

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 1-SA-20-C                      Related File Number:  
Application Filed: 11/8/2019              Date of Revision:  
Applicant: TERRY WEAR SPRADLIN PLACE, LLC /

## PROPERTY INFORMATION

General Location: North side of Pleasant Ridge Road, northwest of Murray Drive.  
Other Parcel Info.:  
Tax ID Number: 79 D F 001-050 & OTHER: 079DG001-058                      Jurisdiction: County  
Size of Tract: 41.4 acres  
Accessibility: Access is via Pleasant Ridge Rd., a minor arterial street with a 21' pavement width within a 50'-60' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Residential Subdivision  
Surrounding Land Use: 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)  
Proposed Use: Request to remove a condition of the concept plan approval.                      Density:  
Sector Plan: Northwest City                      Sector Plan Designation:  
Growth Policy Plan: Urban Growth Area (Outside City Limits)  
Neighborhood Context:

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2225 Country Brook Ln.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Spradlin Place  
No. of Lots Proposed: 0                      No. of Lots Approved: 0  
Variances Requested: NA  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Tom Brechko

**Staff Recomm. (Abbr.):** DENY the applicants request to eliminate the sidewalk requirement condition of the concept plan approval.

APPROVE the following revised sidewalk condition.

**Staff Recomm. (Full):** 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.

**Action:** Approved **Meeting Date:** 3/12/2020

**Details of Action:**

**Summary of Action:** DENY the applicants request to eliminate the sidewalk requirement condition of the concept plan approval.  
APPROVE the following revised sidewalk 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.

**Date of Approval:** 3/12/2020 **Date of Denial:** **Postponements:**  
**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Chancery Court  
**Date of Legislative Action:** **Date of Legislative Action, Second Reading:**  
**Ordinance Number:** **Other Ordinance Number References:**  
**Disposition of Case:** **Disposition of Case, Second Reading:**  
**If "Other":** **If "Other":**  
**Amendments:** **Amendments:**  
**Date of Legislative Appeal:** **Effective Date of Ordinance:**