

# Concept Plans For:

# THE RESERVE AT PENROSE FARM

# SUBDIVISION

## 8116 Nubbin Ridge Road

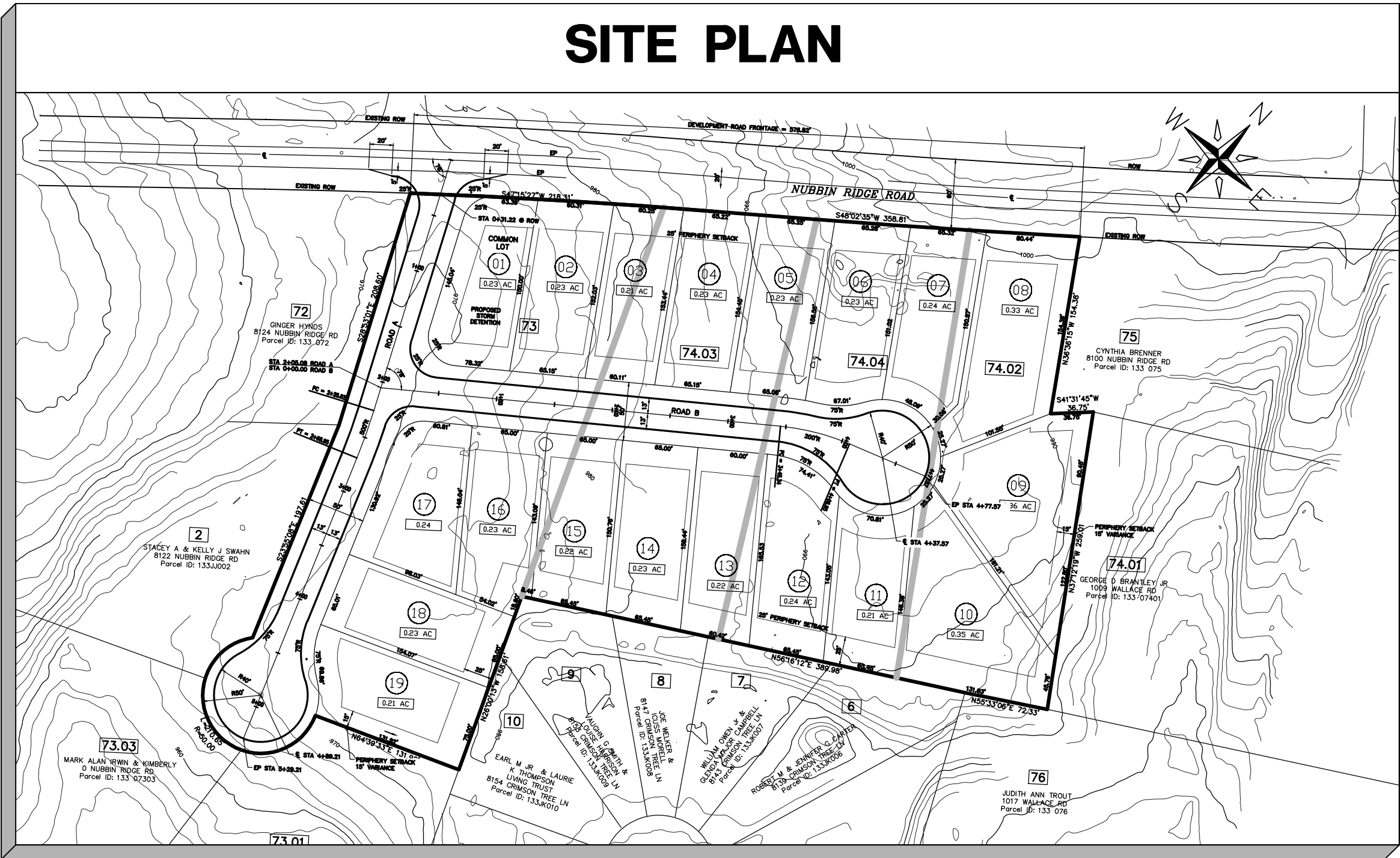
## Knoxville, Tennessee 37919

Owner/Developer:

# DAVE WILKINSON

9041 Executive Park Drive Suite 250  
Knoxville, TN 37923

CONTACT: Dave Wilkinson  
Phone: (678) 249-8599



Utility Providers				
WATER & SEWER	GAS	ELECTRIC	TELEPHONE	KNOX COUNTY HIGHWAY DEPARTMENT
FIRST UTILITY DISTRICT OF KNOX COUNTY 122 DURWOOD ROAD KNOXVILLE, TN 37922 CONTACT: - PHONE:-	KNOXVILLE UTILITY BOARD P.O. BOX 95017 KNOXVILLE, TN 37950-95017 CONTACT: TIM BRANSON PHONE: (865) 524-2911	KNOXVILLE UTILITY BOARD P.O. BOX 95017 KNOXVILLE, TN 37950-95017 CONTACT: TIM BRANSON PHONE: (865) 524-2911	AT&T 9733 PARKSIDE DR. KNOXVILLE, TN 37922 CONTACT: SHANON SIMMS PHONE: (865) 539-8583	KNOX COUNTY ENGINEERING & PUBLIC WORKS PLANNING AND DEVELOPMENT DIVISION 205 BAXTER AVENUE KNOXVILLE, TN 37917 CONTACT: CINDY PIONKE PHONE: (866) 215-5800

Sheet Index			
SHEET No.	LATEST SHEET TITLE	ISSUE DATE	REVISION DATE
C-0	COVER SHEET	11-28-20	12-16-20
C-1.0	CONCEPT PLAN	11-28-20	12-16-20
C-2.0	GENERAL DRAINAGE PLAN	11-28-20	12-16-20
C-3.0	ROAD PROFILES	11-28-20	12-16-20

\*NOT INCLUDED IN THIS SET

- SITE INFORMATION:
- SITE CONSISTS OF 4 PARCELS
1. ADDRESS: 8104 NUBBIN RIDGE ROAD  
CLT MAP: 133  
PARCEL: 74.02  
PARCEL ID: 133 07402  
DISTRICT: W6  
ACREAGE: 1.06 AC  
EXISTING ZONING: AGRICULTURE
  2. ADDRESS: 8106 NUBBIN RIDGE ROAD  
CLT MAP: 113  
PARCEL: 74.04  
PARCEL ID: 113 07404  
DISTRICT: W6  
ACREAGE: 1.27 AC  
EXISTING ZONING: AGRICULTURE
  3. ADDRESS: 8108 NUBBIN RIDGE ROAD  
CLT MAP: 113  
PARCEL: 74.03  
PARCEL ID: 113 07403  
DISTRICT: W6  
ACREAGE: 1.27 AC  
EXISTING ZONING: AGRICULTURE
  4. ADDRESS: 8116 NUBBIN RIDGE ROAD  
CLT MAP: 113  
PARCEL: 73  
PARCEL ID: 133 073  
DISTRICT: W6  
ACREAGE: 2.17 AC  
EXISTING ZONING: RA

WATERSHED: TENNESSEE RIVER

- SUBDIVISION SUMMARY:
1. TRACT SIZE = 5.77 ACRES
  2. NUMBER OF LOTS PROPOSED = 18 BUILDING LOTS & 1 COMMON LOT
  3. PROPOSED ROADS ARE TO BE PUBLIC ROADS
  4. 50' RIGHT-OF WAY
  5. 26' WIDE PAVEMENT W/EXTRUDED CURBS

PROPOSED BUILDING SETBACKS

FRONT: 20 FEET  
SIDE: 5 FEET  
REAR: 15 FEET  
PERIPHERY: 25 FEET (W/VARIANCE ON EAST & SW TO 15')

EASEMENTS

UTILITY AND DRAINAGE EASEMENTS:  
THESE REQUIRED EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY, (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. SUCH DEDICATION SHALL BE NOTED ON THE FINAL PLAT OF THE SUBDIVISION.

REQUIRED IMPROVEMENTS:

1. APPROXIMATELY 1034 LF OF PAVED ROADWAY
2. 1 STORMWATER DETENTION BASINS
3. INSTALLATION OF A WATER SYSTEM
4. INSTALLATION OF A SANITARY SEWER SYSTEM
5. PROVIDE UNDERGROUND ELECTRIC SERVICE
6. PROVIDE UNDERGROUND TELEPHONE SERVICE

RESTRICTIONS:

1. LOTS TO HAVE ACCESS TO INTERNAL STREETS ONLY
- VARIANCES: (SEE PLAN & PROFILE SHEET)
1. REDUCE PERIPHERY SET BACK ON EAST AND SOUTHWEST SIDES OF THE SITE FROM 25 FT TO 15 FT.
  2. REDUCE THE MINIMUM LOT DEPTH FOR LOT NO. 1 FROM 150 FT TO 145.04 FT ON THE WEST AND 149.80 FT ON THE EAST.
  3. ELIMINATE THE R.O.W. CUL-DE-SAC TRANSITION RADIUS REQUIREMENT ON THE WEST SIDE OF ROAD A - THE EXISTING LOT LINE WAS PLATTED WITH A CUL-DE-SAC RADIUS BUT NOT THE TRANSITION RADIUS OF 75 FT.

PROPOSED ZONING: PR - 4 DU/AC FOR THE FOUR EXISTING PARCELS NOTED ABOVE

INTERSECTION ROAD GRADE

THE PROPOSED ROAD GRADE AT THE INTERSECTIONS IS 3.0%.  
THIS IS AN ALTERNATIVE DESIGN STANDARD APPROVED BY  
KNOX COUNTY ENGINEERING AND PUBLIC WORKS.

Revised: 2/1/2021

MPC FILE NO.: 1-SB-21-C/1-E-21-UR

JOSEPH FEROWICH P.E.  
CIVIL ENGINEER

1136 N SHOREWOOD LN  
CARVILLLE, TN 37714  
EMAIL: JFEROWICH@JEECOMCAST.NET

Developer:

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CONCEPT PLAN FOR

THE RESERVE AT PENROSE FARM

8116 Nubbin Ridge Road  
Knox County, Tennessee

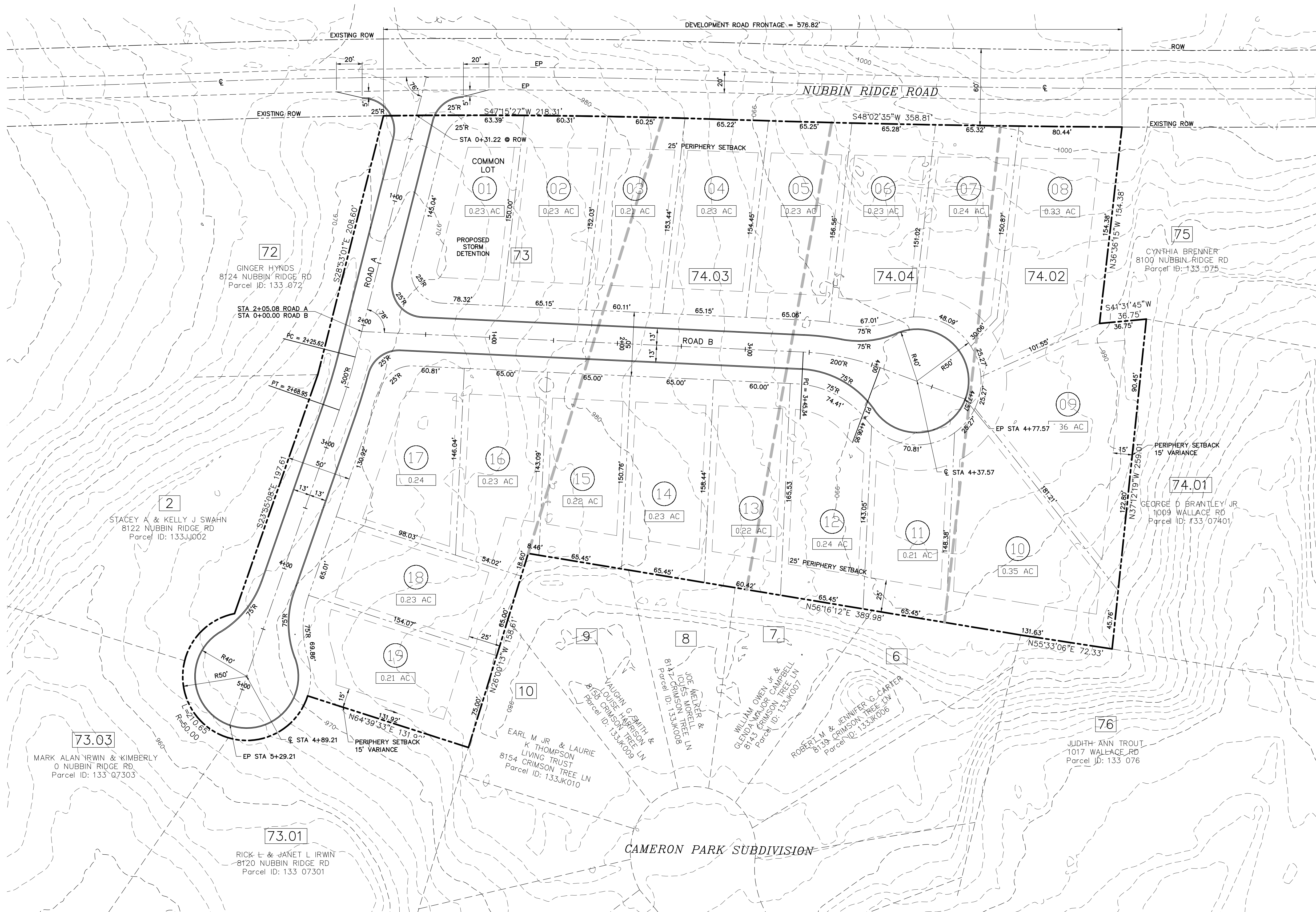
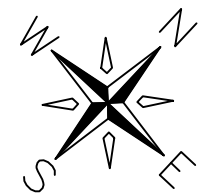
DEVELOPER  
DAVE WILKINSON

PROJ. NO. • 20-14  
FILE NO. • CONCEPT PLAN  
ISSUE DATE • 11/28/20

Cover Sheet

SHEET NO:  
C-0.0





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LOCATION MAP  
SCALE: N.T.S.

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LEGEND

XX PARCEL NUMBER

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that that 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.

Registered Engineer: *Joseph Ferowich*  
Tennessee Certification No. 019881

Revised: 2/1/2021

MPC FILE NO.: 1-SB-21-C/1-E-21-UR

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EMAIL: JFEROWICH@JEECCOMCAST.NET

Developer:

**Dave Wilkinson**  
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CONCEPT PLAN FOR

**THE RESERVE AT PENROSE FARM**

8116 Nubbin Ridge Road  
Knox County, Tennessee

DEVELOPER

DAVE WILKINSON

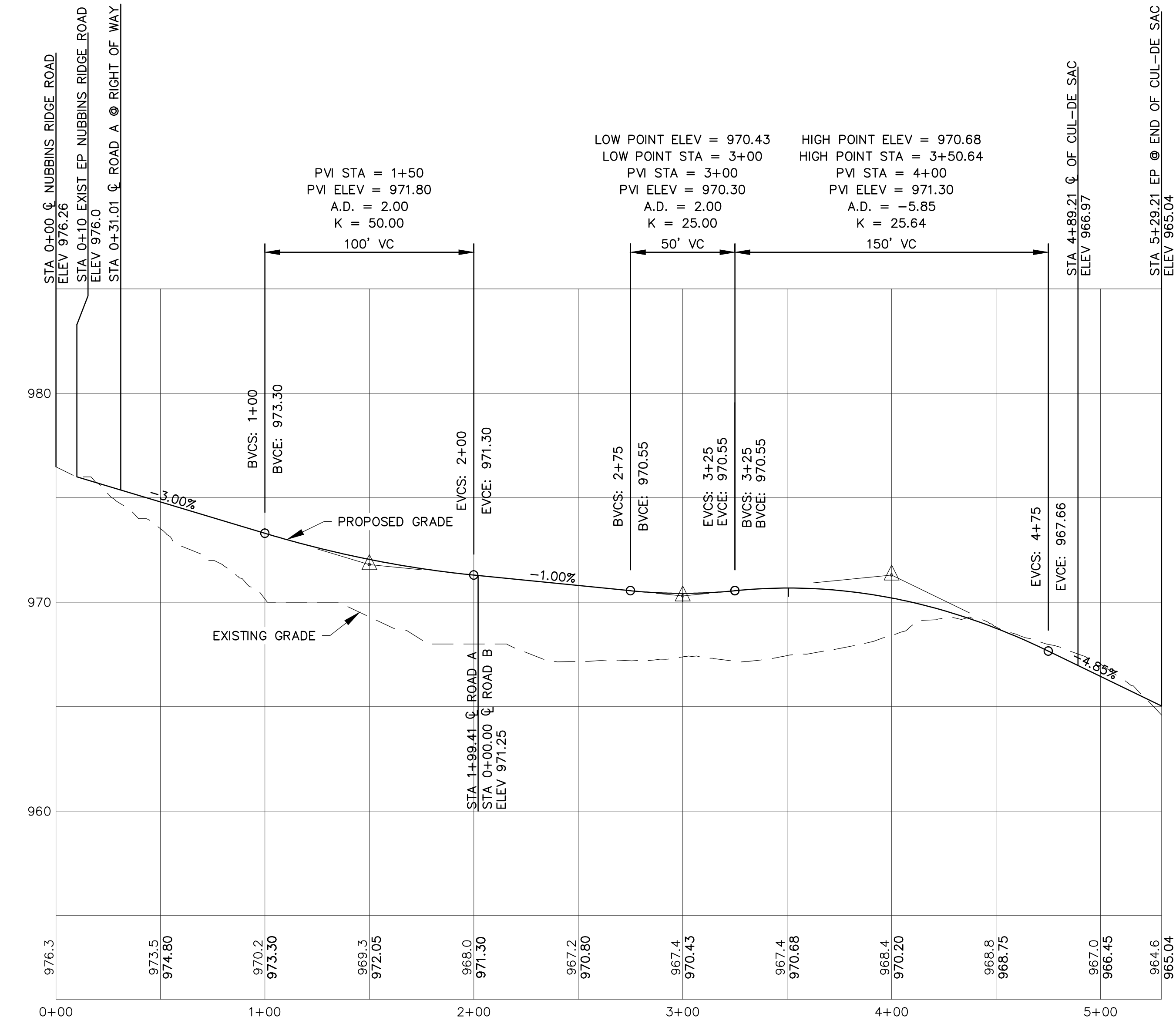
PROJ. NO. • 20-14  
FILE NO. • CONCEPT PLAN  
ISSUE DATE • 11/28/20

Concept  
Plan

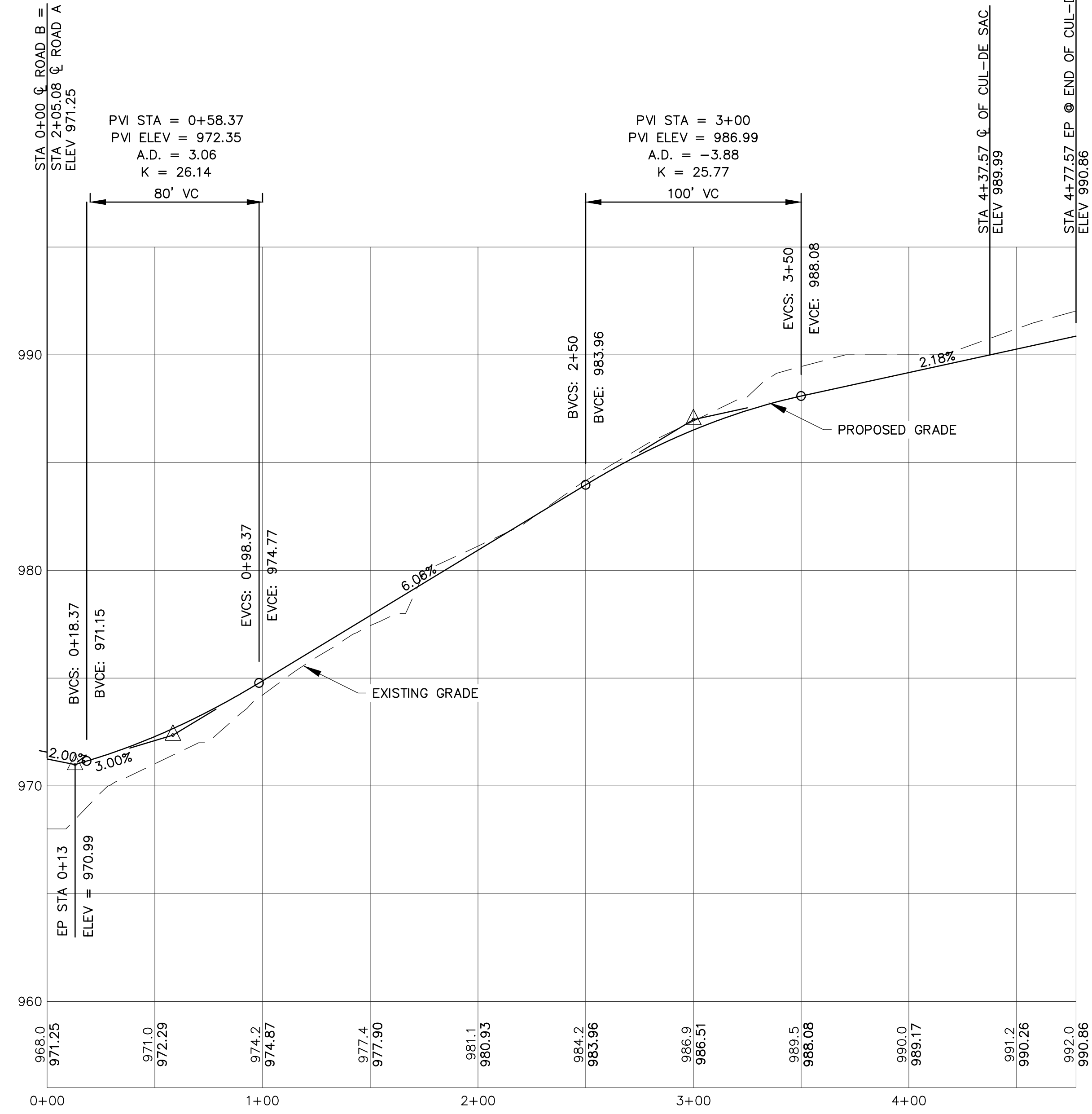
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C-1.0

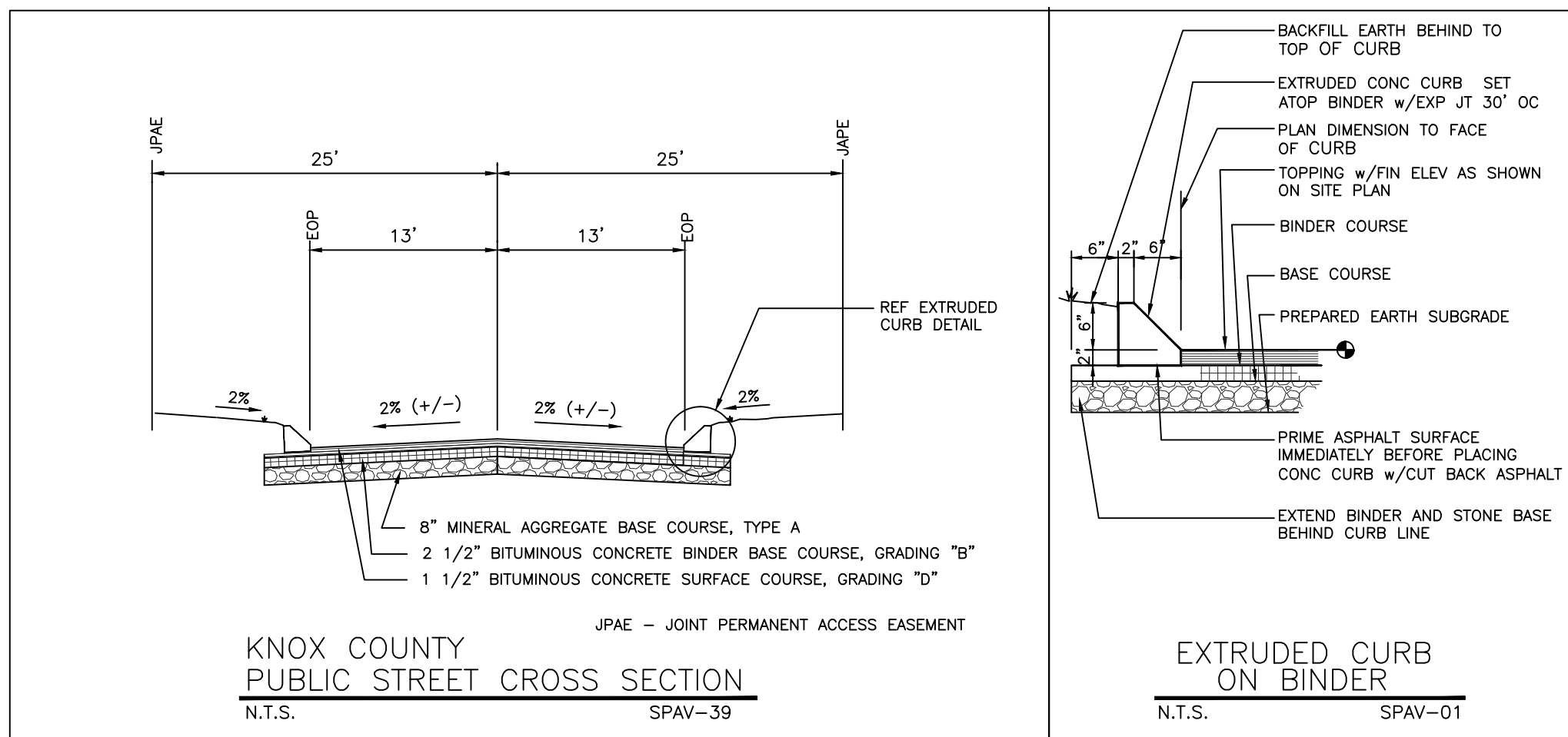




ROAD A PROFILE  
SCALE: 1"=40' HORIZ.  
1"=4' VERT.



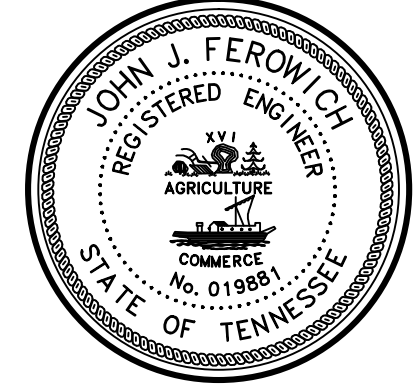
ROAD B PROFILE  
SCALE: 1"=40' HORIZ.  
1"=4' VERT.



EXTRUDED CURB  
ON BINDER  
N.T.S. SPAV-01

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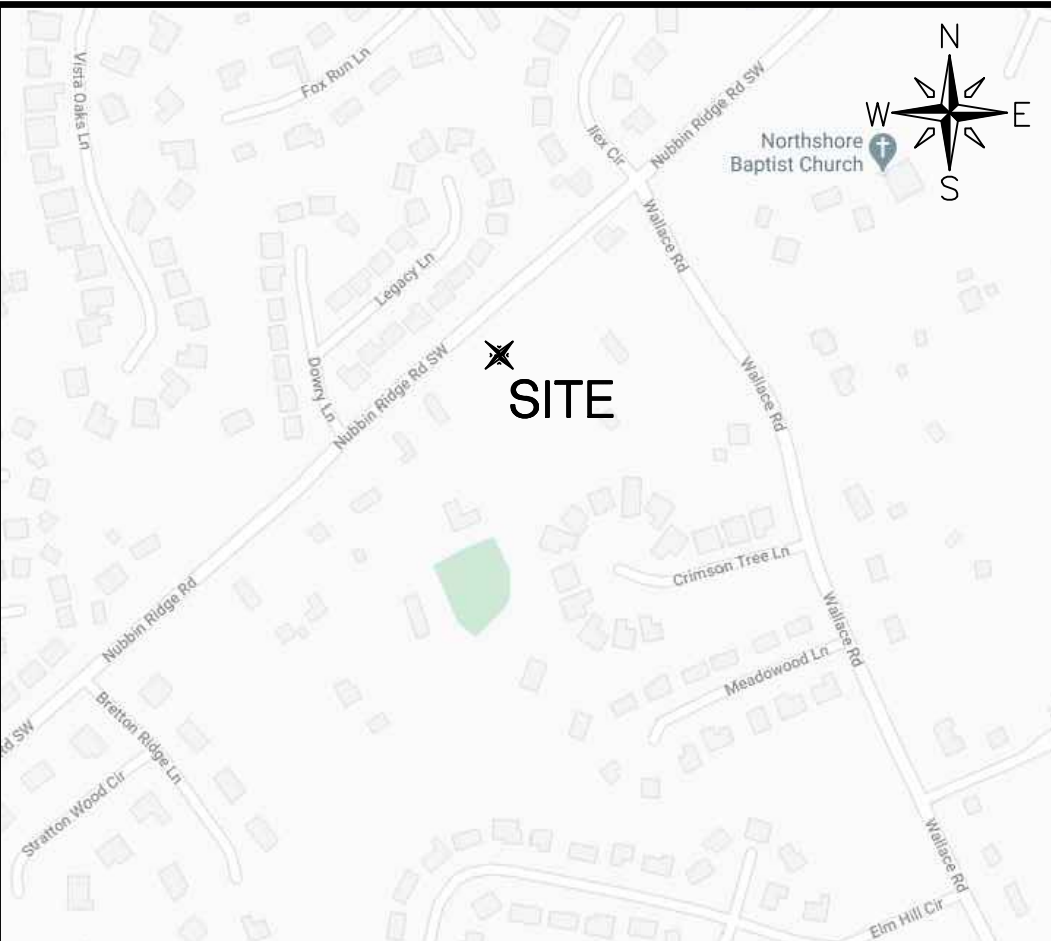
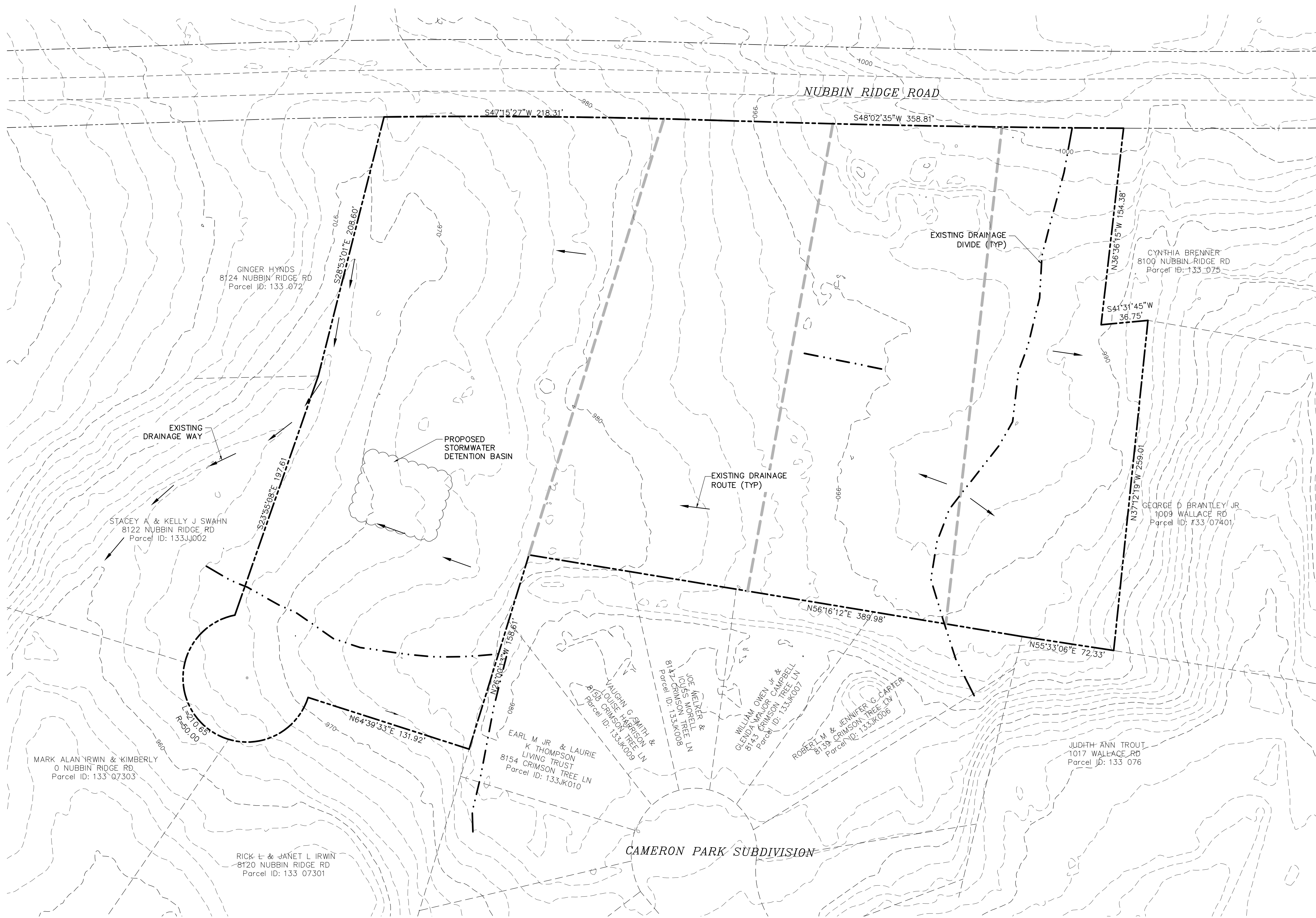
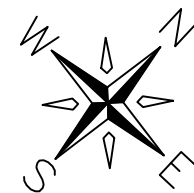


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DAVE WILKINSON

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Road  
Profiles  
SHEET NO:  
**C-3.0**





LOCATION MAP  
SCALE: N.T.S.

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General  
Drainage  
Plan

SHEET NO:  
**C-2.0**