



STREET/ROAD NAME CHANGE

► **FILE #:** 12-B-19-SNC

AGENDA ITEM #: 10

AGENDA DATE: 12/12/2019

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

TAX ID NUMBER: 90 N/A

[View map on KGIS](#)

JURISDICTION: County Commission District 6

► **CHANGE REQUESTED FROM:** Byinton Solway Road
(present street name)

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

► **LOCATION:** Between Intersection of Chuck Jones Drive, Coward Mill Road,
and Byington Solway Road and Intersection of Byington Solway
Road and Garrison Drive

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ZONING: PR (Planned Residential)

► **APPLICANT'S REASON
FOR CHANGE:**

New road / infrastructure has been installed and the "old" ROW is no longer needed. The "new" road will be an internal road of a subdivision.

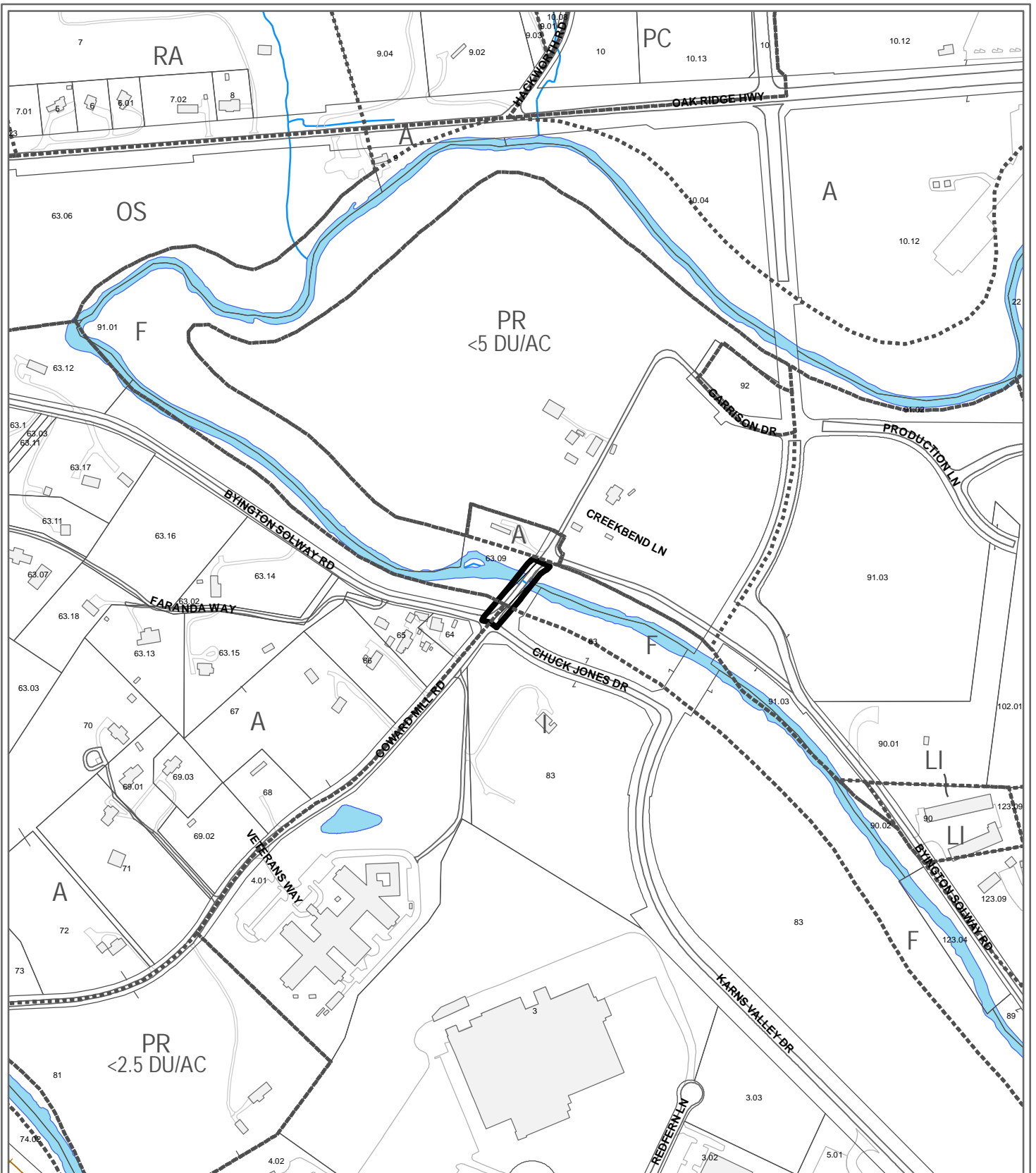
STAFF RECOMMENDATION:

- 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 Byington Solway Road was previously closed to permit the new subdivision, Creek Bend Farms.
 - b. A short section of Byington Solway Road exists between its intersection with Garrison Drive and Chuck Jones Drive/Coward Mill Road.
 - c. The new ROW created as part of this subdivision is named Rambling River Road.
2. To reduce the three road names to only one, staff recommends continuation of the name Rambling River Road.
3. If the street name change is approved, one residential address 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.



12-B-19-SNC
CLOSURE OF PUBLIC RIGHT OF WAY

Name of Street or Alley: Byington Solway Road
To be closed from: Intersection of Chuck Jones Dr, Coward Mill Rd, and Byington Solway Rd
To be closed to: Intersection of Byington Solway Road and Garrison Drive

Original Print Date: 11/7/2019
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Sanderson / Primos Land
Company, LLC, Josh

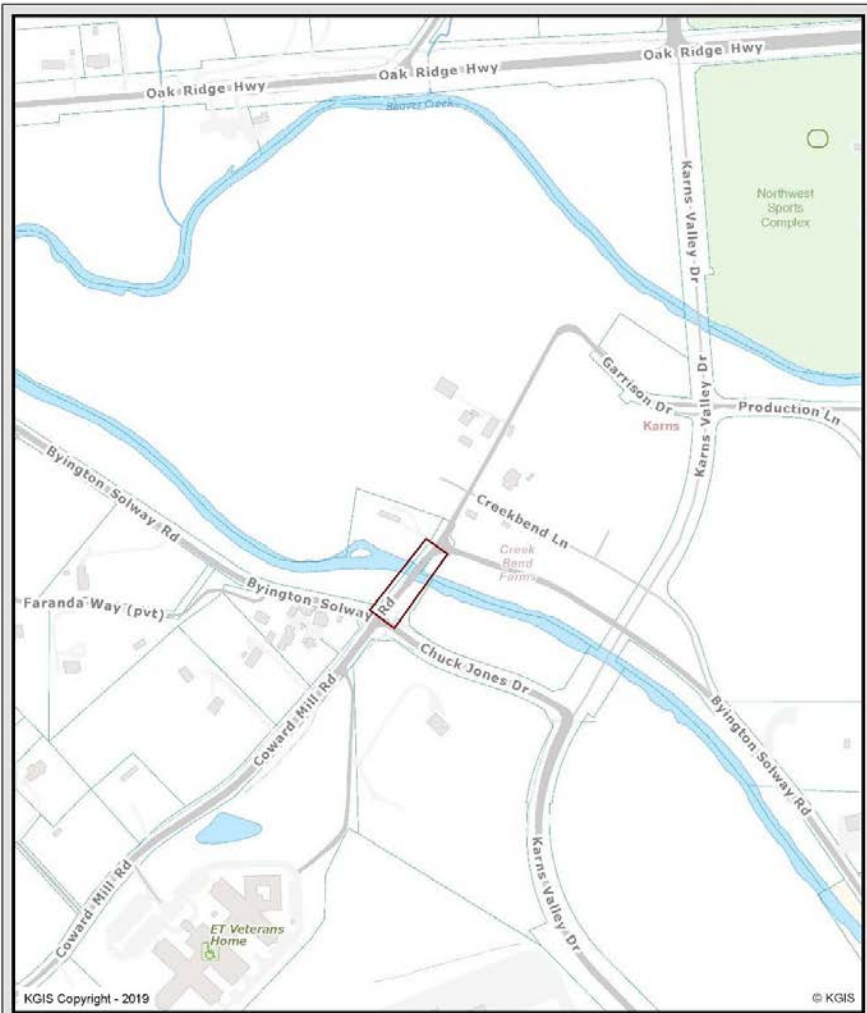
Map No: 90
Jurisdiction: County

0 500
Feet



12-B-19-SNC

Exhibit A. Contextual Images



12-A-19-SNC: Location Map
ROW between 8100 and 8020 West Cliff Drive

Knoxville - Knox County - KUB Geographic Information System

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12-A-19-SNC: Aerial Map
ROW between 8100 and 8020 West Cliff Drive

Knoxville - Knox County - KUB Geographic Information System

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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-B-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 Byington Solway Road was previously closed to permit the new subdivision, Creek Bend Farms.	Note
	A short section of Byington Solway Road exists between its intersection with Garrison Drive and Chuck Jones Drive/Coward Mill Road.	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, one residential address 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



10/25/19
Date Filed

12/12/19 @ 1:30 p.m.
Meeting Date

12-B-19-SNC
File Numbers(s)

APPLICATION CORRESPONDENCE

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

Josh Sanderson
Name

Primos Land Company LLC
Company

4909 Ball Road
Address

Knoxville
City

TN
State

37931
Zip

865-694-7756
Phone

josh@RHSCO.COM
Email

CHANGE REQUEST

STREET NAME	Byington Solway Road 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:	
	Chuck Jones Drive/Coward Mill Road Beginning (From)	Garrison Drive End (To)
	Reason for Proposed Change (Attach separate sheet if needed for explanation) <u>NEW ROAD/INFRASTRUCTURE HAS BEEN installed and the "old" ROW are no longer needed. The "New" Road will be an internal road of a subdivision</u>	
SUBDIVISION NAME	Present Subdivision Name	Proposed Subdivision Name
	General Location:	
	Reason for Proposed Change:	

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:


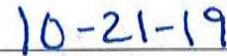
7

FEE 3:

7

TOTAL:

500.00

AUTHORIZATION
Staff Signature
Please Print
Date
Applicant Signature
Please Print
Date



Planning

Byington Solway Road

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.

PRINTED NAME

PHONE

Primos Land Co

38

865-694-7756

I oppose the proposed name change.

PRINTED NAME

PHONE

9032

Marty Pratt

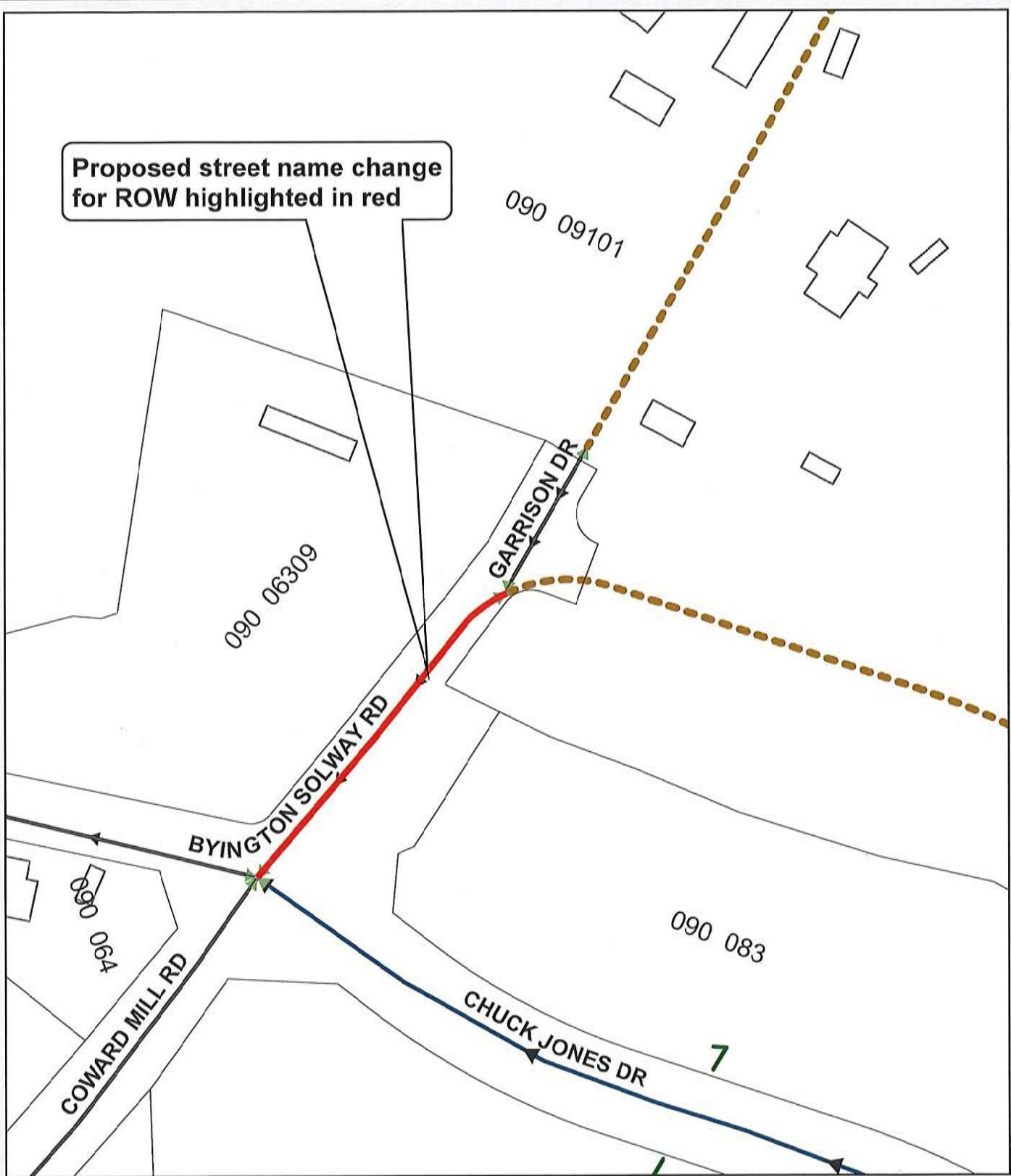
Matty
Parks

4058581

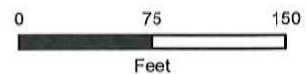
Byán ggyuV

S. D. Wang Rd

Proposed street name change
for ROW highlighted in red



Knoxville - Knox County - KUB
Geographic Information System



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Date: 10/25/2019

Primos Land Co.

Primos Land Company
4909 Ball Road Knoxville TN 37931
865-680-2321

Baccus Family

1331 Old Hickory Blvd Brentwood TN 37027

I am writing to you on behalf of Primos Land Company, a residential land development company that purchase the 60+/- acres adjacent to your land previously owned by Fred Fetzer.

We, Primos, are weeks away from completing a new, residential subdivision on the 60 acres and have been asked by Knox County to ask surrounding residents if they are opposed or support Primos renaming the Byinton Solway Road to Rambling River Road. This name change WILL ONLY APPLY TO THE PORTION OF BYINGTON SOLWAY that crosses the creek. IT WILL NOT CHANGE THE ROAD NAME IN FRONT OF YOUR PROPERTY.

You may or may not have any care to this matter due to the fact the new road name will only apply to the subdivision internal road, but Knox County has made it a requirement for us reach out to you. With that said, attached is a Petition Knox County has asked be circulated to the surrounding residents for their signatures. If you support this action, please sign the attached petition and mail back to me in the "pre-labeled/stamped" envelope.

If you have any questions or concerns, please don't hesitate to call me. Thanks for your consideration

Josh Sanderson
865-680-2321

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.

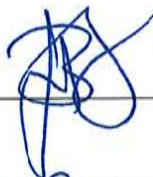
APPEAL PROCESS

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: _____

Jack Sudler

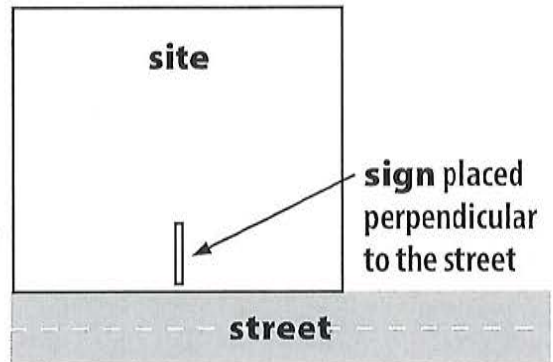
REQUIRED SIGN POSTING AGREEMENT

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: _____

Printed Name: Josh Smith

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

Date: 10-25-19

File Number: 12-B-19-SNC