



# 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

[View map on KGIS](#)

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."

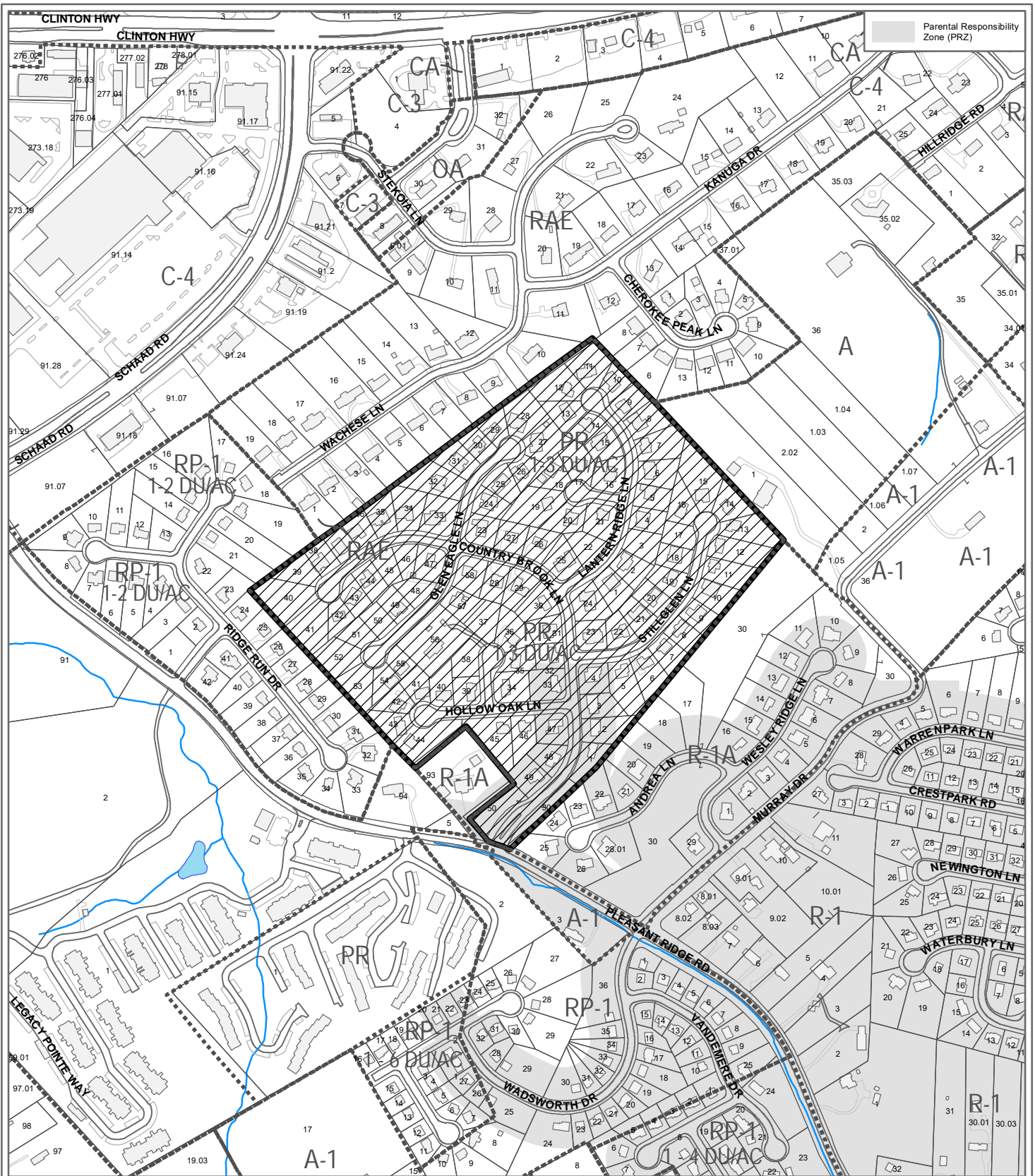
At the time this subdivision was approved for construction, the Knox County Department of Engineering and Public Works would include any bond funding for sidewalks within the bonded amount for streets. The subdivision has been developed without any sidewalks being constructed as required by the Planning 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.



**1-SA-20-C  
CONCEPT PLAN**

Subdivision: Spradlin Place



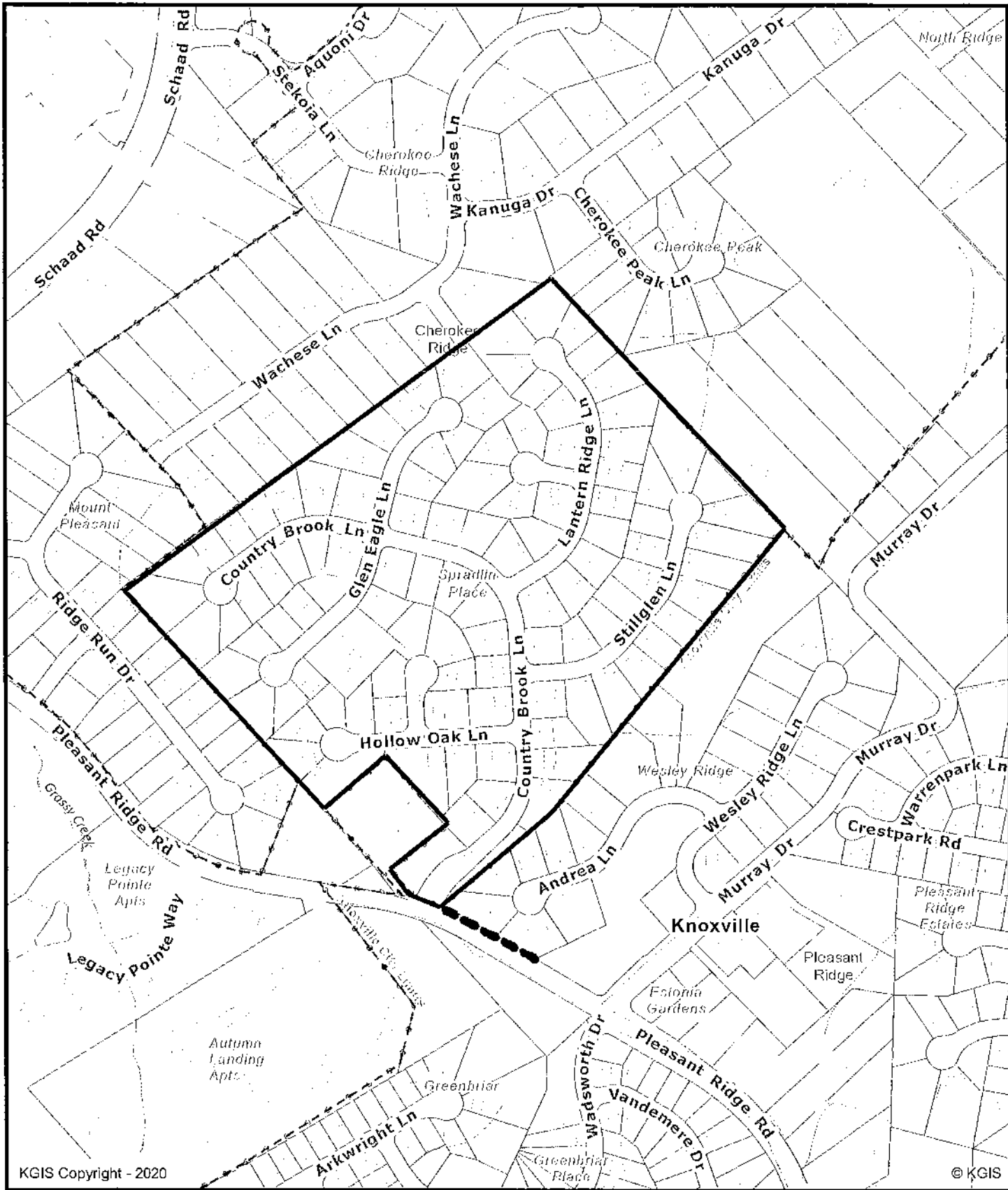
Approval of Concept Plan

Map No: 79

Jurisdiction: County

Original Print Date: 12/18/2019      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





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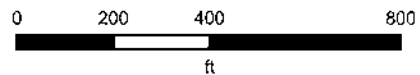
### Spradlin Place Sidewalk Improvement

1-SA-20-C

Knoxville - Knox County - KUB Geographic Information System



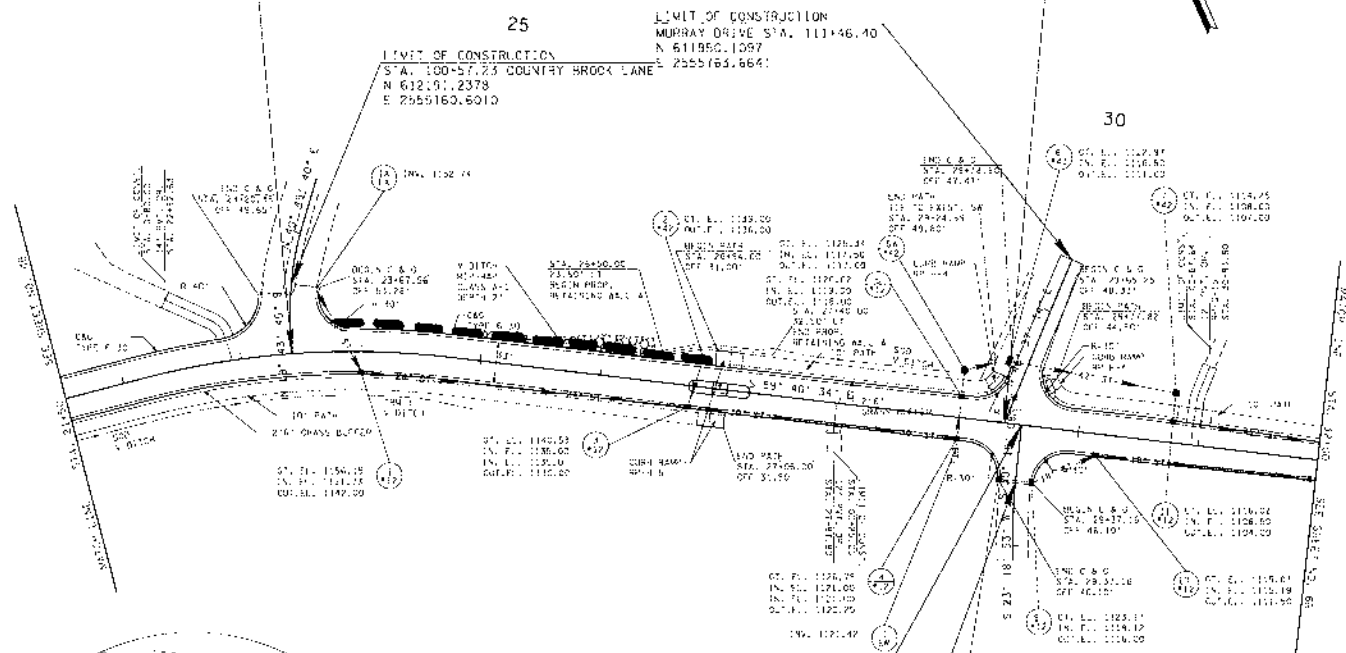
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STA. 23+42.00 PLEASANT RIDGE RD  
 STA. 100+00.00 COUNTRY BROOK LANE  
 N 612138.6560  
 E 2555130.1664

STA. 29+37.42 PLEASANT RIDGE RD  
 STA. 110+00.00 MURRAY DRIVE  
 N 611849.5625  
 E 2555657.2351



25

30

# 1-SA-20-C

--- Sidewalk Improvement Area  
 Revised 3/3/2020

**R.O.W.  
 PLANS**



Design Services  
 For The Road  
 User's Report

- Atlanta
- Birmingham
- Chattanooga
- Cincinnati
- Columbus
- Dallas
- Dayton
- Indianapolis
- Jacksonville
- Knoxville
- Memphis
- Nashville
- Savannah
- Tampa

GRESHAM SMITH

ROADWAY IMPROVEMENTS  
 PLEASANT RIDGE ROAD WIDENING  
 CITY OF ASHVILLE, TENNESSEE

PROJECT NO. 15-001  
 SHEET NO. 15-001-01

PROJENED BY: JAC  
 DATE: 12/15/19

5B

1/20/2020 10:53:44 AM  
 N:\2019\15-001\15-001-01\15-001-01.dwg

COORDINATE VALUES ARE BASED UPON THE  
 2011 DATUM ADJUSTED BY THE FACTOR OF  
 1.000000 AND ARE REFERRED TO THE 2011 DATUM  
 DATUM REFERENCE MARK  
 ALL DIMENSIONS ARE AS SHOWN  
 TO THE 1/8" = 1'-0" SCALE

STA. 23+42.60 PLEASANT RIDGE RD -  
 STA. 100+00.00 COUNTRY BROOK LANE  
 N 612158.6860  
 E 2555138.1664

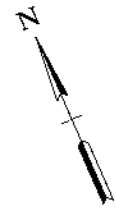
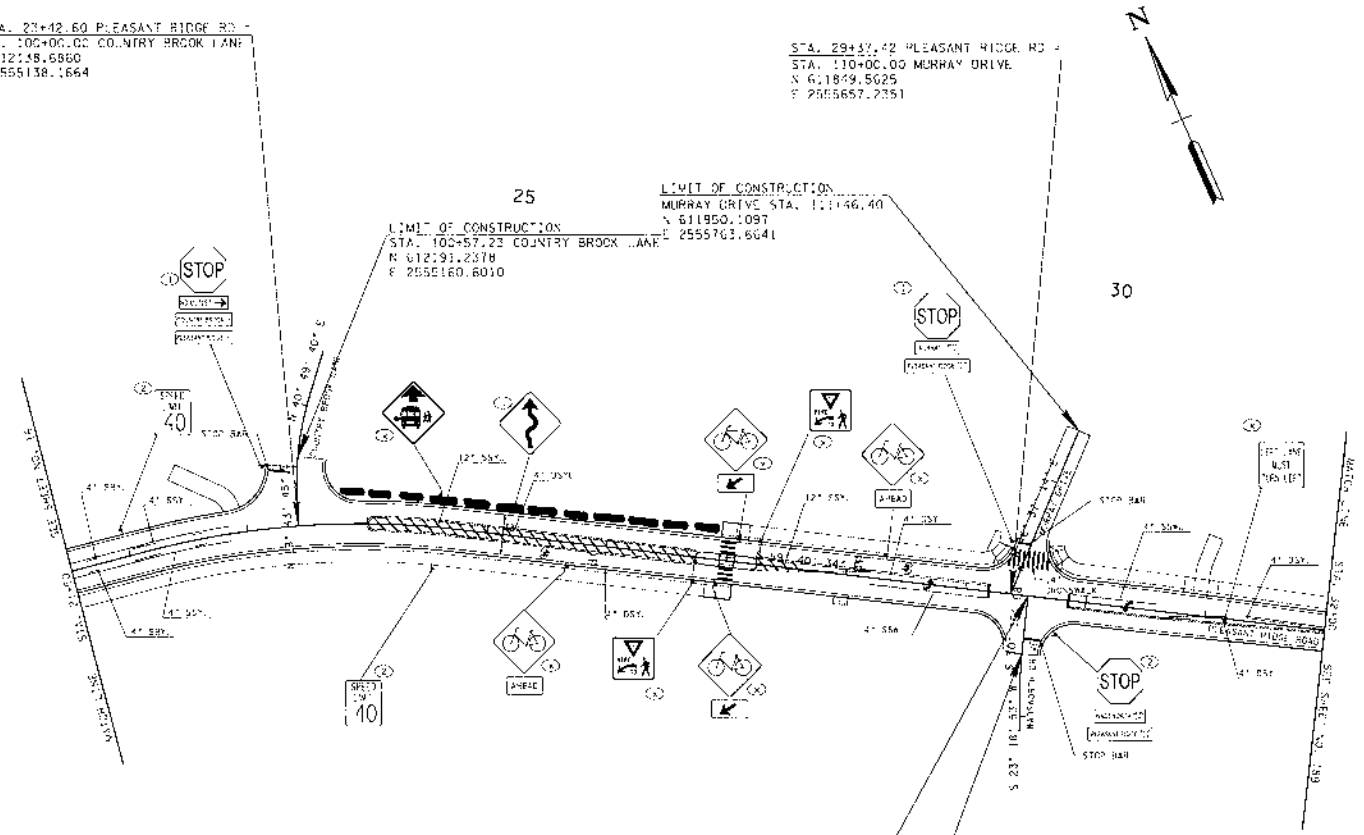
STA. 29+37.42 PLEASANT RIDGE RD -  
 STA. 110+00.00 MURRAY DRIVE  
 N 611849.5025  
 E 2555657.2251

25  
 LIMIT OF CONSTRUCTION  
 MURRAY DRIVE STA. 111+46.40  
 N 611950.1097  
 E 2555761.6041

30  
 LIMIT OF CONSTRUCTION  
 STA. 102+57.23 COUNTRY BROOK LANE  
 N 612191.2378  
 E 2555160.6010

STA. 29+52.06 PLEASANT RIDGE RD -  
 STA. 120+00.00 WADSWORTH DRIVE  
 N 611842.1778  
 E 2555669.8683

LIMIT OF CONSTRUCTION  
 WADSWORTH ROAD STA. 120+45.00  
 N 611800.6118  
 E 2555645.7513



1-SA-20-C

--- Sidewalk Improvement Area  
 Revised: 3/3/2020

R.O.W.  
 PLANS

COORDINATE VALUES ARE BASED UPON THE  
 2011 NAD 83 DATUM. ALL DISTANCES ARE IN FEET AND  
 DECIMALS THEREOF. ALL DISTANCES ARE REFERENCED  
 TO THE CENTERLINE OF THE ROADWAY UNLESS  
 OTHERWISE NOTED.

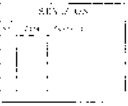


Design Services  
 For the Right  
 Environment

- Atlanta
- Asheville
- Chattanooga
- Columbus
- Dayton
- East Lansing
- Greenville
- Knoxville
- Memphis
- Nashville
- Portland
- Tampa

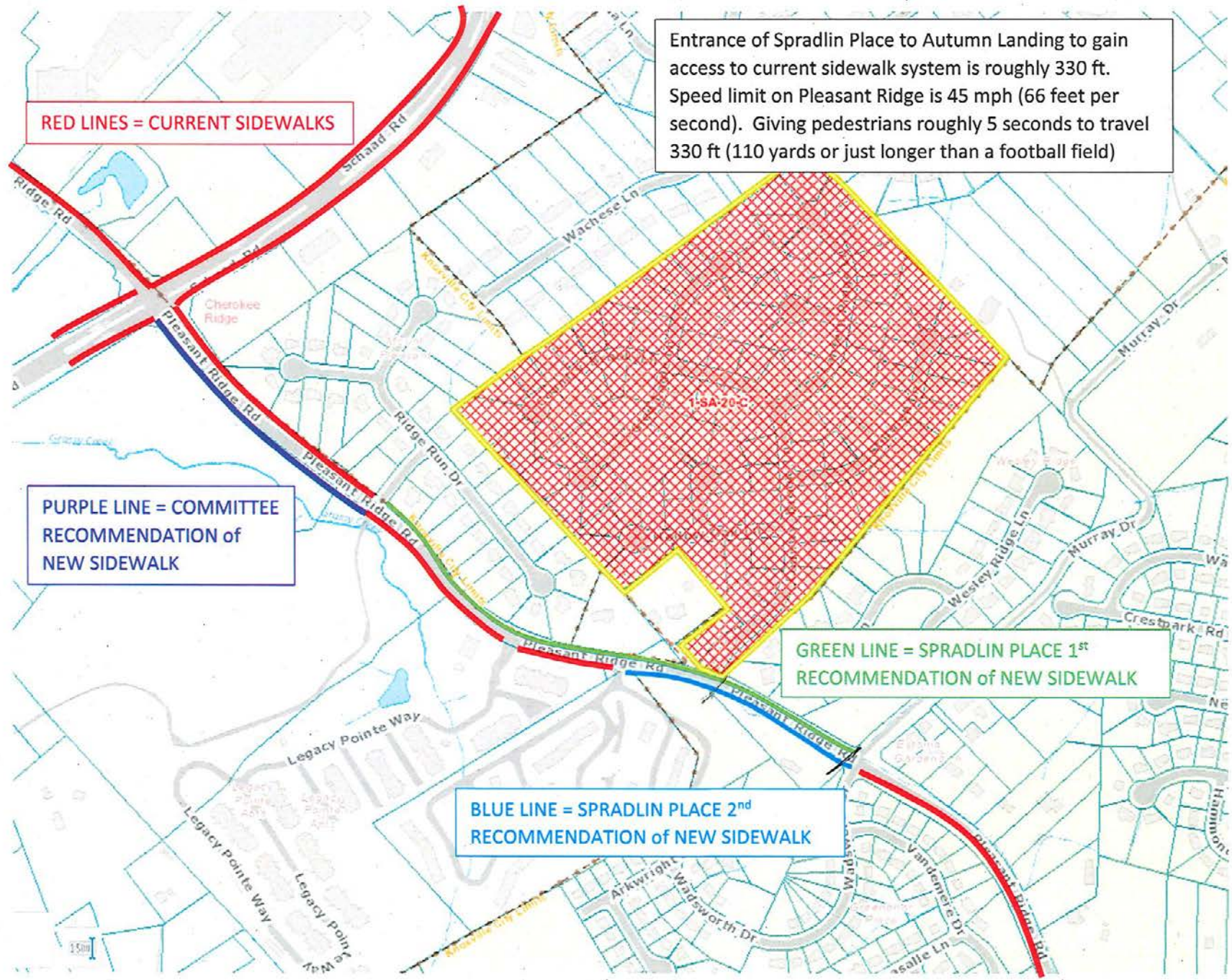
GRESHAM SMITH

ROADWAY IMPROVEMENTS  
 PLEASANT RIDGE ROAD WIDENING  
 CITY OF KNOXVILLE, TENNESSEE



ISSUED AND REVISIONS  
 SHEET NO. 16A

16A



Item 18

1-5A-20-C

1-9-2020





# DEVELOPMENT REQUEST

## DEVELOPMENT

- Development Plan
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

Applicant Spradlin Price to Terry Wear

Date filed 11/8/19 Meeting Date (if applicable) 1/9/20 File Number(s) 1-5A-20-C

## CORRESPONDENCE

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

- Applicant  Owner  Option Holder  Project Surveyor  Engineer  Architect/Landscape Architect

Name Attorney John K. King Lewis Thomason  
 Company  
 Address P.O. Box 2435 Knoxville Tn ~~3701~~ 37901  
 City State Zip  
 Phone 865-546-4646 Email jking@lewisthomason.com

## CURRENT PROPERTY INFO

*Spradlin Place Subdivision*





Owner Name (if different) Terry Wear Owner Address 9723 W. Emory Rd. Owner Phone 368-1259  
(079DF050) Knoxville TN 37931 050  
 Property Address 2225 Country Brook Ln Parcel ID 079DF001 - 079DF058 049  
079DG058001-058  
 General Location N/6 Pleasant Ridge Rd N/W of Murray Dr. Tract Size 41.4 ac +/-  
 Jurisdiction (specify district above)  City  County Zoning District Northwest City PR 1-3 d/a/c  
 Planning Sector Northwest City Sector Plan Land Use Classification LDR Growth Policy Plan Designation Planned  
 Existing Land Use Residential Development Septic (Y/N) N Sewer Provider KUB Water Provider KUB

# REQUEST

|             |   |  |                                     |
|-------------|---|--|-------------------------------------|
| DEVELOPMENT | <input checked="" type="checkbox"/> Development Plan  | <input type="checkbox"/> Use on Review / Special Use |                                     |
|             | <input type="checkbox"/> Residential  | <input type="checkbox"/> Non-Residential             |                                     |
| SUBDIVISION | <input type="checkbox"/> Home Occupation (specify): _____   |  |                                     |
|             | <input type="checkbox"/> Other (specify): <u>Plan submitted to remove sidewalks as they cannot be built to ADA Standards; <del>_____</del> county engineering is aware of this problem.</u> |  |                                     |
|             | <input type="checkbox"/> Proposed Subdivision Name  | Unit / Phase Number                                  |                                     |
|             | <input type="checkbox"/> Parcel Change  |  |                                     |
| ZONING      | <input type="checkbox"/> Combine Parcels  | <input type="checkbox"/> Divide Parcel               | Total Number of Lots Created: _____ |
|             | <input type="checkbox"/> Other (specify): _____   |  |                                     |
|             | <input type="checkbox"/> Attachments / Additional Requirements  |  |                                     |
|             | <input type="checkbox"/> Zoning Change:   | Proposed Zoning                                      |                                     |
|             | <input type="checkbox"/> Plan Amendment Change:   | Proposed Plan Designation(s)                         |                                     |
|             | <input type="checkbox"/> Proposed Property Use (specify)  | Proposed Density (units/acre)                        | Previous Rezoning Requests          |
|             | <input type="checkbox"/> Other (specify): _____   |  |                                     |

|                |   |  |  |        |                     |        |
|----------------|---|--|--|--------|---------------------|--------|
| STAFF USE ONLY | <b>PLAT TYPE</b>                              | <input type="checkbox"/> Staff Review                                | <input type="checkbox"/> Planning Commission                             | FEE 1: |                     | TOTAL: |
|                | <b>ATTACHMENTS</b>                            | <input type="checkbox"/> Property Owners / Option Holders            | <input type="checkbox"/> Variance Request                                | FEE 2: | 500.00              |        |
|                | <b>ADDITIONAL REQUIREMENTS</b>                | <input type="checkbox"/> Design Plan Certification (Final Plat only) | <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) | FEE 3: | <del>500.00</del> 0 |        |
|                | <input type="checkbox"/> Traffic Impact Study |  |  |        | 0                   | 500.00 |

## AUTHORIZATION

|   |   |                |
|---|---|----------------|
|   |  | <u>11/8/19</u> |
| Staff Signature   | Please Print  | Date           |
|  |  | <u>11-8-19</u> |
| Applicant Signature   | Please Print  | Date           |

# 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](mailto:addressing@knoxplanning.org)  
Web: [www.knoxplanning.org/addressing](http://www.knoxplanning.org/addressing)

## APPLICANT INFORMATION

|                                      |   |
|--------------------------------------|---|
| Applicant Name: <b>Donna Hill</b>    | Company: <b>Knox Planning</b>             |
| Primary Phone: <b>865.215.2500</b>   | Fax: <b>865.215.2237</b>                  |
| Secondary Phone: <b>865.215.3872</b> | Email: <b>donna.hill@knoxplanning.org</b> |

## SITE INFORMATION

### ADDRESS INFORMATION

|                                  |            |
|----------------------------------|------------|
| Address Type: <b>COMMON AREA</b> | Site Name: |
|----------------------------------|------------|

### PARCEL INFORMATION

| Map Number: | Parcel Insert: | Parcel Group: | Parcel:   | Full Parcel ID: | Owner:  |
|-------------|----------------|---------------|-----------|-----------------|---|
| <b>79</b>   | <b>D</b>       | <b>F</b>      | <b>50</b> | <b>079DF050</b> | <b>SPADLIN PLACE HOMEOWNERS ASSOCIATION INC</b> |

### SUBDIVISION INFORMATION

|  |       |                   |
|--|-------|-------------------|
| Subdivision Name: <b>SPRADLIN PLACE UNIT 1 COMMON AREA</b> | Unit: | Phase:            |
| Block:   | Lot:  | Scanned Site Plan |

Comments:

## CERTIFIED ADDRESS

|                 |                         |                 |
|-----------------|-------------------------|-----------------|
| Address Number: | Street Name:            | Unit/Suite/Apt: |
| <b>2225</b>     | <b>COUNTRY BROOK LN</b> |                 |

Certified By: **Donna Hill**  
Phone: **(865) 215-3872** Certificate Date: **11/26/2019 4:22:32 PM** Certificate Number: **71518**

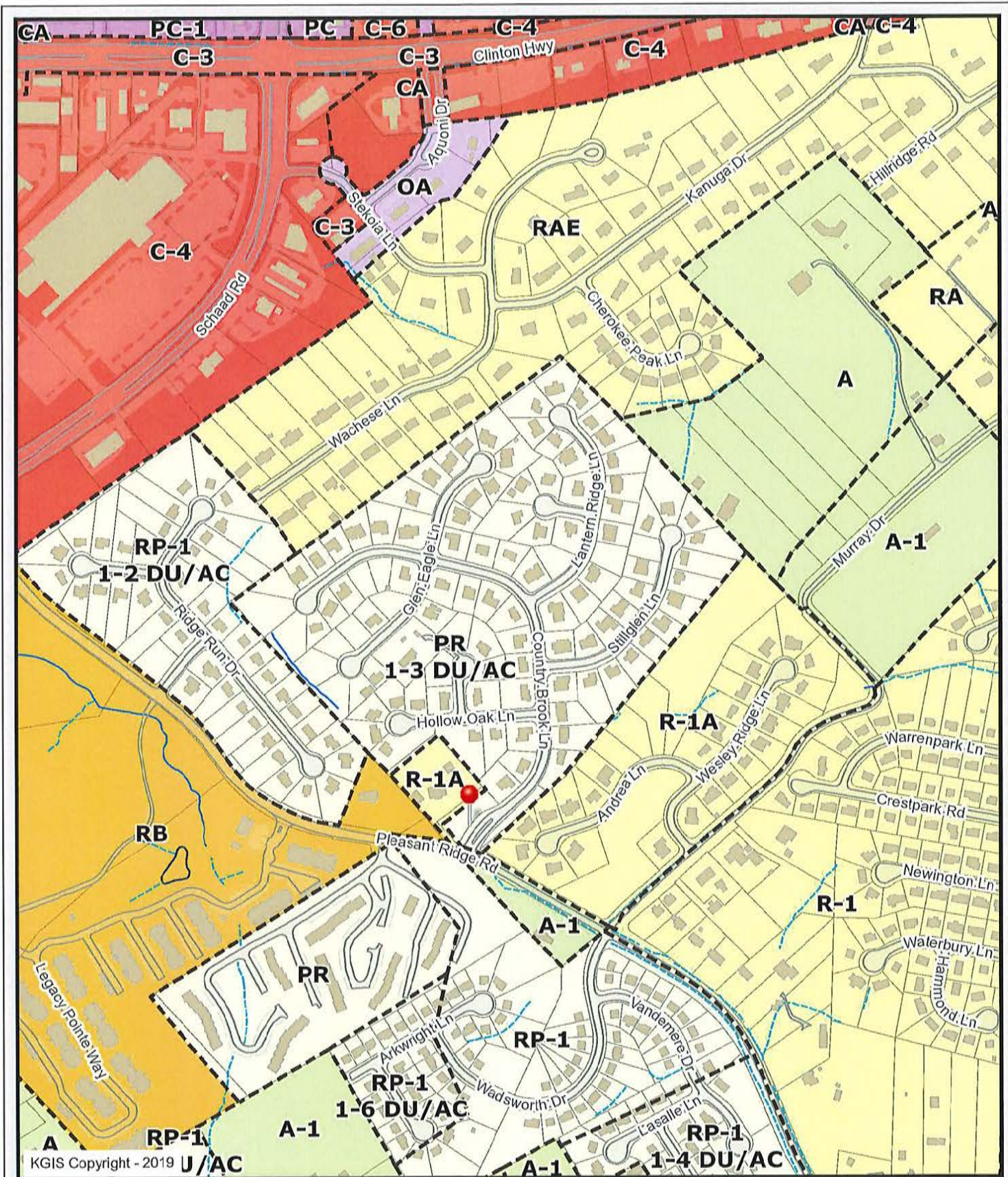
*MPC reserves the right to modify an address as new information comes to our attention from E-911, site plan submissions, plat revisions, street name changes, field reviews, or other sources.*

*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.*



*Donna Hill*

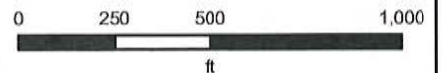


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### Letter Portrait



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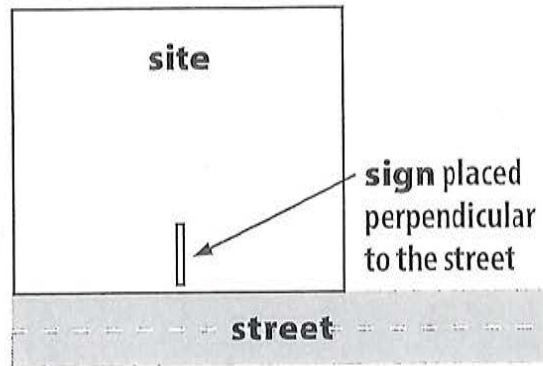
## REQUIRED SIGN POSTING AGREEMENT

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 K. King*

Printed Name: John K King

Phone: 865-546-4646 Email: jking@lewis-thomason.com

Date: 11-8-19

File Number: 1-SA-20-C