SUBDIVISION REPORT - CONCEPT

FILE #: 1-SA-20-C
AGENDA ITEM #: 19
AGENDA DATE: 3/12/2020

SUBDIVISION: SPRADLIN PLACE
APPLICANT/DEVELOPER: TERRY WEAR SPRADLIN PLACE, LLC /
OWNER(S): Terry Wear

TAX IDENTIFICATION: 79 D F 001-050 & 079DG001-058
JURISDICTION: County Commission District 7
STREET ADDRESS: 2225 Country Brook Ln.
LOCATION: North side of Pleasant Ridge Road, northwest of Murray Drive.
SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
WATERSHED: Third Creek and Grassy Creek
APPROXIMATE ACREAGE: 41.4 acres

ZONING: PR (Planned Residential)
EXISTING LAND USE: Residential Subdivision
PROPOSED USE: Request to remove a condition of the concept plan approval.
SURROUNDING LAND USE AND ZONING:
North: Residences - RAE (Single Family Exclusive)
South: Residence and vacant land - RB (General Residential)
East: Residences and vacant land - RAE (Single Family Exclusive) & A (Agricultural)
West: Residences - RP-1 (Planned Residential) & R-1A (Low Density Residential)

NUMBER OF LOTS: 0
SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe
ACCESSIBILITY: Access is via Pleasant Ridge Rd., a minor arterial street with a 21' pavement width within a 50'-60' right-of-way.
SUBDIVISION VARIANCES REQUIRED: NA

STAFF RECOMMENDATION:
DENY the applicants request to eliminate the sidewalk requirement condition of the concept plan approval.

APPROVE the following revised sidewalk condition.

3. (Revised condition) The applicant shall be responsible for constructing a section of sidewalk within the public right-of-way of Pleasant Ridge Road in the area identified on the attached maps as "Sidewalk Improvement Area". Since the proposed sidewalk will be located within the public right-of-way for the City of Knoxville, the sidewalk shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering. Once the developer has obtained approval from the City of Knoxville
for the proposed sidewalk improvements and posted a bond with the City for the installation of the sidewalk improvements, the Knox County Department of Engineering and Public Works will release any unused bond funds for Spradlin Place Subdivision to the developer.

**COMMENTS:**

**STATUS UPDATE:**

Following the Planning Commission's January 9, 2020 meeting, a meeting was held at the Knox County Department of Engineering and Public Works office (January 24, 2020) to discuss the options for providing a sidewalk external to the Spradlin Place Subdivision. The meeting included the applicant, representatives for the Spradlin Place homeowners, Knox County Department of Engineering and Public Works staff, Knoxville Department of Engineering staff and Planning staff.

In summary, the residents of Spradlin Place Subdivision prefer for the developer to fund the external sidewalk connection from the entrance to their neighborhood to the east along Pleasant Ridge Road to adjoin the proposed sidewalk in the City of Knoxville's upcoming road improvement project. All parties were agreeable to that suggestion and Knox County is willing to release the developer's bond once the developer has obtained a permit from the City of Knoxville for this work and posted a bond for said work with the City.

**REQUEST:**

The applicant is requesting that the Planning Commission remove the sidewalk condition from the concept plan approval for Spradlin Place Subdivision (11-SB-04-C / 11-G-04-UR) that was approved by the Planning Commission on November 10, 2004. The applicant is requesting that the condition be removed because the sidewalks cannot be built to Americans with Disabilities Act (ADA) standards. By removing the condition, Knox County would be able to return the remaining funds in the bond that is still being held for this subdivision.

**BACKGROUND:**

When the concept plan was submitted for review, staff had advised the applicant that sidewalks would be required because the proposed subdivision was within the Parent Responsibility Zone. The following is the summary that was included in the Comment section of the staff report:

"Since this property is located within the Knox County School District's Parental Responsibility Zone (meets the distance requirements for both the Northwest Middle School and Pleasant Ridge Elementary School located to the southeast along Pleasant Ridge Rd), sidewalks will be required for the subdivision. The applicant has submitted a plan that does not include sidewalks. The applicant is requesting that the Planning Commission approve the concept plan without sidewalks. Staff is recommending a condition of the approval that the applicant provide sidewalks meeting the requirements of the Knox County Department of Engineering and Public Works on at least one side of all streets within the subdivision except Roads C and F, and Road A from the intersection with Road D to the end of the cul-de-sac."

Based on above comment, staff had recommended the following condition that was approved by the Planning Commission:

"3. Providing sidewalks meeting the requirements of the Knox County Department of Engineering and Public Works on at least one side of all streets within the subdivision except Roads C and F, and Road A from the intersection with Road D to the end of the cul-de-sac."

At the time this subdivision was approved for construction, the Knox County Department of Engineering and Public Works would include any bond funding for sidewalks within the bonded amount for streets. The subdivision has been developed without any sidewalks being constructed as required by the Planning Commission. Any funds set aside for construction of sidewalks would not even be close to covering the cost for adding the sidewalks within the subdivision after the homes and driveways have been built without the lots and driveways being graded to accommodate the sidewalks.

Staff is recommending an alternative condition. In lieu of providing internal sidewalks, the applicant shall be responsible for constructing a section of sidewalk within the public right-of-way of Pleasant Ridge Road in the area identified on the attached maps. The construction of this sidewalk segment would be a benefit to residents in the Spradlin Place Subdivision and other residential development along Pleasant Ridge Road by improving the pedestrian network in this area.
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Knoxville-Knox County Planning Commission'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.
Approval of Concept Plan

1-SA-20-C

CONCEPT PLAN

Jurisdiction: County

Map No: 79

Subdivision: Spradlin Place

Original Print Date: 12/18/2019

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902
Spradlin Place Sidewalk Improvement
1-SA-20-C

Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of this map and its information nor its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL MALLYS, 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.
Entrance of Spradlin Place to Autumn Landing to gain access to current sidewalk system is roughly 330 ft. Speed limit on Pleasant Ridge is 45 mph (66 feet per second). Giving pedestrians roughly 5 seconds to travel 330 ft (110 yards or just longer than a football field).
DEVELOPMENT REQUEST

DEVELOPMENT
- Development Plan
- Use on Review / Special Use

SUBDIVISION
- Concept Plan
- Final Plat

ZONING
- Plan Amendment
- Rezoning

Applicant
Spradlin Place

To
Terry Wear

Date Filed
11/18/19

Meeting Date (if applicable)
1/19/20

File Numbers(s)
1-6A-20-C

CORRESPONDENCE
All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Attorney
  Name: John K. King
  Company: Lewis Thomason
  Address: P.O. Box 2485
  City: Knoxville
  State: TN
  Zip: 37901
  Phone: 865-546-4646
  Email: jking@lewisthomason.com

CURRENT PROPERTY INFO

Owner Name (if different)
Terry Wear

Owner Address
Knoxville, TN 37931

Property Address
2225 Country Brook Dr

General Location
N. Pleasant Ridge Rd & Murray Dr

Jurisdiction (specify district above)
Northwest City

Zoning District
PR 1-3 du/acre

Planning Sector
LDR

Sector Plan Land Use Classification

Growth Policy Plan Designation

Existing Land Use
Residential Development

Septic (Y/N)
N

Sewer Provider
KUB

Water Provider
REQUEST

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify):

☐ Other (specify): Plan submitted to remove sidewalks so they cannot be
built to ADA Standards; county engineering is aware
of this problem.

☐ Proposed Subdivision Name

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created:

☐ Other (specify):

☐ Attachments / Additional Requirements

☐ Zoning Change:

Proposed Zoning

☐ Plan Amendment Change:

Proposed Plan Designation(s)

☐ Proposed Property Use (specify) Proposed Density (units/acre) Previous Rezoning Requests

☐ Other (specify):

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1: $525.00

FEE 2: $525.00

FEE 3: $525.00

TOTAL: $1,575.00

AUTHORIZATION

Staff Signature: [Signature]

Please Print: [Name]

Date: 11/8/19

Applicant Signature: [Signature]

Please Print: [Name]

Date: 11/8/19
# Certified 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  
Web: [www.knoxplanning.org/addressing](http://www.knoxplanning.org/addressing)

## Applicant Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Donna Hill</th>
<th>Company: Knox Planning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Phone</td>
<td>865.215.2500</td>
<td>Fax: 865.215.2237</td>
</tr>
<tr>
<td>Secondary Phone</td>
<td>865.215.3872</td>
<td>Email: <a href="mailto:donna.hill@knoxplanning.org">donna.hill@knoxplanning.org</a></td>
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## Site Information

### Address Information

<table>
<thead>
<tr>
<th>Address Type: COMMON AREA</th>
<th>Site Name:</th>
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## Parcel Information

<table>
<thead>
<tr>
<th>Map Number: 79</th>
<th>D</th>
<th>F</th>
<th>50</th>
<th>Full Parcel ID: 079DF050</th>
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### Subdivision Information

<table>
<thead>
<tr>
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<th>Unit:</th>
<th>Phase:</th>
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<tbody>
<tr>
<td>Block:</td>
<td>Lot:</td>
<td>Scanned Site Plan</td>
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</tbody>
</table>

## Comments:

### Certified Address

<table>
<thead>
<tr>
<th>Address Number: 2225</th>
<th>Street Name: COUNTRY BROOK LN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certified By: Donna Hill</td>
<td>Phone: (865) 215-3872</td>
</tr>
</tbody>
</table>

Certificate Date: 11/26/2019 4:22:32 PM  
Certificate Number: 71518

MPC 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.

Address numbers should be at least 4” in height and should be placed on both the structure and mailbox.

Zip codes are assigned by the U.S. Post Office. MPC cannot certify the zip code of an address.
REQUIRED SIGN POSTING AGREEMENT
For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of $10 for each replacement sign.

LOCATION AND VISIBILITY
The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING
The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

12/26/19 and 1/10/2020
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: John King
Printed Name: John K. King
Phone: 865-546-4646 Email: jking@lewisthomason.com
Date: 11-8-19
File Number: 1-SA-20-C

REVISED MARCH 2019