



STREET/ROAD NAME CHANGE

► **FILE #:** 12-A-19-SNC

AGENDA ITEM #: 9

AGENDA DATE: 12/12/2019

► **APPLICANT:** JOSH SANDERSON / PRIMOS LAND COMPANY

TAX ID NUMBER: 90 N/A

[View map on KGIS](#)

JURISDICTION: County Commission District 6

► **CHANGE REQUESTED FROM:** Garrison Drive
(present street name)

► **TO:** Rambling River Road
(proposed street name)

► **LOCATION:** Between Byington Solway Road and the closed section of Garrison Drive

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ZONING: PR (Planned Residential)

► **APPLICANT'S REASON
FOR CHANGE:**

New County road was installed so this ROW/Street is no longer needed. An internal subdivision road is newly installed and will serve the purpose of the "old" ROW/Street.

STAFF RECOMMENDATION:

- **Approve the street name change to Rambling River Road since it provides clarification where three roads exist within a short distance, is not a duplication, and meets all requirements of the City of Knoxville Street Naming and Addressing Ordinance.**

COMMENTS:

1. Three different road names now exist within a short distance of each other and this is a safety concern for emergency responders.
 - a. A portion of Garrison Drive was previously closed to permit the new subdivision, Creek Bend Farms.
 - b. A short section of Garrison Drive right-of-way remains between Byington Solway Road and the closed section of Garrison Drive.
 - c. A new right-of-way was created as part of the Creek Bends Farm subdivision and is named Rambling River Road.
2. To reduce the three road names to only one, staff recommends continuation of Rambling River Road.
3. If the street name change is approved, no addresses will be changed.
4. If approved, a replat of the final subdivision plat for Creek Bend Farms must be submitted for review and subsequently recorded with the Register of Deeds.
5. Staff has received no objections to the renaming of this right-of-way.
6. It meets all requirements of the "Addressing Guidelines and Procedures" section of Knoxville-Knox County's Administrative Rules and Procedures as well as those in the City of Knoxville's Code of Ordinances, Chapter 23, Article IV, Section 23-108.

If approved, this item will be forwarded to Knox County Commission for action on 1/27/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.

Map No: 90
Jurisdiction: County

0 250
Feet

CBF-05-22-1

SHEET 1 OF

12-A-19-SNC

Exhibit A. Contextual Images

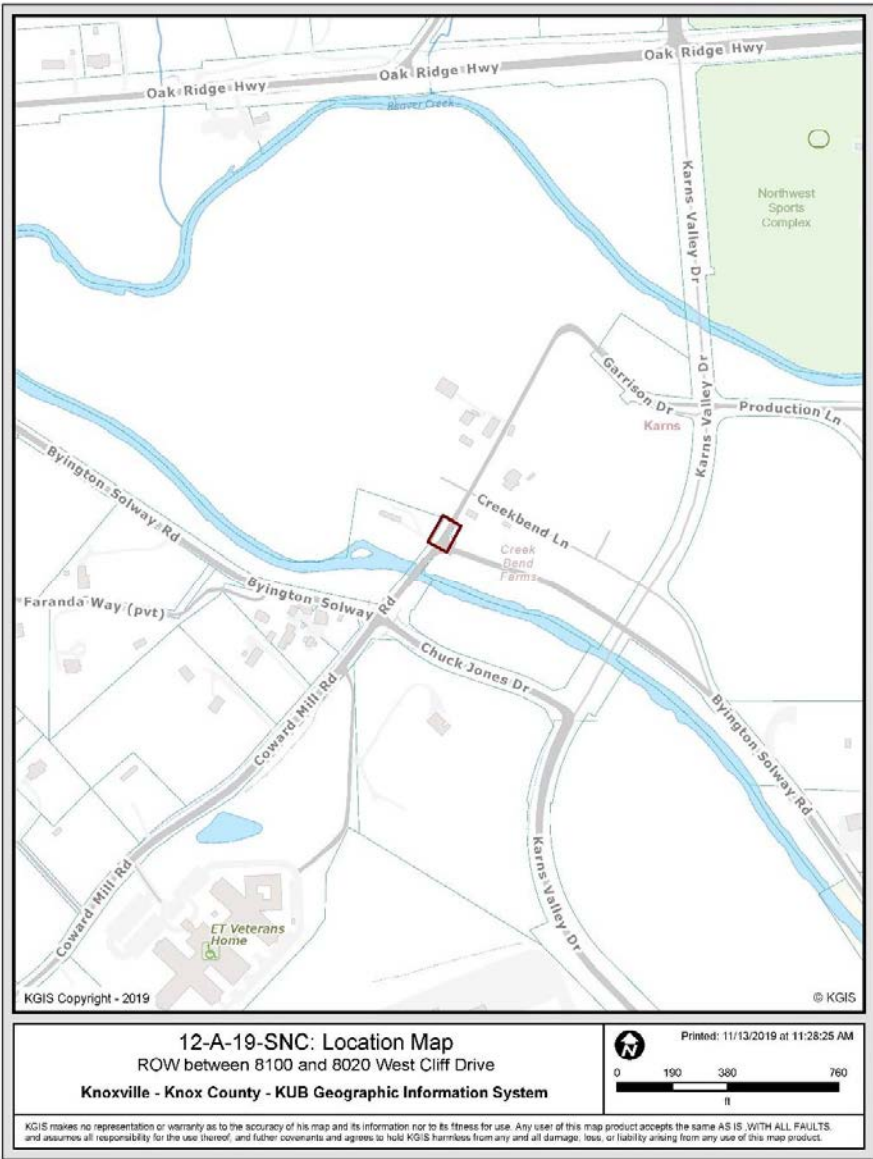


Exhibit A. Contextual Images





400 Main Street
Suite 403
Knoxville, TN 37902
P: 865.215.2507
F: 865.215.2237

Addressing Department Review and Comments

File #: 12-A-19-SNC

Tax Parcel ID:

Subdivision: N/A

Owner/Applicant: Josh Sanderson

Surveyor:

Company: Primos Land Company

Email: josh@RHSCO.com

Date Submitted: 10/25/19

Review Type: SNC

Unit or Phase:

Phone: 865.694.7756

Office:

Cell:

Fax:

Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

All subdivision and street names must conform to the Knoxville/Knox County Street Uniform Naming and Addressing Ordinance, Subdivision Regulations and the Administrative Rules of the Planning Commission.

Proposed and/or Existing Subdivision or Street Names	Results of Review, Corrections, and Comments (date subdivision or street name reserved)	Approved, Denied, Pending Corrections
Rambling River Road	OK	
	A portion of Garrison Drive was previously closed to permit the new subdivision, Creek Bend Farms.	Note
	A short section of Garrison Drive ROW remains between Byington Solway Road and the closed section of Garrison Drive.	Note
	As a result, three different road names now exist within a short distance and this is a safety concern for emergency responders.	Note
	The new ROW created as part of this subdivision is named Rambling River Road.	Note
	To reduce the three road names to only one name, it is recommended to continue Rambling River Road	Note
	If the street name change is approved, no addresses will be changed.	Note
	If approved, a replat of the final subdivision plat for Creek Bend Farms must be submitted for review and subsequently recorded with the Register of Deeds.	Note

Comments may be modified based on new information from field review or other government agencies.

Andrea Kupfer (865.215.3797) andrea.kupfer@knoxplanning.org	1st Review	Donna Hill (865.215.3872) donna.hill@knoxplanning.org	2nd Review
	11/7/19		11.12.19



NAME CHANGE REQUEST

CHANGE TYPE

☒ Street Name ☐ Subdivision Name



Date Filed 10-25-19 Meeting Date 12-12-19 File Number(s) 12-A-19-SNC

APPLICATION CORRESPONDENCE

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

Name Josh Sanderson Company Primos Land Company LLC
Address 4909 Bell Road City Knoxville State TN Zip 37931
Phone 865-694-7756 Email josh@RHSCO.com

CHANGE REQUEST

STREET NAME	STREET NAME	
	Garrison Drive Present Street Name	Rambling River Road Proposed Street Name
	<input checked="" type="checkbox"/> Public Right-of-Way <input type="checkbox"/> Private Right-of-Way	
	EXACT LOCATION OF STREET:	
	Byington Solway Road Beginning (From)	Closed section of Garrison Drive End (To)
	Reason for Proposed Change (Attach separate sheet if needed for explanation) <u>NEW COUNTY ROAD WAS INSTALLED</u> <u>NO LONGER NEEDING THIS ROW/STREET. AN INTERNAL SUBDIVISION ROAD IS NOW</u> <u>INSTALLED AND WILL SERVE THE PURPOSE OF "OLD" ROW/STREET</u>	
SUBDIVISION NAME	SUBDIVISION NAME	
	Present Subdivision Name	Proposed Subdivision Name
	General Location:	
	Reason for Proposed Change:	

STAFF USE ONLY

Jurisdiction: City Council _____ County Commission 6
Public Property Naming Committee: Yes _____ No X

ATTACHMENTS

- ☒ Application Requirements Acknowledgement
☒ Name Change Petition

FEE 1:

500.00

FEE 2:

FEE 3:

TOTAL:

500.00

AUTHORIZATION

Sherry W. Michienzi
Staff Signature

SHERRY W. MICHIEZI
Please Print

10-25-19
Date

[Signature]
Applicant Signature

Josh Sunderson
Please Print

10-21-19
Date



NAME CHANGE PETITION

Present Name: Garrison Drive

Proposed Name: Rambling River Road

This is your opportunity to vote for or against the proposed name change. If the change is approved by the Planning Commission and the appropriate legislative body, legal documents with the existing name may be affected. Each property owner would be responsible for any costs associated with address changes on their driver's license, home or business mailbox numbers, and personal documents.

I support the proposed name change.

ADDRESS

PRINTED NAME

SIGNATURE

PHONE

4903 Ball Road

Primas Land Co

[Signature]

865-694-1756

I oppose the proposed name change.

ADDRESS

PRINTED NAME

SIGNATURE

PHONE

3032

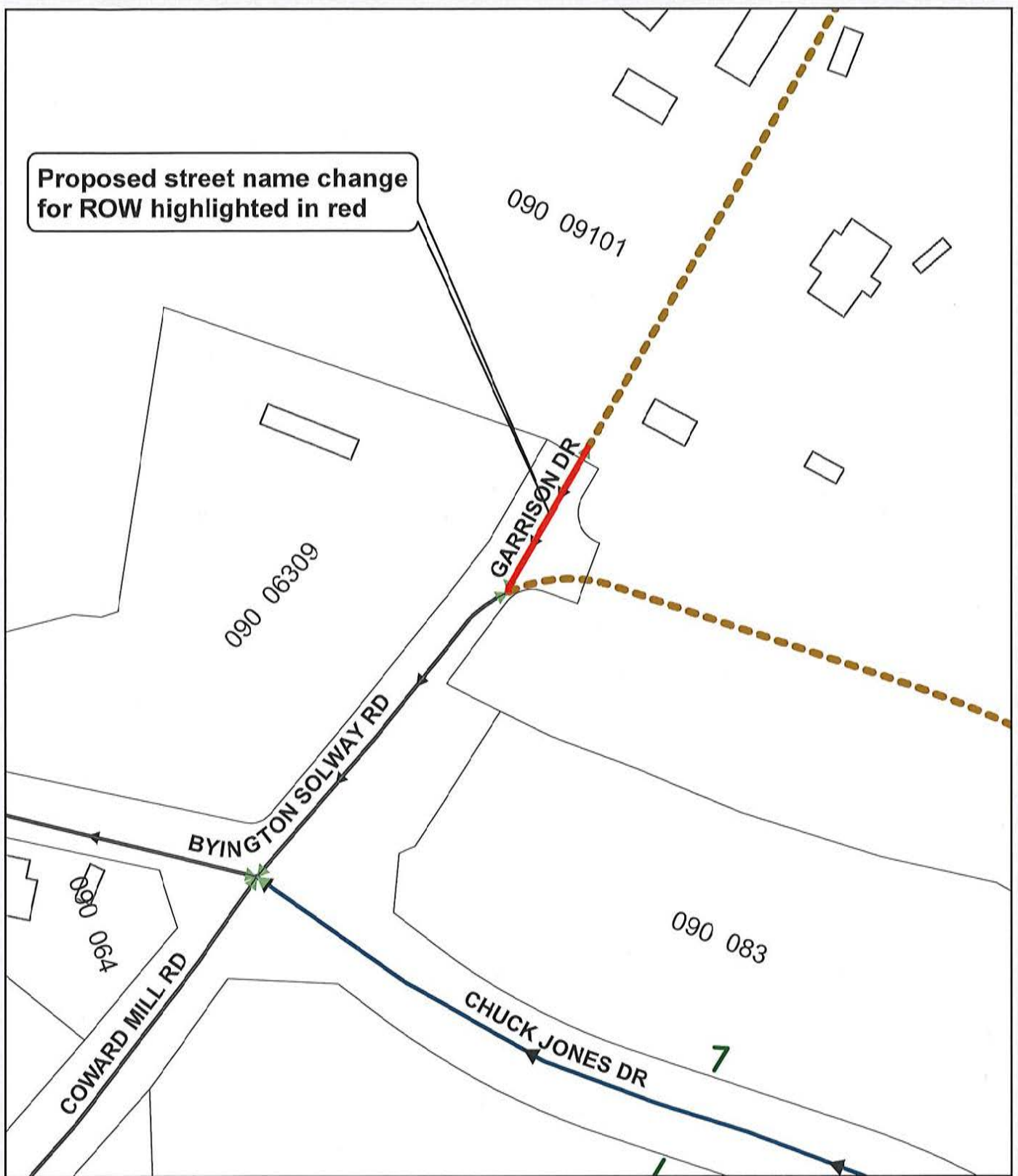
Dgington
Solway

Marty Pratt Marty Pratt

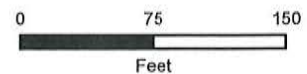
405-8181

leave it alone

Proposed street name change
for ROW highlighted in red



Knoxville - Knox County - KUB
Geographic Information System



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Date: 10/25/2019

To request a name change for an existing subdivision or public/private right-of-way within Knox County, the steps below must be followed.

Step 1: Consult with Addressing Department staff for instructions on how to apply for a name change.

Step 2: Submit proposed subdivision or street name in writing to Addressing Department staff for review. Spelling or phonetic duplications are not permitted. Staff must approve the proposed name before the application process can begin.

Step 3: Visit the Planning office in person to obtain a name change application from the Addressing Department staff. An original application form initiated by staff must be used.

Step 4: Canvas all affected property owners to obtain their opinion, whether for or against the proposed name change, on the original application form. The applicant is responsible for canvassing all affected property owners. If a property owner cannot be reached, a good faith effort must be made by the applicant to contact them. The name change petition must be completed before the application is accepted for staff review and scheduled for a public hearing. The opinions expressed shall be filed with and become a part of the application for a name change.

Step 5: Return the completed application form, name change petition (with original signatures), application requirement acknowledgement and applicable fee to Knoxville-Knox County Planning. The proposed name change is then placed on the Planning Commission meeting agenda.

Step 6: Attend the Planning Commission meeting and other legislative meetings as required by the approval process.

Step 7: If the existing subdivision or street name was identified on a previously recorded subdivision plat, a plat with the new subdivision or street name must be approved by Knoxville-Knox County Planning and recorded with the Knox County Register of Deeds.

FEES

See the Schedule of Fees for the current fee to apply for a subdivision or street name change. The standard application deadline is 32 days before the Planning Commission meeting date (second Thursday of the month). The standard deadline can be extended for two weeks as per the current approved fee schedule.

APPROVAL PROCESS

Subdivision: Approval is required by the Planning Commission at their monthly meeting.

Public Right-of-Way: Approval is required by the Planning Commission at their monthly meeting. Upon passage, this measure is forwarded for a final vote of approval to the appropriate legislative body, either Knoxville City Council or Knox County Commission.

If the street is located within the City of Knoxville, consideration by the Public Property Naming Committee (PPNC) is also required and their action is forwarded to Knoxville City Council before the final vote. There may be a separate fee charged by the PPNC.

Private Right-of-Way: If all affected property owners are in favor of the proposed street name, approval by the Planning Commission is not required and a fee is not charged.

If there is opposition to the proposed street name change, the applicant may request a hearing by the Planning Commission. The applicable fee will be charged and the applicant must attend the Planning Commission monthly meeting. If approved by the Planning Commission, no further legislative action is required.

APPEAL PROCESS

City of Knoxville: If the proposed name change was denied by the Planning Commission and is for a location within the City of Knoxville limits, an appeal to the City Council must be filed within 15 days of the date of the decision.

Knox County: If the proposed name change was denied by the Planning Commission and is for a location within Knox County, an appeal to the County Commission must be filed within 30 days of the date of the decision.

I hereby acknowledge that I have read and understand the above information.

Signature: _____

Printed Name: _____

Josh Anderson

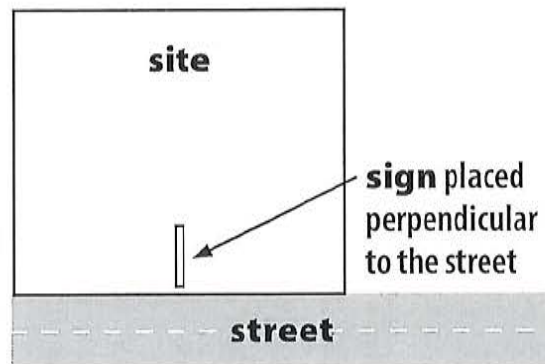
REQUIRED SIGN POSTING AGREEMENT

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:

Nov. 27th (Wed) and Dec 13th (Fri)
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: [Signature]

Printed Name: Josh Suckerson

Phone: 865-680-2321 Email: josh@rnsco.com

Date: 10-25-19

File Number: 12-A-19-SNC