

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 STREET/ROAD NAME CHANGE**

▶ **FILE #:** 5-A-18-SNC

**AGENDA ITEM #:** 6

**AGENDA DATE:** 5/10/2018

▶ **APPLICANT:** EVANS KARIUKI

TAX ID NUMBER: 94 J M 033

[View map on KGIS](#)

JURISDICTION: City Council District 6

▶ **CHANGE REQUESTED FROM:** Brandau St  
 (present street name)

▶ **TO:** 'James H. Davis Dr'  
 (proposed street name)

▶ **LOCATION:** Between Knoxville College Drive and Monroe Senter Street

SECTOR PLAN: Central City

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

ZONING: TND-1 (Traditional Neighborhood Development)

▶ **APPLICANT'S REASON  
 FOR CHANGE:**

**Dr. James H, Davis impacted many lives as Pastor of a ministry with two locations in Knoxville. He was instrumental in many outreach efforts, community development and gang remediation. He was one of the leaders who went to the White House on behalf of the Empowerment Zone, with the purpose of obtaining funding for Knoxville. The effort led to the redevelopment of the Mechanicsville Community where Brandau**

**STAFF RECOMMENDATION:**

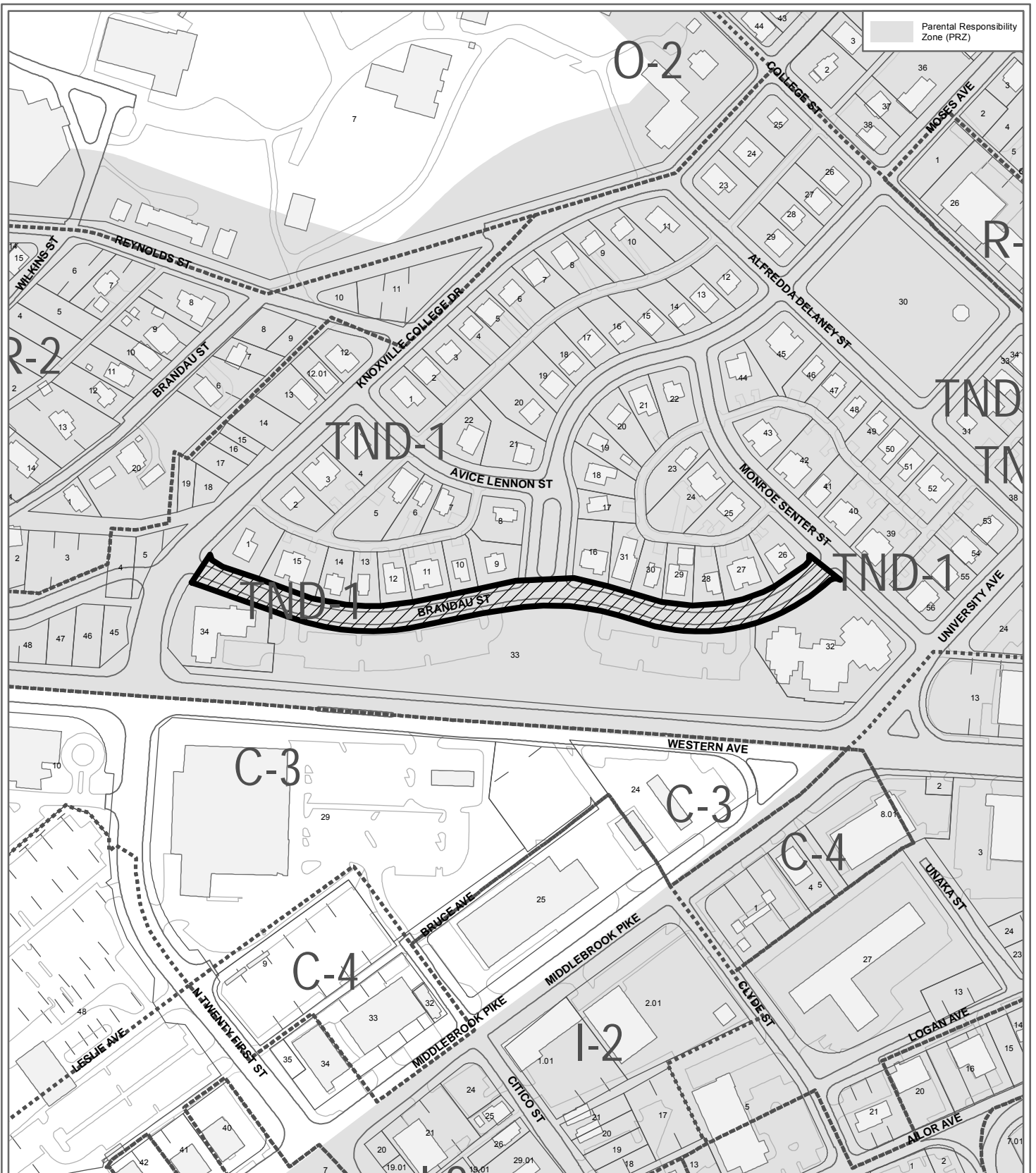
▶ **RECOMMEND that City Council APPROVE the street name 'James Davis Drive'. (Applicant requested James H. Davis Dr.)**

The applicant has provided signatures from adjacent property owners, all indicating agreement with the proposed name change. As recommended, the street name is not a duplication and meets all requirements of the Knox County Street Naming and Addressing Ordinance. The applicant requested James H. Davis Dr., but the inclusion of the middle initial does not meet the requirements of the Knox County Street Naming and Addressing Ordinance.

**COMMENTS:**

Staff has received no objections to the renaming of this street, and, as recommended, it meets all requirements of the "Addressing Guidelines and Procedures" section of MPC's Administrative Rules and Procedures. The applicant has signatures from adjacent property owners indicating agreement with the proposed street name change and staff has not heard from any neighborhood opposition. Several addresses along the north side of Brandau St. will change as a result of the renaming of this street.

If approved, this item will be forwarded to Knoxville City Council for action on 6/5/2018 and 6/19/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**5-A-18-SNC  
REZONING**

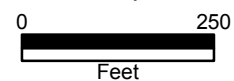
From: Brandau Street  
To: James H Davis Drive



Petitioner: Kariuki, Evans

Map No: 94

Jurisdiction: City



Original Print Date: 4/16/2018 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



## Street Name and Subdivision Name Review

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.

Visit our website [www.knoxmpc.org](http://www.knoxmpc.org) for a list of existing and available street names  
 Plats **MUST** be signed before plat is certified for recording. We can sign-off before or after the MPC meeting.  
 Corrections **MUST** be made before addressing staff can sign-off on the subdivision plat.

Concept	Final	Use on Review	Variance	Exempt Plat	Administrative Plat	Planner in Charge	Mike Bruesseau
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Date Submitted To Addressing Dept. for Review	23Mar18	Owner Developer Applicant	Evans Kariuki	Surveyor Architect Engineer Applicant	N/A	Phone	865.971.1988
Subdivision Name (MPC File #)	Street Name Change 5-A-18-SNC			Unit or Phase		Fax Email	865.637.0560
Proposed Subdivision Name Proposed Street Name Existing Street Name	<ol style="list-style-type: none"> <li>1. Duplication / Phonetic</li> <li>2. Existing Road</li> <li>3. Needs Correction</li> <li>4. Does not conform to Addressing Regulations</li> </ol>		Results of Review 5-A-18-SNC			Date proposed street and/or subdivision name added to reserve file	Approved Denied Pending correction
James H Davis	4		References to single alphabetic characters as a part of a base name are prohibited. Suggest modification.				Pending
			<b>Administrative Rules and Procedures Section 6-2-1</b>				
			Road type would be "Drive" or "Avenue"				Pending
			James Davis on reserve. Our addressing data base will not allow addressing staff to input a prohibited use.			10Apr18	Pending

\*MPC reserves the right to modify these comments as new information comes to our attention from field review and/or requirements from other government review agencies.

Contact Us: addressing@knoxmpc.org fax: 215.2237					Reviewed by	Donna Hill 865.215.3872 donna.hill@knoxmpc.org	Date Completed	10Apr18
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- e. References to a number as part of the Base Name are prohibited.  
Examples: 10, Ten, First, Tenth
- f. Road Types (as outlined in Section 4 of the "Uniform Street Naming and Addressing System Ordinance") shall not be used as a part of the Base Name.  
Examples: Avenue, Boulevard, Circle, Court, Drive, Highway, Lane, Parkway, Pike, Road, Street, Way.
- g. Abbreviations of words or of personal names, such as initials, are prohibited as part of the Base Name. Prohibited examples include: "Salem Sch Road", "Salem Ch Road", "Gov John Sevier Highway", "JR Lane", "St Edward Pike".
- h. Street names derived by linking portions of personal names together that do not form a recognizable word as found in a standard dictionary are prohibited.

Examples: Tompat, Kaydee, Bartlebe, Kaymeg, Anderkenn, Delegal

All forms of punctuation as part of the Base Name are prohibited.

**Prohibited Usage**

Martin-Woodson Road  
O'Malley's Street  
St. John's Avenue

**Acceptable Usage**

Martin Woodson Road  
O Malleys Street  
Saint Johns Avenue

- i. References to single alphabetic characters, such as "K", as a part of the Base Name are prohibited. Examples of prohibited usage includes: "A Drive", "Duncan B Road", "V Walker Lane".

Special exceptions may be allowed for names such as "O Malleys Road" or "Man O War Street", where the single letters are due to lack of punctuation.

- j. The word "Private" shall not be used as a part of the Base Name.

Example: Elm Private Drive

- k. Foreign language names can be used as a street name if they are easily pronounced, do not sound like a previously assigned street name, and have been reviewed and approved by MPC and E-911 staff.

**Prohibited Usage**

Magdos  
Randelli  
Ocyllana

**Acceptable Usage**

Casa Grande  
Belle Capri  
Mona Lisa

5-A-18-SNC  
11 Apr 18

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

# STREET NAME CHANGE

Jurisdiction:  City 6<sup>th</sup> Councilmanic District  County \_\_\_\_\_ Commission District

Date Filed: 3/23/2018 Fee Paid: 500.00 File Number: EA-18-SNC

Map Number: 094  City  County Sector: Central City

Name of Applicant: Evans Kariuki

### INFORMATION:

Present Street Name: Brandau St

Proposed Street Name: James H Davis

### Location of Street or Portion of Street proposed for change:

Beginning of Change: (From) Monroe Senter St

End of Change: (To) Knoxville College DR

Reason for Proposed Change: Dr. James H. Davis impacted many lives as Pastor of a ministry with two locations in Knoxville. He was instrumental in many outreach efforts, community development, and gang remediation. He was one of the leaders who went to the White House on behalf of the Empowerment Zone, with the purpose of obtaining funding for Knoxville. This effort led to redevelopment of The Mechanicsville Community where Brandau Street is located.



### PLANNING COMMISSION POLICY REQUIRES THAT:

1. All affected property owners and tenants be given an opportunity to express their opinion concerning a street name change.
2. The opinions expressed be filed with and become a part of the application for change.

The Street Name Change Canvass Form (on the back of this form), must be completed before the application can be accepted.

### ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

Evans Kariuki Eternal Life Harvest Center 37927  
P.O. Box 3098, Knoxville, TN 865-971-1988 865-637-6560  
 Name: (Print)      Address      •      City      •      State      •      Zip      •      Phone      •      Fax

### AUTHORIZATION OF APPLICATION:

I hereby certify that I am the authorized applicant. ALL property owners and tenants affected by this request have been canvassed and have signed on the back of this form.

Signature: [Signature]

Senior Pastor  
Evans Kariuki P.O. Box 3098, Knoxville, TN 37927 865-971-1988 865-637-6560  
 Name: (Print)      Address      •      City      •      State      •      Zip      •      Phone      •      Fax

APPLICATION ACCEPTED BY: [Signature]

• STREET NAME CHANGE CANVASS FORM •

Page \_\_\_\_\_ of \_\_\_\_\_

I (We) plan to file a request with the Metropolitan Planning Commission to change the name of the street.  
 I (We) understand that our address will change when this street name is changed.

Present Street Name: Brandau ST

Proposed Street Name: James H Davis "Drive" or "Avenue"

This is your opportunity to express your opinion about the proposed street name change.

ADDRESS	SIGNATURE	OWNER		TENANT	
		Agree	Disagree	Agree	Disagree
2004 Brandau St	H. Russell Jones	✓			
2000 Brandau St	Anthony Hamilton	⊗		✓	
1934 Brandau St.	Sharon Glou	✓			
1934 Brandau	Cyelia Nelson	✓		✓	
1920 Brandau St	Ed King			✓	
1920 Brandau St	Keith Ayers			✓	
1912 Brandau ST	Kranh Lay			✓	
1908 Brandau St	Joe Jones			✓	
1900 Brandau St	Duke Reeves	✓			
2012 Brandau St.	Bob Taylor	✓			
2012 Brandon St.	Nancy Boyce	✓			
2016 BRANDAU ST	Chris	✓			
2020 Brandau St	Walter Jones			✓	
2024 Brandau St	Braly S. Man			✓	
2028 BRANDU	Charles Wright			✓	
2008 Brandau Street	Margaret Lea		✓		
1930 Brandau Street	Jay Williams	✓			
1926 Brandau Street	(Deceased)				
1906 Brandau Street	(See attached)				



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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## Fwd: Mrs. Lea

1 message

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Michael Brusseau <mike.brusseau@knoxmpc.org>  
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Wed, Mar 28, 2018 at 9:42 AM

Betty Jo,

Please add this to original file as an amendment to the canvassing form for application on 5-A-18-SNC. Mrs. Lea was the only one who signed in disagreement at [2008 Brandau St.](#) Thanks.

Mike

----- Forwarded message -----

From: Thomas Margaret Lea <[dolrgn7@att.net](mailto:dolrgn7@att.net)>  
Date: Wed, Mar 28, 2018 at 9:36 AM  
Subject: Mrs. Lea  
To: Michael Brusseau <[mike.brusseau@knoxmpc.org](mailto:mike.brusseau@knoxmpc.org)>

Dear Mr. Brusseau,

I am no longer in disagreement with the proposed street name change for Brandau Street. The file number is 5-A-18-SNC.

Thank you and have a good day,  
Margaret Lea

--

Michael A. Brusseau, AICP, Senior Planner  
Knoxville-Knox County Metropolitan Planning Commission  
City-County [Building, Suite 403](#)  
[400 Main St.](#)  
Knoxville, TN 37902  
Phone: (865) 215-2500  
Fax: (865) 215-2068  
[www.knoxmpc.org](http://www.knoxmpc.org)



March 23, 2018

Eternal Life Harvest Center  
P.O. Box 3098  
Knoxville, TN 37927

Metropolitan Planning Commission  
Suite 403  
City County Building  
Knoxville, TN 37902

Re: Renaming of Brandau Street

This documents our attempts to get Mrs. Willis a tenant of 1906 Brandau Street to sign the petition to rename Brandau Street in honor of the late Dr. James H. Davis. During our initial contact with her, Mrs. Willis indicated that she was not feeling well and asked us to come back later and she would sign the petition. We made two subsequent attempts by knocking on her door but she did not answer.

We also tried to call her by phone several times; there was no answer and we were unable to leave a message. The last time that we went to her home, we left a letter and note asking her to call us. Shortly afterwards, she did call to say that she would not sign the petition even though we explained that she could indicate her disagreement by checking the appropriate box.

It should also be noted that Mrs. Willis had previously called and left messages on our ministry phone implying that she needed assistance with her utility bill. We attempted to respond to that message but received no answer.

The owner of the property at 1926 Brandau is deceased. All other owners and tenants have signed the petition.

We appreciate your careful consideration of approving our application; Dr. James H. Davis impacted many lives as pastor of a ministry with churches in two Knoxville locations. He was instrumental in many outreach efforts, community development, and gang mediation. Of noteworthy mention is the fact he was one of the leaders from Knoxville chosen to go to the White House on behalf of the Empowerment Zone, with the purpose of obtaining funding for Knoxville and other urban communities. This effort led to redevelopment of the Mechanicsville Community where Brandau Street is located.

Sincerely,

Sr. Pastor, Evans Kariuki