

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 7-SC-23-C Related File Number: 7-A-23-DP
Application Filed: 5/30/2023 Date of Revision:
Applicant: RICK WILKINSON

PROPERTY INFORMATION

General Location: East side of Nubbin Ridge Rd, northwest of Penrose Terrace Ln
Other Parcel Info.:
Tax ID Number: 145 001 Jurisdiction: County
Size of Tract: 8717 square feet
Accessibility: Access is via Nubbin Ridge Rd., a major collector street with 18 ft of pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: 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
Proposed Use: Detached residential house and reduction of peripheral setbacks Density:
Planning Sector: Southwest County Plan Designation: LDR (Low Density Residential), HP (Hillside Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8502 NUBBIN RIDGE RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Wilkinson Subdivision

No. of Lots Proposed: 1 **No. of Lots Approved:** 0

Variances Requested: 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

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Table the concept plan application as requested by the applicant.

Staff Recomm. (Full):

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.

Action: Withdrawn

Meeting Date: 10/5/2023

Details of Action:

Summary of Action: Withdrawn

Date of Approval:

Date of Denial:

Postponements: 7/13/2023,
8/10/2023,
9/14/2023

Date of Withdrawal: 10/3/2024

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: