
SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
4405 COSTER RD. KNOXVILLE, TENN. 37912  
865-584-2630 FAX: 865-584-2801 [WWW.LYNCHSURVEY.COM](http://WWW.LYNCHSURVEY.COM)

	REVISIONS
DRAWN BY: R. LYNCH	1 MPC COMMENTS 09/24/2015
CHECKED BY: R. LYNCH	2 STREET NAMES 05/03/2016
APPROVED BY: R.S.L.	3
SCALE: 1"=50'	4
DATE: 08/24/2015	5
	6

**Wilkinson & Rhodes Properties**  
8215 Middelbrook Pike #600  
Knoxville, Tennessee 37931  
Phone: (865) 335-4486

Penrose Terrace  
Nubbin Ridge Road  
Knoxville, Tennessee 37923  
District 6, Knox County, Tennessee

PROJECT NO.  
**3814-1**





**AMERICAN TRUST**  
BANK OF EAST TENNESSEE

**AMERICAN TRUST BANK OF EAST TENNESSEE**

**IRREVOCABLE COMMERCIAL LETTER OF CREDIT**

Credit Number: 700030763  
Non Transferable

Date: 5/7/2015

**BENEFICIARY:**

Knox County , TN  
Attn: Rhiannon Flynn  
Knox County Engineering & Public Works  
205 West Baxter Avenue  
Knoxville, TN 37917

**FOR THE ACCOUNT OF:**

**WILLIAM D. WILKINSON**  
**MICHAEL C. RHODES PROPERTIES, LLC**  
**NUBBIN RIDGE SUBDIVISION**  
**9215 MIDDLEBROOK PIKE SUITE 600**  
**KNOXVILLE, TN 37931**

Dear Sir or Madam:

We hereby issue this documentary Letter of Credit in your ( the beneficiary's) favor available in the following manner and on the following terms:

1. Drafts: Your drafts drawn on **American Trust Bank of East Tennessee** at site for 100% invoice value must be negotiated on or before **May 7, 2016** and each of which must state on its face "Drawn under Commercial Letter of Credit Number **700030763**, dated **May 7, 2015** of **American Trust Bank of East Tennessee**.
2. Notation: This is a notation credit. Each draft hereunder must be endorsed on the reverse of this Letter of Credit, its draft or an attached writing must indicate that such a notion has been made, and this Letter of Credit must be attached to the last draft when the credit is exhausted.
3. Total: The Sum or sums of all drafts drawn under this Letter of Credit must not exceed in the total of **\$27,000.00** for roads and hydrology.
4. Purpose: This credit is available and drafts must be drawn hereunder for the account of **William D. Wilkinson and Michael C. Rhodes Properties, LLC** for grading for **Nubbin Ridge Subdivision** completed according to the Knox County Mayor specifications with an amount not to exceed **\$27,000.00**.

**Main Office**

6771 Baum Drive  
Knoxville, TN 37919  
Phone 865-824-5700  
Fax 865-588-1559

5426 Homberg Drive  
Knoxville, TN 37919  
Phone 865-588-1500  
Fax 865-588-4055

2025 Jacksboro Pike  
LaFollette, TN 37766  
Phone 423-562-2800  
Fax 423-562-2898

256 Medical Park Drive  
Lenoir City, TN 37771  
Phone 865-986-7880  
Fax 865-986-7896

5. Documents: Written statement signed by the Knox County Mayors office stating that **William D. Wilkinson and Michael C. Rhodes Properties, LLC** has not completed work at **Nubbin Ridge Subdivision** according to specifications.
6. Obligation to Issuer: **American Trust Bank of East Tennessee** agrees with the drawers, endorsers and bona fide holders of drafts and negotiated in compliance with the terms of this Letter of Credit that such draft will be honored upon due presentation to this bank
7. Other Provisions: None
8. Construction: This agreement shall be construed in accordance with laws of the State of Tennessee.

American Trust Bank of East Tennessee

  
Lance D. Markham, Vice President



# AMERICAN TRUST

BANK OF EAST TENNESSEE

## AMERICAN TRUST BANK OF EAST TENNESSEE

### IRREVOCABLE COMMERCIAL LETTER OF CREDIT

Credit Number: 700030763  
Non Transferable

Date: 4/22/2016

**BENEFICIARY:**

Knox County, TN  
Attn: Rhiannon Flynn  
Knox County Engineering & Public Works  
205 West Baxter Avenue  
Knoxville, TN 37917

**FOR THE ACCOUNT OF:**

**WILLIAM D. WILKINSON  
MICHAEL C. RHODES PROPERTIES, LLC  
NUBBIN RIDGE SUBDIVISION  
9215 MIDDLEBROOK PIKE SUITE 600  
KNOXVILLE, TN 37931**

Dear Sir or Madam:

We hereby issue this documentary Letter of Credit in your (the beneficiary's) favor available in the following manner and on the following terms:

1. Drafts: Your drafts drawn on **American Trust Bank of East Tennessee** at site for 100% invoice value must be negotiated on or before **May 7, 2017** and each of which must state on its face "Drawn under Commercial Letter of Credit Number **700030763**, dated **April 22, 2016** of **American Trust Bank of East Tennessee**."
2. Notation: This is a notation credit. Each draft hereunder must be endorsed on the reverse of this Letter of Credit, its draft or an attached writing must indicate that such a notation has been made, and this Letter of Credit must be attached to the last draft when the credit is exhausted.
3. Total: The Sum or sums of all drafts drawn under this Letter of Credit must not exceed in the total of **\$27,000.00** for roads and hydrology.
4. Purpose: This credit is available and drafts must be drawn hereunder for the account of **William D. Wilkinson and Michael C. Rhodes Properties, LLC** for grading for **Nubbin Ridge Subdivision** completed according to the Knox County Mayor specifications with an amount not to exceed **\$27,000.00**.

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Phone 865-824-5700  
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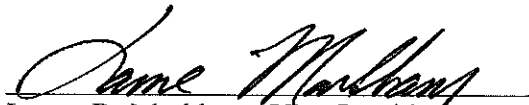
5426 Homberg Drive  
Knoxville, TN 37919  
Phone 865-588-1500  
Fax 865-588-4055

2025 Jacksboro Pike  
LaFollette, TN 37766  
Phone 423-562-2800  
Fax 423-562-2898

256 Medical Park Drive  
Lenoir City, TN 37771  
Phone 865-986-7880  
Fax 865-986-7896

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7. Other Provisions: None
8. Construction: This agreement shall be construed in accordance with laws of the State of Tennessee.

American Trust Bank of East Tennessee

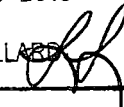
  
Lance D. Markham, Vice President



*Sherry Witt*  
Register of Deeds  
Knox County

COUNTERSIGNED  
KNOX COUNTY PROPERTY ASSESSOR

AUG 23 2016

BY PHIL BALLARD 

This Instrument Prepared By:  
**STEVEN R. SEIVERS**  
ATTORNEY AT LAW  
233A JACKSON SQUARE  
OAK RIDGE, TENNESSEE 37830  
PHONE (865) 482-2413

## CORRECTION QUIT CLAIM DEED

THIS INDENTURE, made this 14<sup>th</sup> day of July, 2016, between **Michael C. Rhodes Properties, LLC** of Knox County, Tennessee, Grantor(s), and **William David Wilkinson a/k/a W. David Wilkinson**, Grantee.

**WITNESSETH:** That the said Grantor(s), for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to Grantor(s) in hand paid by the said Grantee(s), the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell, and convey and Quit Claim unto the said Grantee(s), the following described premises and land, to-wit:

**IN WITNESS WHEREOF** the said Grantor(s) does hereunto set his/her hand(s) and seal(s) the day and year first above written.

Situated in District No. 6 of Knox County, Tennessee, and being more fully described as follows:

Beginning at a point in the west line of Nubbins Ridge Road about 3368 feet north of the Ebenezer Road and common corner with other property of H. M. Beal; thence with the west line of Nubbins Ridge Road, North 13 deg. 50 min. East, 170.6 feet to a point; thence due North 176.7 feet to a point; thence North 16 deg. 21 min East, 159.2 feet to a point; thence leaving said road and crossing same, North 58 deg. 40 min. East 155.5 feet to a corner with C. A. Livingston and John Steele; thence with Steele's line and Foster's line, North 33 deg 50 min West, 218.8 feet against crossing Nubbins Ridge Road, to the West line of same; thence continuing the same call, 322 feet to a point; thence South 53 deg. 28 min West 755.4 feet with C. C. Bond line to a corner with said Bond; thence continuing with his line, South 32 deg 53 min East 472.1 feet to a corner with Bond and Beal; thence with H. M. Beal's line, North 58 deg 40 min East 135. 5 feet to a point; thence South 43 deg 11 min East, 266.9 feet to a point thence South 67 deg 50 min East, 145.7 feet to the place of beginning, containing 11.3 acres, more or less.


Less and excluding a 1.48 acre tract conveyed to Max G. Cole and Fay Cole by deed dated September 30, 1974 and recorded in Warranty Book 1541 page 1122 in the Register's Office for Knox County, Tennessee.

REFERENCE: This Correction Deed is to correct the description of that Quit Claim Deed recorded in Inst. # 201605060064234 of the Knox County Register's Records. The source of the parties title was that Warranty Deed recorded in Inst. # 201504070054122 of said Register's Records.

Michael C. Rhodes Properties, LLC., by

*Chief Manager*

*M. C. Rhodes*

  
Knox County Page: 1 of 2  
REC'D FOR REC 08/23/2016 10:50:37AM  
RECORD FEE: \$12 00  
M. TAX: \$0.00 T TAX: \$0.00  
**201608230012427**

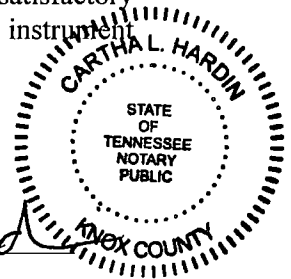
STATE OF TENNESSEE  
COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named bargainer(s), Michael C. Rhodes, Chief Manager of Michael C. Rhodes Properties, LLC, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he having the authority to do so executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14<sup>th</sup> day of July, 2016.

My Commission Expires: 4.2.17

Cartha L. Hardin  
Notary Public



I, or we, hereby swear or affirm that the actual consideration for this transfer is, \$-0-

[Signature]  
Affiant

Sworn to and subscribed before me, this the 14<sup>th</sup> day of July, 2016.

Cartha L. Hardin  
Notary Public

My Commission Expires: 4.2.17

Owner & Responsible Taxpayer:  
W. David Wilkinson  
9041 Executive Park Dr. Suite 250  
Knoxville TN 37923

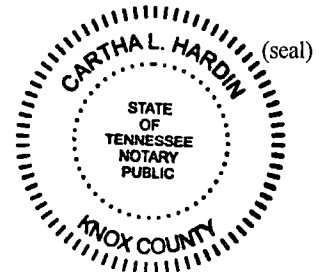


Exhibit G

PARID: 145AC016

1300 FEATHER ROSE LN

Sales Summary

Date	Book	Page	Price	Grantee
01/30/2017	20170201	0047729	\$380,627	

Sale Details

Sale Date	01/30/2017
Book	20170201
Page	0047729
Sale Price	\$380,627
V/I	-
Instrument Type	FU - FULL COVENANT AND WARRANTY DEED
Validity	A - ACCEPTED
Appraisal/Sale Ratio	
Grantor	WILKINSON WILLIAM DAVID
Grantee	



# 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).

# Exhibit I



## 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

265-300-7791 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 30605

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

☐ City ☒ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

**DEVELOPMENT REQUEST**☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA☐ Residential ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

Related City Permit Number(s)

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name

☐ Combine Parcels ☐ Divide Parcel

Unit / Phase Number

Total Number of Lots Created

☐ Other (specify)

Concept - remove Condition from 2014 Concept

☐ 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

Fee 2

Fee 3

\$ 500  
PAID  
1/23/22  
EX # 143

**AUTHORIZATION**

W David Wilkin David Wilkinson 1-23-23

Applicant Signature

Please Print

Date

865-300-7791 rickwilkinson27@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.



Postpone 3/22

**ENGINEERING & PUBLIC WORKS**Knox County Board of Zoning Appeals Application

Reference Number: 23-Z0005

Application Date: 2/9/2023

Meeting Date: Wednesday, February 22, 2023 13:30 PM

The undersigned hereby petitions the Knox County Board of Zoning Appeals to grant the following request:

Request: Waiver of periphery boundary along the side from 35 feet to 5 feet.

Regulation: 5.13.06 Section:

Reason: To fit a 36' x 36' house on an odd shaped lot.

Property Address: 8502 NUBBIN RIDGE RD KNOXVILLE, TN 37923

Subdivision: Penrose Terrace

Zone:	PR	Lot Size:	0.20 ac	Lot:	1
CLT Map:	145	Group:		Parcel:	145 001

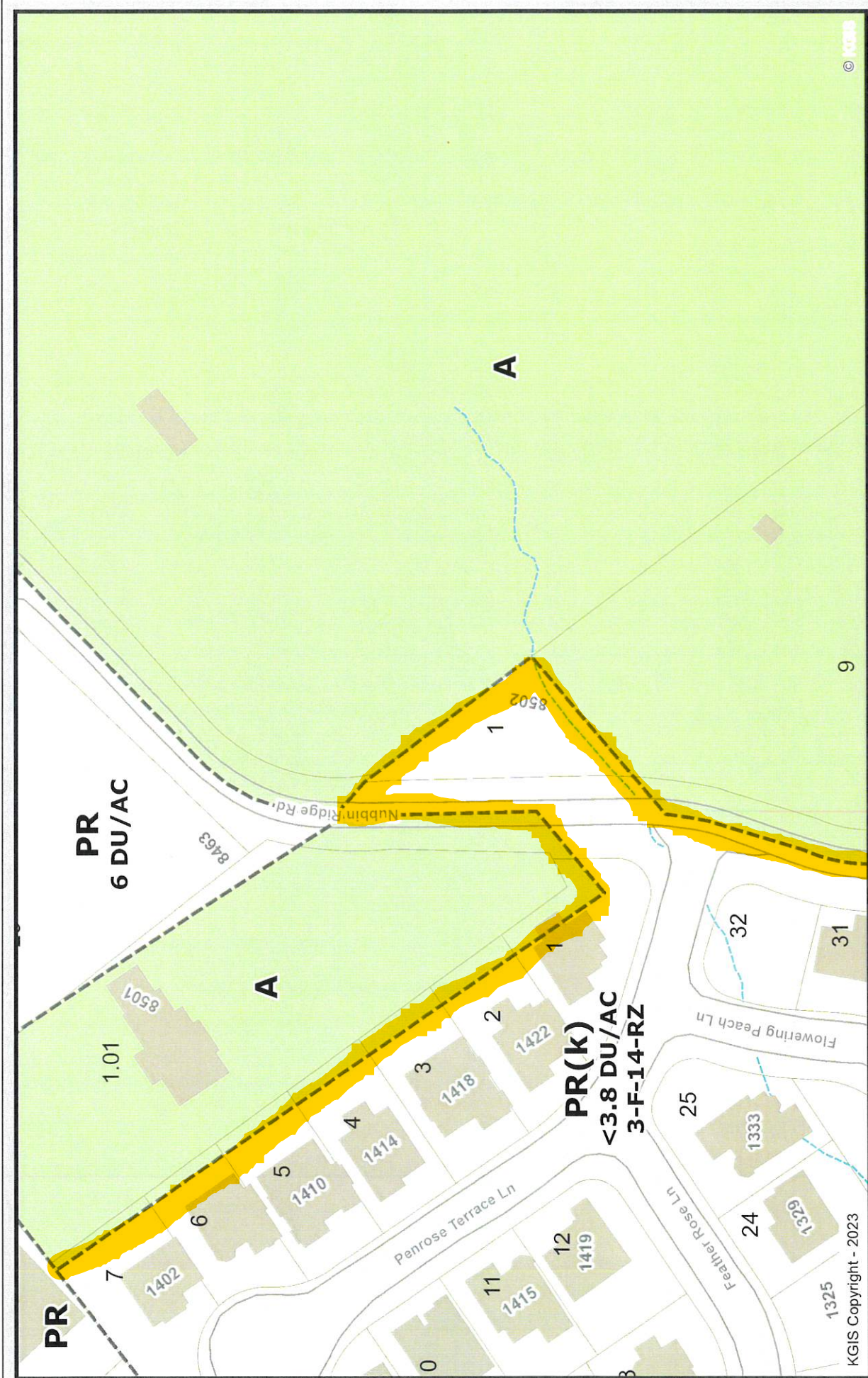
Applicant: Rick Wilkinson  
Address: 8502 NUBBIN RIDGE RD  
City, State, Zip: KNOXVILLE 37923  
Telephone: 865-300-7791

Notice: You or your representative must appear at the Board of Zoning Appeals ("BZA") on the hearing date before your request will be considered. Failure to appear may result in your request being denied. Appeals to the BZA must be filed with the office of Codes Administration within thirty (30) days from the date of the action causing such appeal. Appeals from BZA decisions must be filed in the appropriate court within sixty (60) days from the entry of BZA's order or judgment.

Applicant: Rick Wilkinson Signature:  Date: 2-8-23

Code Administration: Kim Jarnagin Signature: Kim Jarnagin Date: 2-13-2023





Printed: 2/13/2023 at 11:14:28 AM

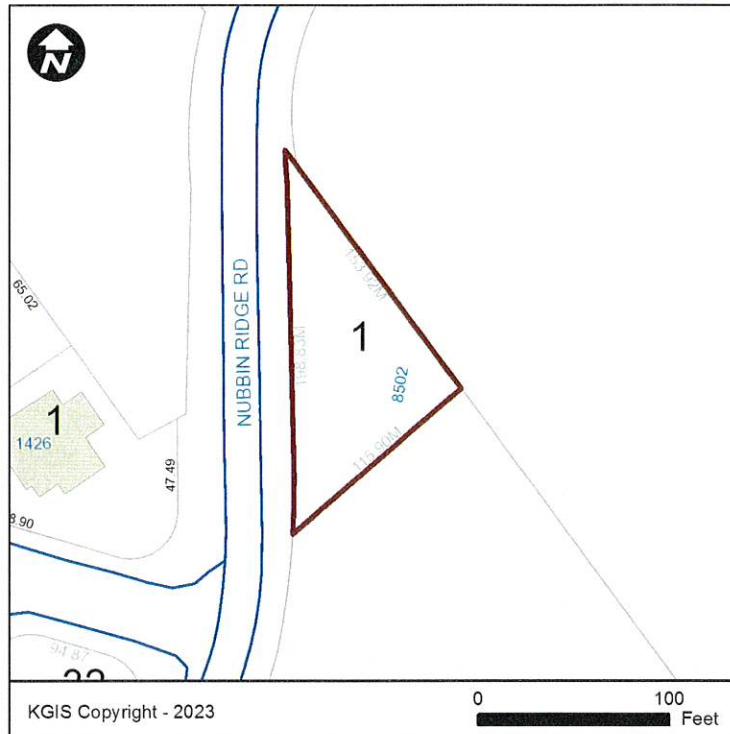


8502 Nubbine Ridge Rd

Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his 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 and all damage, loss, or liability arising from any use of this map product.



**Parcel 145 001 - Property Map and Details Report****Property Information**

Parcel ID: 145 001  
 Location Address: **8502 NUBBIN RIDGE RD**  
 CLT Map: 145  
 Insert:  
 Group:  
 Condo Letter:  
 Parcel: 1  
 Parcel Type: NORMAL  
 District: W6  
 Ward:  
 City Block:  
 Subdivision: **PENROSE TERRACE**  
 Rec. Acreage: 0  
 Calc. Acreage: 0  
 Recorded Plat: -  
 Recorded Deed: 20160823 - 0012427  
 Deed Type: Deed:Deed  
 Deed Date: 8/23/2016

**Address Information**

Site Address: **8502 NUBBIN RIDGE RD**  
 KNOXVILLE - 37923  
 Address Type: DWELLING, SINGLE-FAMILY  
 Site Name: **PENROSE TERRACE**  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

**Owner Information**

WILKINSON WILLIAM DAVID  
 9041 EXECUTIVE PARK DR STE 250  
 KNOXVILLE TN 37923  
 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:

**Other Information**

Census Tract: 57.13  
 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  
 TN State Senate: 6  
 County Commission: 4 Kyle Ward  
 (at large seat 10) Larsen Jay  
 (at large seat 11) Kim Frazier  
 School Board: 4 Katherine Bike  
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

**School Zones**

Elementary: ROCKY HILL ELEMENTARY  
 Intermediate:  
 Middle: WEST VALLEY MIDDLE  
 High: WEST HIGH  
 Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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**PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE**  
**MAP DEPARTMENT - OWNERSHIP CARD**

Source: KGIS

ACTIVE NORMAL

02/09/2023

District	Map	Insert	Group	Parcel	Ward	Property Location		
W6	145			1		8502 NUBBIN RIDGE RD		
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
PENROSE TERRACE				-	-	=	198.83M X 115.90M X IRR	0.00 - A.C. Deeded
								0.00 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address		
SMITH KENNETH L & JUANITA C		5/12/1960	<a href="#">1142</a>	21		8728 NORTSHORE DR RT 31 KNOXVILLE TN 37934		
		10/2/1969	<a href="#">1417</a>	229				
WILKINSON WILLIAM DAVID & MICHAEL C RHODES PROPERTIES LLC		3/31/2015	<a href="#">20150407</a>	0054122	\$ 571,200	8215 MIDDLEBROOK PIKE #600 KNOXVILLE TN 37931		
WILKINSON WILLIAM DAVID		7/14/2016	<a href="#">20160823</a>	0012427		9041 EXECUTIVE PARK DR STE 250 KNOXVILLE TN 37923		
Remarks								
L/A								
Parent Parcel					Parent Instrument Number			
Previous Parcel ( Split From )					Next Parcel ( Merged Into )			
					145 001 & 145AC001-032			



# NEW ADDRESS



## Knoxville - Knox County Planning

City County Building  
400 Main Street, Suite 403  
Knoxville, TN 37902

P: (865) 215-2507 F: (865) 215-2237

Email: [addressing@knoxplanning.org](mailto:addressing@knoxplanning.org)

Web: [www.knoxplanning.org/addressing](http://www.knoxplanning.org/addressing)

## APPLICANT INFORMATION

Applicant  
Name: **Rick Wilkinson**

Company:

Primary Phone: **865 300 7991**

Fax:

Secondary Phone:

Email: **rick@ilendusa.com**

## SITE INFORMATION

### ADDRESS INFORMATION

Address

Use Type: **DWELLING, SINGLE-FAMILY**

Site Name: **PENROSE TERRACE**

### PARCEL INFORMATION

Map Number:	Parcel Insert:	Parcel Group:	Parcel:	Full Parcel ID:	Owner:
<b>145</b>			<b>1</b>	<b>145 001</b>	<b>WILKINSON WILLIAM DAVID</b>

### SUBDIVISION INFORMATION

Subdivision Name: **PENROSE TERRACE**

Unit:

Phase:

Block:

Lot:

Site Plan:

**submitted**

Comments:

## OFFICIAL ADDRESS

Address Number:	Street Name:	Subaddress:
-----------------	--------------	-------------

<b>8502</b>	<b>NUBBIN RIDGE RD</b>	
-------------	------------------------	--

Certified By: **Donna Hill**

Phone: **(865) 215-3872**

Certificate Date: **2/18/2022 2:55:56 PM**

Certificate Number: **78441**

*Planning reserves the right to modify an address as new information comes to our attention from E-911, site plan submissions, plat revisions, street name changes, field reviews, or other sources.*

*New address assignments can be used immediately. Zip codes are assigned by the U.S. Postal Service. Planning cannot certify the zip code or mailing city for an address.*

*Address numbers should be at least 4" in height and placed on both the structure and mailbox for emergency response and deliveries.*

*Owner or tenant is responsible for notifying all relevant parties including utility providers, Knox County Property Assessor, Knox County Clerk, DMV, and financial institutions.*



*Donna Hill*



## KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 6-SF-14-C

**AGENDA ITEM #:**

6-H-14-UR

**AGENDA DATE:** 6/12/2014

► **SUBDIVISION:** 8509 NUBBIN RIDGE ROAD

► **APPLICANT/DEVELOPER:** IDEAL ENGINEERING SOLUTIONS

OWNER(S): Michael Rhodes

TAX IDENTIFICATION: 145 001

JURISDICTION: County Commission District 5

STREET ADDRESS:

► **LOCATION:** Northwest side of Nubbin Ridge Rd., north of Dunaire Dr.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Ten Mile Creek

► **APPROXIMATE ACREAGE:** 9.75 acres

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: Development to the north and west of this site consists of subdivision development in an area that is zoned PR (Planned Residential). To the east and south of this site is 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:** 37

SURVEYOR/ENGINEER: David Campbell

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:** 1. To permit a hammer-head turn around in lieu of a cul de sac at the end of Road A.

### STAFF RECOMMENDATION:

► **DENY variance 1 because no hardship has been stated to justify the granting of this variance**

### APPROVE the concept plan subject to 13 conditions

1. Construct a cul de sac at the end of Road A per the design standards contained in the Subdivision Regulations
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)

4. Raise the proposed grade at the intersection of Road A with Nubbin Ridge Rd. to a negative 1%
5. Submitting a stream determination study to the Knox County Dept. of Engineering and Public Works as part of the Design Plan review process
6. Identifying the detention area as common area
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 8.. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation
9. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions at the intersection of Road A with Ebenezer Rd.
10. Prior to final plat approval, record a line of sight easement across Lots 1, 22,23 & 37 in order to provide the needed sight distance
11. Place a note on the final plat that all lots will have access only to the internal street system.
- 12.. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and storm drainage system
13. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

► **APPROVE the request for up to 37 detached dwellings on individual lots and a reduction in the peripheral boundary setback as shown on the development plan subject to 2 condition**

1. The site containing sufficient area to support 37 dwellings at the approved density of 3.8 du/ac
2. Meeting all other applicable requirements of the Knox County Zoning Ordinance

**COMMENTS:**

The applicant is proposing a development that will contain 37 detached dwellings on individual lots. The site was recently rezoned to PR (Planned Residential) at 3.8 du/ac. KGIS has calculated the area of this site at 9.52 acres. The applicant's engineer has stated that the site contains, without the benefit of a survey, 9.75 acres. The development as proposed maximizes the density based on the area as stated by the engineer. If after surveying the property it is found to contain less than the stated acreage, the number of lots will have to be reduced in order to conform with the permitted zoning density.

The applicant did have a surveyor perform the necessary work to establish that the minimum required sight distance of 300' in each direction can be achieved at the subdivision entrance. However, staff is still concerned about the proposed entrance to this development. Due to travel speeds and the curvature of Nubbin Ridge Rd. staff will require the applicant to improve the grade at the proposed entrance, maintain a line of sight easement across the frontage lots and we will not permit any additional access from this project to Nubbin Ridge Rd.

The KGIS maps indicates that a stream crosses the site. As part of the design plan process the applicant will be required to have a stream determination study prepared to ascertain the classification of this water conveyance. If it is actually determined to be a stream, buffers and non disturbance areas will come into play that may have impact on the current subdivision design.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the existing zoning designation.
3. Any school age children living in this development are presently zoned to attend Bluegrass Elementary, West Valley Middle & Bearden High Schools.
4. Access to this project will be limited to Nubbin Ridge Rd., a collector street.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible



with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest Sector Plan designate this property for low density residential use. The PR zoning approved for the site allows a density up to 3.8 du/ac. At a proposed overall density of 3.8 du/ac, the proposed subdivision is consistent with the Sector and the zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 415 (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: 23 (public and private school children, ages 5-18 years)

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

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to . The date of the hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the . The date of the hearing will depend on when the appeal application is filed.



# KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION SUBDIVISION REPORT - CONCEPT

► **FILE #:** 10-SB-14-C

**AGENDA ITEM #:** 8

**AGENDA DATE:** 10/9/2014

► **SUBDIVISION:** NUBBIN WOODS

► **APPLICANT/DEVELOPER:** IDEAL ENGINEERING SOLUTIONS, INC.

OWNER(S): Michael C. Rhodes

TAX IDENTIFICATION: 145 001

JURISDICTION: County Commission District 5

STREET ADDRESS:

► **LOCATION:** Northwest side of Nubbin Ridge Rd., north of Dunnaire Dr.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Ten Mile Creek

► **APPROXIMATE ACREAGE:** 9.7 acres

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: Development to the north and west of this site consists of subdivision development in an area that is 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:** 31

SURVEYOR/ENGINEER: David Campbell

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:** 1. Vertical curve variances from K=25 to K=16 on Road A and Road B at sta 0+64

## STAFF RECOMMENDATION:

► **APPROVE** variance 1 because the existing site conditions and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

## APPROVE the concept plan subject to 13 conditions.

1. 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.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Raise the proposed grade at the intersection of Road A with Nubbin Ridge Rd. to a negative 1%.
5. Submit a stream determination study to the Knox County Dept. of Engineering and Public Works as part of

the Design Plan review process.

6. Identify the detention area as a drainage easement and provide access from the proposed public road to the detention basin.
7. Construct Road C to the standard for a local public street as required by the Subdivision Regulations.
8. Meet all applicable requirements of the Knox County Department of Engineering and Public Works.
- 9.. Meet all applicable requirements and obtain all required permits from the Tennessee Department of Environment and Conservation.
10. Partially construct the entrance to the development on order to certify that there is 300 feet of sight distance in both directions at the intersection of Road A with Nubbin Ridge Rd. as required by the Knox County Dept. of Engineering and Public Works.
11. Prior to final plat approval, record a line of sight easement across Lots 1, 26, 27, and 28 in order to provide and maintain the required sight distance.
12. Place a note on the final plat that all lots will have access only to the internal street system.
- 13.. Prior to certification of the final plat for the subdivision, establish a property owners association that will be responsible for maintenance of any common area and storm drainage system.
14. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

#### COMMENTS:

The applicant is proposing to develop this 9.72 acre site with 31 detached dwellings on individual lots. The site was recently rezoned to PR (Planned Residential) at 3.8 du/ac. A previous concept plan with a different road layout and with 37 lots was approved for this site this past June (6-SF-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. Staff concerns regarding the access to this site could have been eased to some degree if a connection to Dalemere Dr. was a possibility. At the time Dalemere Dr. was constructed it was stubbed up to this property with the intention that it would be extended onto this site when it developed. Staff was going to recommend that connection until the Knox County Commission approved the recent rezoning of this site with a condition that Dalemere Dr. not be extended into this project

The KGIS maps indicate that a stream crosses the site. As part of the design plan process the applicant will be required to have a stream determination study prepared to ascertain the classification of this water conveyance. If it is actually determined to be a stream, buffers and non disturbance areas will come into play that may impact the current subdivision design.

#### EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impacts on local services since all utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the existing zoning designation.
3. Any school age children living in this development are presently zoned to attend Bluegrass Elementary, West Valley Middle & Bearden High Schools.
4. Access to this project will be limited to Nubbin Ridge Rd., a collector street.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest Sector Plan designates this property for low density residential use. The PR zoning approved for the site allows a density up to 3.8 du/ac. At a proposed overall density of 3.2 du/ac, the proposed subdivision is consistent with the Sector and the zoning designations.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 353 (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: 19 (public and private school children, ages 5-18 years)

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

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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

# Exhibit M

Angela,

Please see below the results of your data request. The following tables reflect the crashes on Nubbin Ridge Road by year (1/1/2017 to present), count and injury severity. Further, they are broken down by Nubbin Ridge Road in total as well as the section between Dunaire Drive and Regality Way (the second table) as requested.

## **Nubbin Ridge Road (Total)**

Crash Count	Year							
Crash Type	2017	2018	2019	2020	2021	2022	2023	Grand Total
Suspected Serious Injury	1	0	0	0	0	0	0	1
Suspected Minor Injury	0	2	0	0	3	1	0	6
Possible Injury	0	2	1	0	1	1	0	5
Property Damage	6	5	3	5	7	4	1	31
Grand Total	7	9	4	5	11	6	1	43

## **Nubbin Ridge Road between Dunaire and Regality**

Crash Count	Date					
Crash Type	5/1/2018	6/19/2019	10/10/2021	12/8/2021	6/1/2022	Grand Total
Suspected Minor Injury	1	0	0	0	0	1
Possible Injury	0	0	0	0	1	1
Property Damage	0	1	1	1	0	3
Grand Total	1	1	1	1	1	5

\*Note: The counts reflected in this table are included in the total counts in the first table "(Total)".

I hope this helps and please reach out for further questions or concerns.



TRAFFIC

# Crews respond to car crash in West Knox County that closed a road, one person taken to hospital

Officials said that a car crash on Nubbin Ridge Road and Ferncliff Way closed the road in both directions Wednesday evening.



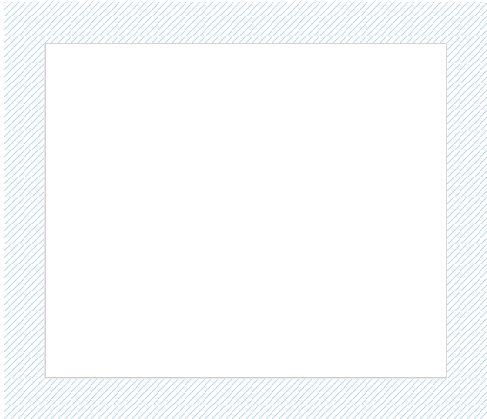
Credit: Knox County Rescue

Author: WBIR Staff  
Published: 5:25 PM EDT June 1, 2022  
Updated: 5:25 PM EDT June 1, 2022



KNOXVILLE, Tenn. — Crews with Knox County Rescue said they were responding to a crash in West Knox County Wednesday evening.

They said it happened on Nubbin Ridge Road at Ferncliff Way, and the crash closed the road in both directions. They also said crews with Rural Metro Fire were responding to the crash and a person was taken to the University of Tennessee Medical Center.



Ad 1 of 1

Leave Your Partner Satisfied... Even If You Are Over 50

00:24

IN OTHER NEWS

Upcoming GSMNP road closure for next week



Nobody was trapped in the crash, and they said the road would be closed until both vehicles involved in the crash could be separated and towed away.

They asked drivers to avoid the area while crews worked. This story will be updated as more information is available about the crash.

**Knox County Rescue**   
@knoxrescuesquad · [Follow](#)

Knox County Rescue and Rural Metro Fire are on scene of a motor vehicle accident that has nubbin ridge road closed both ways at ferncliff way. Please avoid the area.

5:15 PM · Jun 1, 2022

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Sherry Witt  
Register of Deeds  
Knox County

#061416-7

COUNTERSIGNED  
KNOX COUNTY PROPERTY ASSESSOR

JUL 11 2016

BY

PHIL BALLARD

This Instrument Prepared By:

STEVEN R. SEIVERS

ATTORNEY AT LAW

233-A JACKSON SQUARE

OAK RIDGE, TENNESSEE 37830

PHONE (865) 482-2413

PT OF NS 001

## WARRANTY DEED

THIS INDENTURE, made this 7 day of July, 2016, between **W. David Wilkinson, married\* AKA William David Wilkinson** of Fulton County, Georgia, Grantor(s), and

**Natalia Alecseevna Efremenko, married**, of Knox County, Tennessee, and **William David Wilkinson, married** of Fulton County, Georgia Grantee(s).

**WITNESSETH:** That the said Grantor(s), for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to Grantor(s) in hand paid by the said Grantee(s), the receipt of which is hereby acknowledged, have/has granted, bargained, sold and conveyed, and do/does hereby grant, bargain, sell, and convey unto the said Grantee(s), the following described premises and land, to-wit:

**SITUATE** in District # Six of Knox County, Tennessee and being described as:

**DESIGNATED** as all of lots 1, 2, 3, 4, 6, 8, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32 of Penrose Terrace Subdivision as shown by plat of record in inst # 201605060064072 of the Knox County, Tennessee Register's Records, to which recorded plat reference is hereby made for a more particular description.

**REFERENCE:** Being a portion of that property conveyed to W. David Wilkinson, married by Inst. # 201605060064234.

**\*Grantor avers that no marital interest exists in this property.**

This property is subject to all applicable easements, permissive use agreements and restrictions of record in the Knox County Register's Office. Also conveyed are all rights in easements and permissive use agreements of record.

### DESIGNATED AS PART OF MAP 145 PARCEL 001

Together with the easements, permissive use agreements, licenses, contract rights, hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. To have and to hold the said premises to the said Grantee(s), his/her/their heirs and assigns forever.

And the said Grantor(s), for his/her/themselves and for his/her/their heirs, executors, and administrators, do/does hereby covenant with the said Grantee(s), his/her/their heirs and assigns, that he/she/they lawfully seized in fee-simple of the premises and land above conveyed, and has/have full power, authority and right to convey the same, that said premises and land are free from all encumbrances; except as hereinbefore provided, and current taxes which are prorated between the parties as of the date of this deed, and that he/she/they will forever warrant and defend the said premises and land and the title thereto against the lawful claims of all persons whomsoever.

If Grantor is a corporation or association, this instrument is executed pursuant to lawful authority given by the Board of Directors or Trustees of said corporation or association or otherwise.

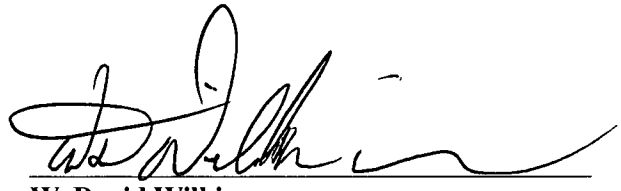
If the grantor is an individual and a Power of Attorney is being used, then the Attorney-in-Fact does hereby confirm that the Power of Attorney was validly executed, that the Grantor of the Power of Attorney was mentally capable at the time the Power of Attorney was executed, that the Power of Attorney remains in full force and effect and has not been modified or revoked, and that the grantor of the Power of Attorney is alive.



Knox County Page: 1 of 2  
REC'D FOR REC 07/11/2016 2:36:31PM  
RECORD FEE: \$13.00  
M. TAX: \$0.00 T. TAX: \$2,486.40

201607110002197

IN WITNESS WHEREOF the said Grantor(s) do/does hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

  
W. David Wilkinson

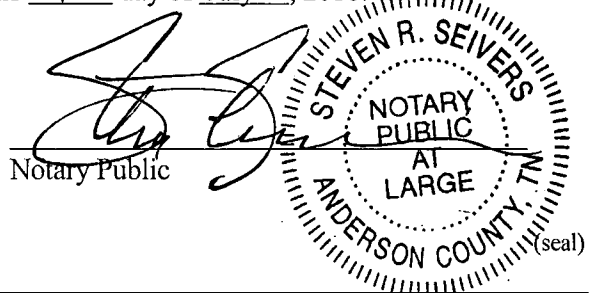
STATE OF TENNESSEE

COUNTY OF Knox

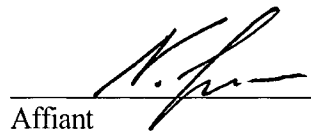
Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, W. David Wilkinson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that as such person has full authority to have executed the within instrument for the purposes therein.

WITNESS my hand and official seal at office this 7 day of July, 2016.

My Commission Expires: 3-21-18

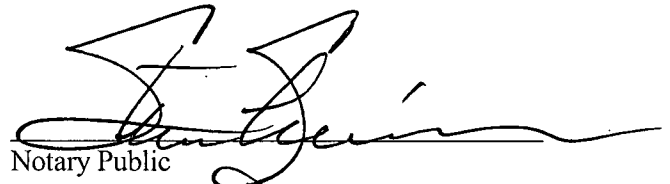


I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 672,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

  
Affiant

Sworn to and subscribed before me, this the 7 day of July, 2016.

My Commission Expires: 3-21-18

  
Notary Public

Owner & Responsible Taxpayer: Natalia Efremenko  
Address: 2348 Dawns Pass Knoxville, TN 37919-9103

Mortgagee: TNBANK  
Address: 401 S. Illinois Avenue Knoxville, TN 37830

