

## KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **FILE #:** 12-K-18-UR

**AGENDA ITEM #:** 56

**AGENDA DATE:** 12/13/2018

► **APPLICANT:** CANTRELL ENGINEERING & SURVEYING LLC

OWNER(S): Black Oak Heights Baptist Church

TAX ID NUMBER: 68 F A 021

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 405 Black Oak Dr

► **LOCATION:** Northwest side of Black Oak Dr., west end of Third Ln.

► **APPX. SIZE OF TRACT:** 6.46 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Black Oak Dr., a local street with a 19' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

► **ZONING:** R-1 (Low Density Residential)

► **EXISTING LAND USE:** Church

► **PROPOSED USE:** Church Parking Lot Expansion

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences - R-1 (Low Density Residential)

South: Residences - R-1 (Low Density Residential)

East: Residences - R-1 (Low Density Residential)

West: Residences - R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: The site is located in an established residential neighborhood that was developed under R-1 (Low Density Residential) zoning.

### STAFF RECOMMENDATION:

► **POSTPONE** the Use on Review application until the February 14 2019 MPC meeting as requested by the applicant.

The applicant has requested the postponement to allow time to address comments from staff and to obtain variance approvals from the Knoxville Board of Zoning Appeals.

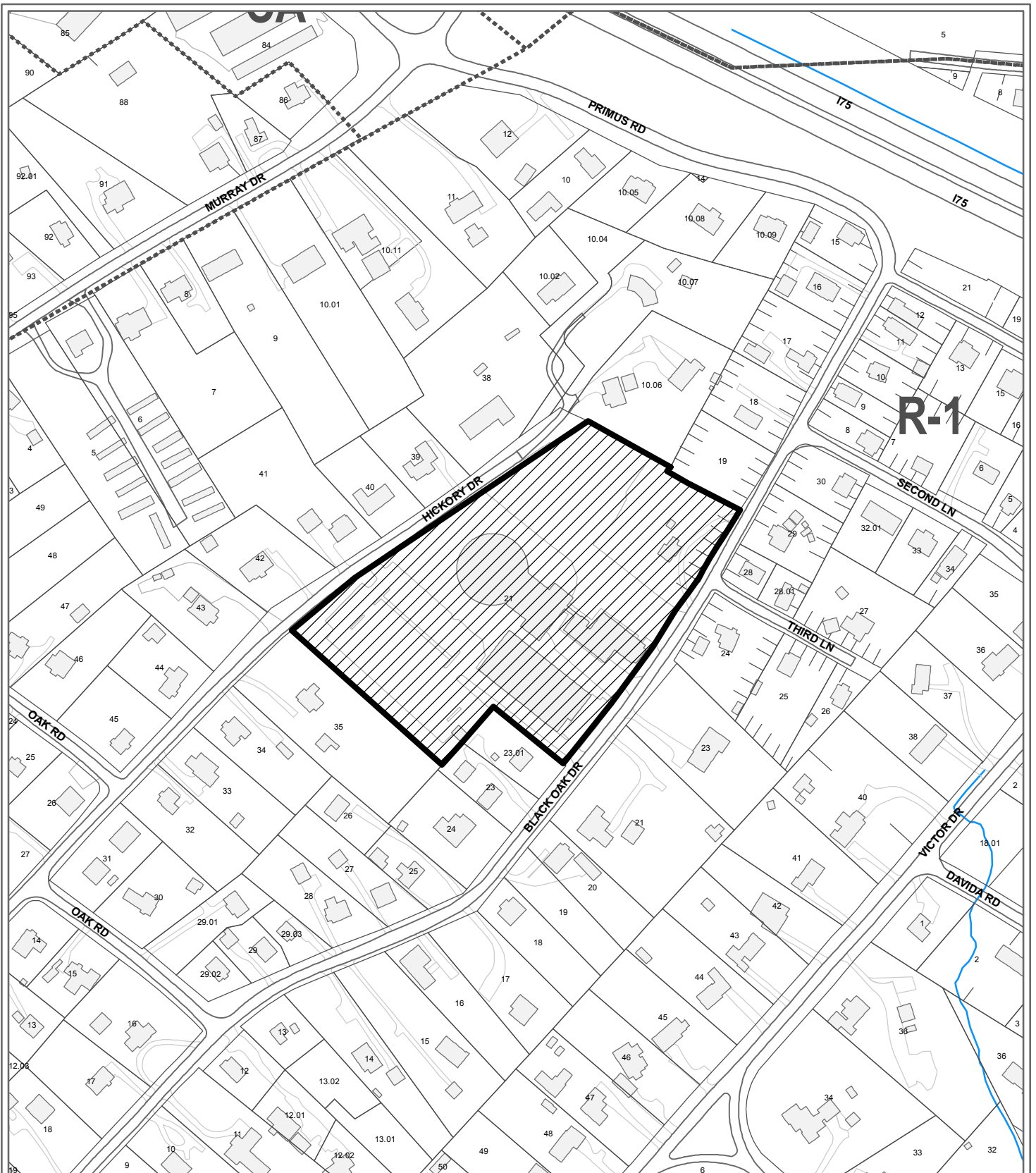
### COMMENTS:

The applicant is proposing to expand the existing parking lot for the Black Oak Heights Baptist Church with a net increase of 48 parking spaces. The parking lot addition is located along the Black Oak Dr. street frontage.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**12-K-18-UR  
USE ON REVIEW**



Church Parking Lot Expansion in R-1 (Low Density Residential)

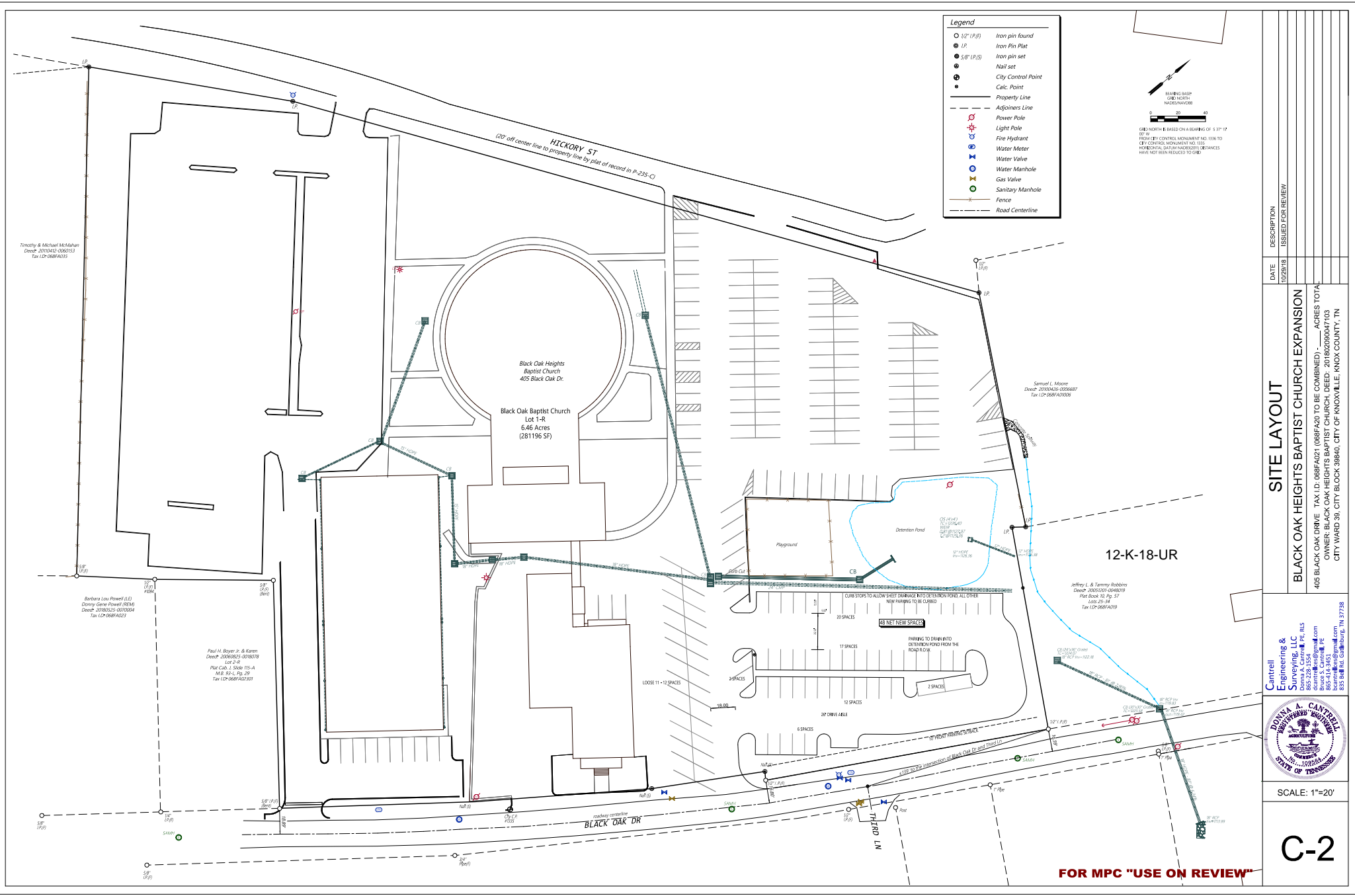
Original Print Date: 11/15/2018 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Cantrell Engineering & Surveying LLC

Map No: 68  
Jurisdiction: City

0 250  
Feet





- Legend**
- 1/2" (P.F.)
  - I.P.
  - 5/8" (P.S.)
  - Nail set
  - City Control Point
  - Calc. Point
  - Property Line
  - Adjoiners Line
  - ♂ Power Pole
  - ⚡ Light Pole
  - ⚡ Fire Hydrant
  - ⚡ Water Meter
  - ⚡ Water Valve
  - ⚡ Water Manhole
  - ⚡ Gas Valve
  - ⚡ Sanitary Manhole
  - Fence
  - Road Centerline

BEARING BASED  
ON 1/2" NORTH  
MAGNETIC VARIATION

0 30 60

GRID NORTH IS BASED ON A BEARING OF 5.37° 17'  
10° W  
FROM CITY CONTROL MONUMENT NO. 1336 TO  
CITY CONTROL MONUMENT NO. 1333  
HORIZONTAL DATUM AND ELEVATION DISTANCES  
HAVE NOT BEEN REDUCED TO GRID

DATE	DESCRIPTION
10/26/18	ISSUED FOR REVIEW
<b>SITE LAYOUT</b>	
<b>BLACK OAK HEIGHTS BAPTIST CHURCH EXPANSION</b>	
405 BLACK OAK DRIVE TAX I.D. 068FA021 (068FA20 TO BE COMBINED) - ACRES TOTAL	
OWNER: BLACK OAK HEIGHTS BAPTIST CHURCH, DEED: 201802090047103	
CITY WARD 39, CITY BLOCK 3840, CITY OF KNOXVILLE, KNOX COUNTY, TN	
<b>Cantrill Engineering &amp; Surveying, LLC</b> Donna A. Cantrill, P.E., RLS dcantrill@cantrill-engineering.com 865-413-3451 bcantrill@cantrill-engineering.com 865-413-3451	
	
SCALE: 1"=20'	
<b>C-2</b>	

FOR MPC "USE ON REVIEW"



12-K-18-UR\_PP\_12-13-18



Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

## Request to Postpone • Table • Withdraw

Name of Applicant: Cantrell Engineering & Surveying LLC  
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 12-K-18-UR

Date Scheduled for MPC Review: December 13, 2018

Date Request Filed: 11-27-2018 Request Accepted by: Thomas Brubaker

### REQUEST

☒ **Postpone**

Please postpone the above application(s) until

February 14, 2019

DATE OF FUTURE MPC PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

### State reason for request:

New BZA approval needed for  
parking buffer from 25' off P/L  
to 10' off P/L

**Eligible for Fee Refund?** ☐ Yes ☐ No

Amount: \_\_\_\_\_

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

### APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Donna A. Cantrell

PLEASE PRINT

Name: Donna A. Cantrell

Address: 835 Bell Rd

City: Gatlinburg State: TN Zip: 37738

Telephone: 865-228-1554

Fax: \_\_\_\_\_

E-mail: dcantrellces@gmail.com

### PLEASE NOTE

Consistent with the guidelines set forth in MPC's  
*Administrative Rules and Procedures:*

### POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

### TABLINGS

Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

### WITHDRAWALS

Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.

# M P C

METROPOLITAN  
PLANNING  
COMMISSION

TENNESSEE

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

## ☒ Use on Review ☐ Development Plan

Name of Applicant: Cantrell Engineering & Surveying LLCDate Filed: 10-29-18 Meeting Date: 12-13-18Application Accepted by: Mike Reynolds

Fee Amount: \_\_\_\_\_ File Number: Development Plan \_\_\_\_\_

Fee Amount: \$450.<sup>00</sup> File Number: Use on Review 12-K-18-UR

### PROPERTY INFORMATION

Address: 405 Black Oak Dr.General Location: ~~6.46~~  
City Block 39860Tract Size: 6.46 Ac No. of Units: 1Zoning District: R-1Existing Land Use: ChurchPlanning Sector: NW CitySector Plan Proposed Land Use Classification:  
CI and LDRGrowth Policy Plan Designation: Inside cityCensus Tract: 48Traffic Zone: 207Parcel ID Number(s): 068FA021Jurisdiction: ☒ City Council 5 District☐ County Commission \_\_\_\_\_ District

### PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT  
Name: Black Oak Heights Church <sup>Baptist</sup>Company: c/o David HarrellAddress: 405 Black Oak DrCity: Knoxville State: TN Zip: 37921Telephone: 865-755-1767

Fax: \_\_\_\_\_

E-mail: dtharrell@vaughn-melton.com

### APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT  
Name: see below

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### APPROVAL REQUESTED

☐ Development Plan: Residential ☒ Non-Residential☐ Home Occupation (Specify Occupation)  
\_\_\_\_\_  
\_\_\_\_\_☒ Other (Be Specific)

To allow for Church  
Parking lot expansion of  
approx. 48+ spaces in an  
R-1 zone.

### APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL  
property owners involved in this request or holders of option on  
same, whose signatures are included on the back of this form.Signature: Donna A. CantrellPLEASE PRINT  
Name: Donna A. CantrellCompany: Cantrell Engineering & SurveyingAddress: 835 Bell RdCity: Gatlinburg State: TN Zip: 37738Telephone: 865-228-1554E-mail: dcantrellces@gmail.com

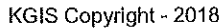
## SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	•	City	•	State	•	Zip	Owner	Option
------	---------	---	------	---	-------	---	-----	-------	--------

Black Oak Heights Baptist Church	405 Black Oak Dr.		Knoxville		TN			<input checked="" type="checkbox"/>	
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A horizontal number line is shown with tick marks at 0, 100, 200, and 400. The segment between 100 and 200 is shaded with a stippled pattern. Below the number line, the unit "ft" is indicated.

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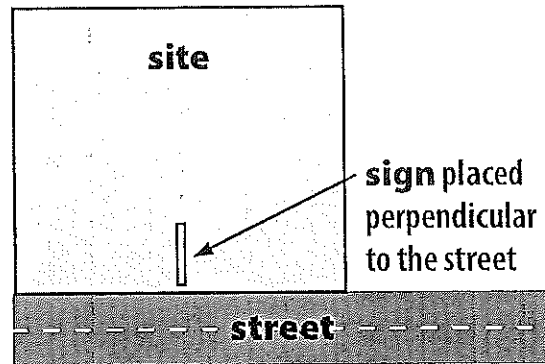
## REQUIRED SIGN POSTING AGREEMENT

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 MPC Administrative Rules and Procedures.

At the time of application, MPC 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 MPC 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. MPC 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 MPC 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 MPC 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:

November 28, 2018 and December 14, 2018  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Donna A Cantrell

Printed Name: Donna A. Cantrell

Phone: 865-228-1554 Email: dcantrellces@gmail.com

Date: 10-29-18

MPC File Number: 12-K-18-UR