



PLAN AMENDMENT REPORT

► **FILE #:** 7-F-20-SP

AGENDA ITEM #: 15

AGENDA DATE: 7/9/2020

► **APPLICANT:** WADE LOVIN OBO ALLIANCE FUNERAL GROUP INC.
OWNER(S): Alliance Funeral Group

TAX ID NUMBER: 94 H A 008 (PART OF)

[View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS: 2724 Western Avenue

► **LOCATION:** South side of Western Avenue, south of its intersection with Texas Avenue

► **APPX. SIZE OF TRACT:** 1.87 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Within City limits

ACCESSIBILITY: Western Avenue is a major arterial with a 82-foot pavement width inside a right-of-way that varies in width from 118 feet to 124 feet at this location. There are dedicated turn lanes onto Texas Avenue from Western Avenue in front of this property.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** OS (Open Space) / OS (Parks and Open Space)

► **PROPOSED PLAN DESIGNATION:** GC (General Commercial)

► **EXISTING LAND USE:** Cemetery

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted for this property

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Agricultural/forestry/vacant, commercial, and office - LI (Light Industrial)

South: Agricultural/forestry/vacant - OS (Open Space)

East: Transportation/communications/utilities - LI (Light Industrial)

West: Agricultural/forestry/vacant - OS (Open Space)

NEIGHBORHOOD CONTEXT This portion of Western Avenue is a mix of uses with warehouse and industrial uses, single family residential uses, and commercial uses in the immediate area.

STAFF RECOMMENDATION:

- ▶ **Approve the GC (General Commercial) designation since it is consistent with surrounding development.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There have been no changes to conditions to warrant amending the land use plan.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan regarding this parcel.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. This section of Western Avenue has developed with a variety of uses including commercial, industrial, and residential. The residential uses are separated from the new lot for which rezoning was requested by the cemetery. The special use criteria for a crematorium states that a smokestack of a facility for cremation must be located a minimum of 500 feet from an existing residential dwelling (among other uses), measured from lot line to lot line. The subdivision creates a separation distance of 1,037 feet from the residential properties to the west, and 1,390 feet from the residential properties to the south.
2. C-G and C-H zones are common in this area, so the plan amendments to GC allowing commercial zoning on this parcel would allow compatible zoning to the surrounding area.
3. The proposed amendment to GC is consistent with the criteria listed in the One Year Plan: the parcel is relatively flat, is served by an arterial, is easily serviced by sewer, and is compatible with other land uses.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/11/2020 and 8/25/2020. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 7-H-20-RZ **AGENDA ITEM #:** 15
7-D-20-PA **AGENDA DATE:** 7/9/2020

▶ **APPLICANT:** WADE LOVIN OBO ALLIANCE FUNERAL GROUP INC.
OWNER(S): Alliance Funeral Group

TAX ID NUMBER: 94 H A 008 (PART OF) [View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS: 2724 Western Avenue

▶ **LOCATION:** South side of Western Avenue, south of its intersection with Texas Avenue

▶ **TRACT INFORMATION:** 1.87 acres.

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Within City limits

ACCESSIBILITY: Western Avenue is a major arterial with a 82-foot pavement width inside a right-of-way that varies in width from 118 feet to 124 feet at this location. There are dedicated turn lanes onto Texas Avenue from Western Avenue in front of this property.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** OS (Open Space) / OS (Parks and Open Space)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-G-1 (General Commercial)

▶ **EXISTING LAND USE:** Cemetery

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No

HISTORY OF ZONING REQUESTS: None noted for this property

SURROUNDING LAND USE, PLAN DESIGNATION, North: Agricultural/forestry/vacant, commercial, and office - LI (Light Industrial)

ZONING

South: Agricultural/forestry/vacant - OS (Open Space)

East: Transportation/communications/utilities - LI (Light Industrial)

West: Agricultural/forestry/vacant - OS (Open Space)

NEIGHBORHOOD CONTEXT: This portion of Western Avenue is a mix of uses with warehouse and industrial uses, single family residential uses, and commercial uses in the

STAFF RECOMMENDATION:

- ▶ **Approve the GC (General Commercial) designation since it is compatible with surrounding development and is consistent with the One Year Plan's location criteria for the GC designation.**
- ▶ **Approve C-G-1 (General Commercial) zoning because it is consistent with surrounding development.**

COMMENTS:

The applicant has subdivided a small piece of land off from the main parcel. The new lot encompasses the building on the site and a small swathe of land leading up to Western Avenue (the plat is included in the application materials). Should the plan amendments and the rezoning pass, the applicant plans to build a crematorium at this site.

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. This section of Western Avenue has developed with a variety of uses including commercial, industrial, and residential. The residential uses are separated from the new lot for which rezoning was requested by the cemetery. The special use criteria for a crematorium states that a smokestack of a facility for cremation must be located a minimum of 500 feet from an existing residential dwelling (among other uses), measured from lot line to lot line. The subdivision creates a separation distance of 1,037 feet from the residential properties to the west, and 1,390 feet from the residential properties to the south.
2. C-G and C-H zones are common in this area, so the plan amendments to GC allowing commercial zoning on this parcel would allow compatible zoning to the surrounding area.
3. The proposed amendment to GC is consistent with the criteria listed in the One Year Plan: the parcel is relatively flat, is served by an arterial, is easily serviced by sewer, and is compatible with other land uses.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. No change in public policy directly impacts this plan amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. No new information has become available to reveal the need for a plan amendment.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. There is an increased need for crematoriums as more people are opting for cremation than in previous years. Currently, the nearest crematorium is in Blount County. This rezoning would provide an opportunity for the applicant to build a crematorium and help to meet that demand.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The proposed amendment to C-G (General Commercial) zoning is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. The C-G District is intended to promote mixed-use development in a pedestrian-oriented

environment that recalls the City's traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces. The CG District is divided into three levels of intensity related to the overall form and design of the development; however, uses are the same across all levels. This zone is intended primarily for indoor commercial uses with limited exceptions per special use approval.

2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. Commercial zoning exists on Western Avenue across the street and on the other side of the cemetery to the west, so the C-G zone is not out of place.

2. There are single family homes on the other side of the cemetery, but the open space of the cemetery will act as a buffer against this zone.

3. The applicant's desired crematorium use is allowed as a special use within the C-G zone, so the development would require Planning Commission approval. The special use criteria for a crematorium states that a smokestack of a facility for cremation must be located a minimum of 500 feet from an existing residential dwelling (among other uses), measured from lot line to lot line. The subdivision creates a separation distance of 1,037 feet from the residential properties to the west, and 1,390 feet from the residential properties to the south.

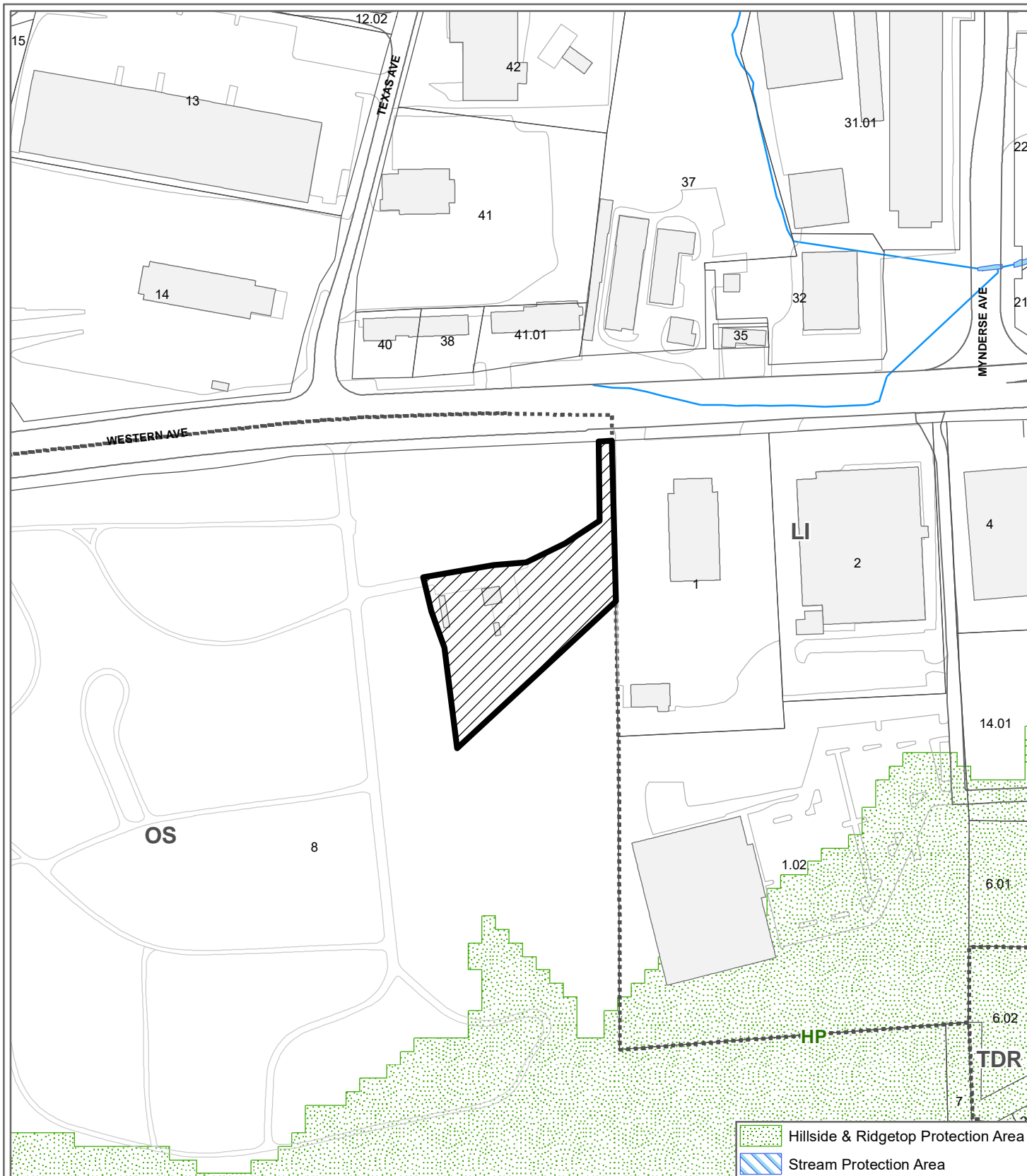
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:



1. The C-G zone is consistent with the accompanying staff recommended plan amendment to the GC (General Commercial) land use designation.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/11/2020 and 8/25/2020. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



 Hillside & Ridgetop Protection Area
 Stream Protection Area

7-F-20-SP
CENTRAL CITY SECTOR PLAN AMENDMENT

From: OS (Open Space) GC
 To: (General Commercial)



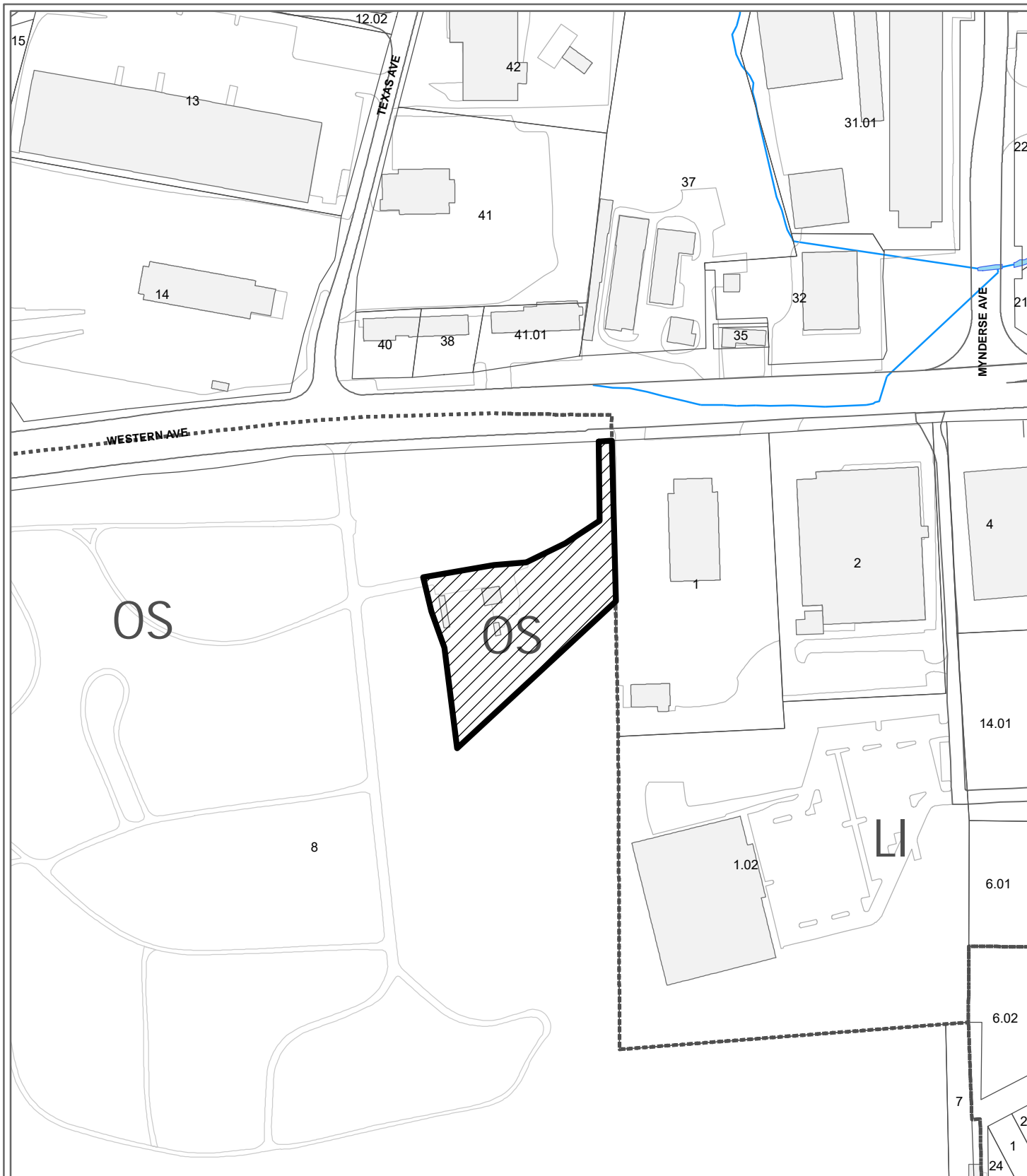
Petitioner: Lovin OBO Alliance Funeral Group Inc., Wade

Map No: 94
 Jurisdiction: City

0 250
 Feet



Original Print Date: 6/16/2020 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**7-D-20-PA / 7-H-20-RZ
PLAN AMENDMENT**

From: OS (Open Space)



To: GC (General Commercial)

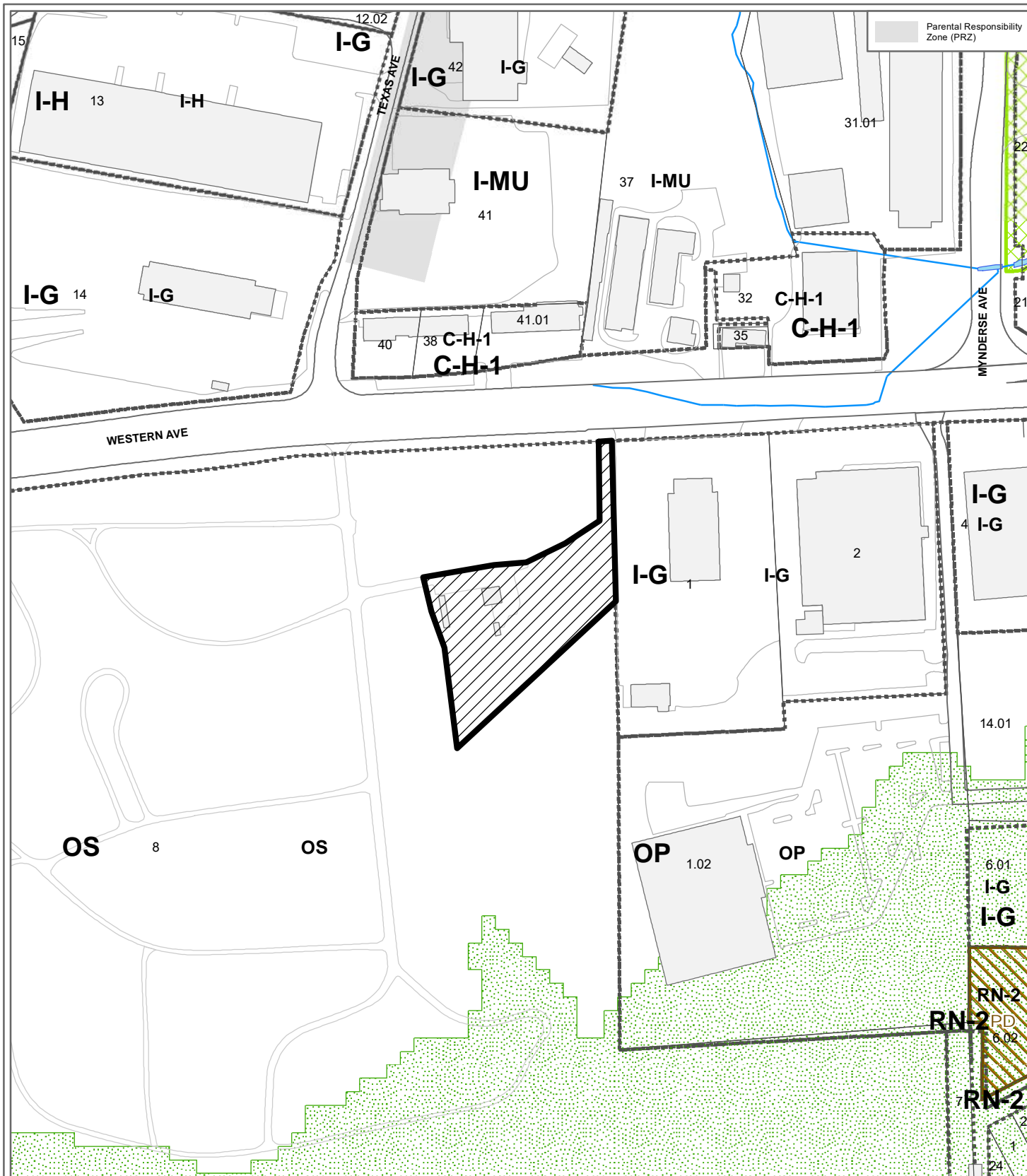
Petitioner: Lovin OBO Alliance Funeral
Group Inc., Wade

Map No: 94

Jurisdiction: City



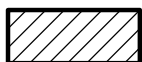
Original Print Date: 6/16/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



7-H-20-RZ REZONING

From: OS (Parks and Open Space)

To: C-G-1 (General Commercial)



Original Print Date: 6/16/2020
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Lovin OBO Alliance Funeral
Group, LLC, Wade

Map No: 94

Jurisdiction: City

0 250
Feet



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE CENTRAL CITY SECTOR PLAN***

***WHEREAS**, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Central City Sector Plan, consistent with the requirements of the General Plan; and*

***WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, Wade Lovin, on behalf of Alliance Funeral Group Inc., has submitted an application to amend the Sector Plan from Open Space to General Commercial, for the property described in the application; and*

***WHEREAS**, the Planning Commission staff recommends approval of a revised amendment to the Central City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

***WHEREAS**, the Planning Commission, at its regularly scheduled public hearing on July 9, 2020, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Central City Sector Plan, with its accompanying staff report and map, file #7-F-20-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

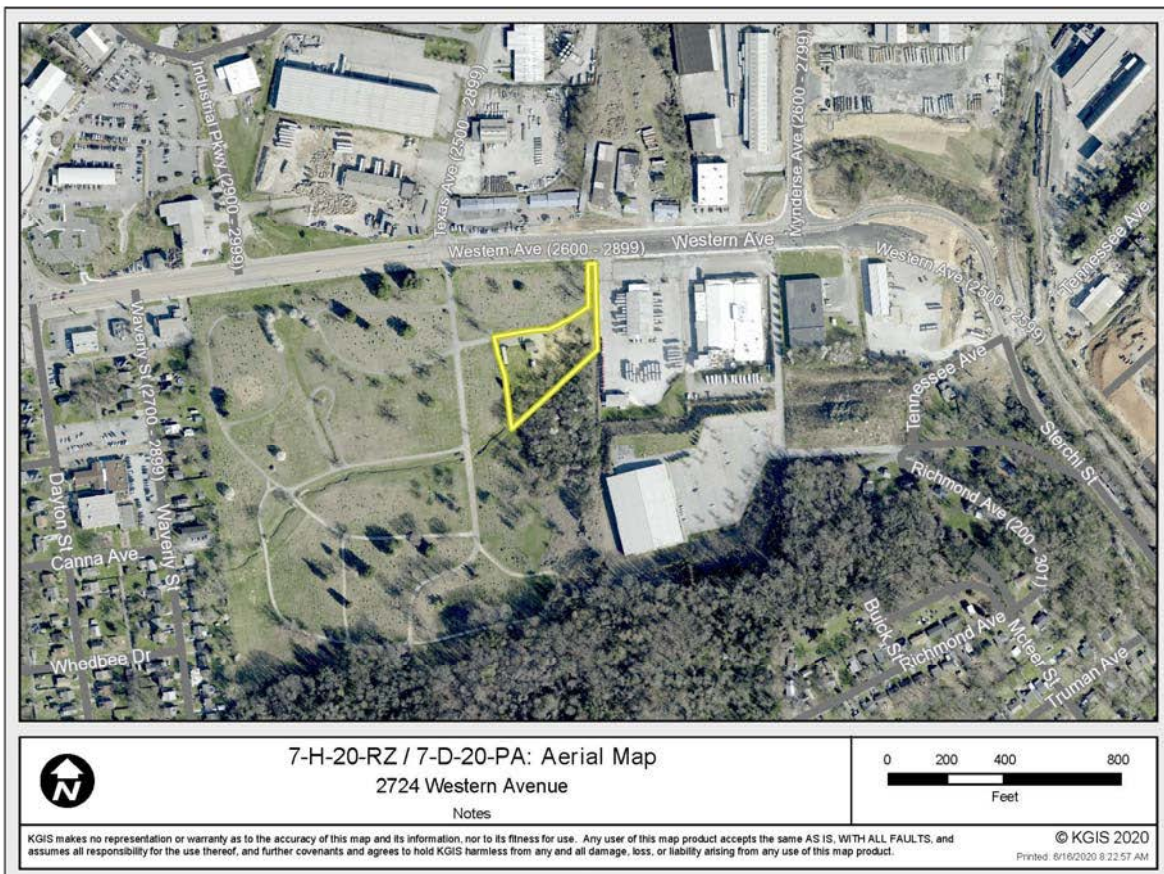
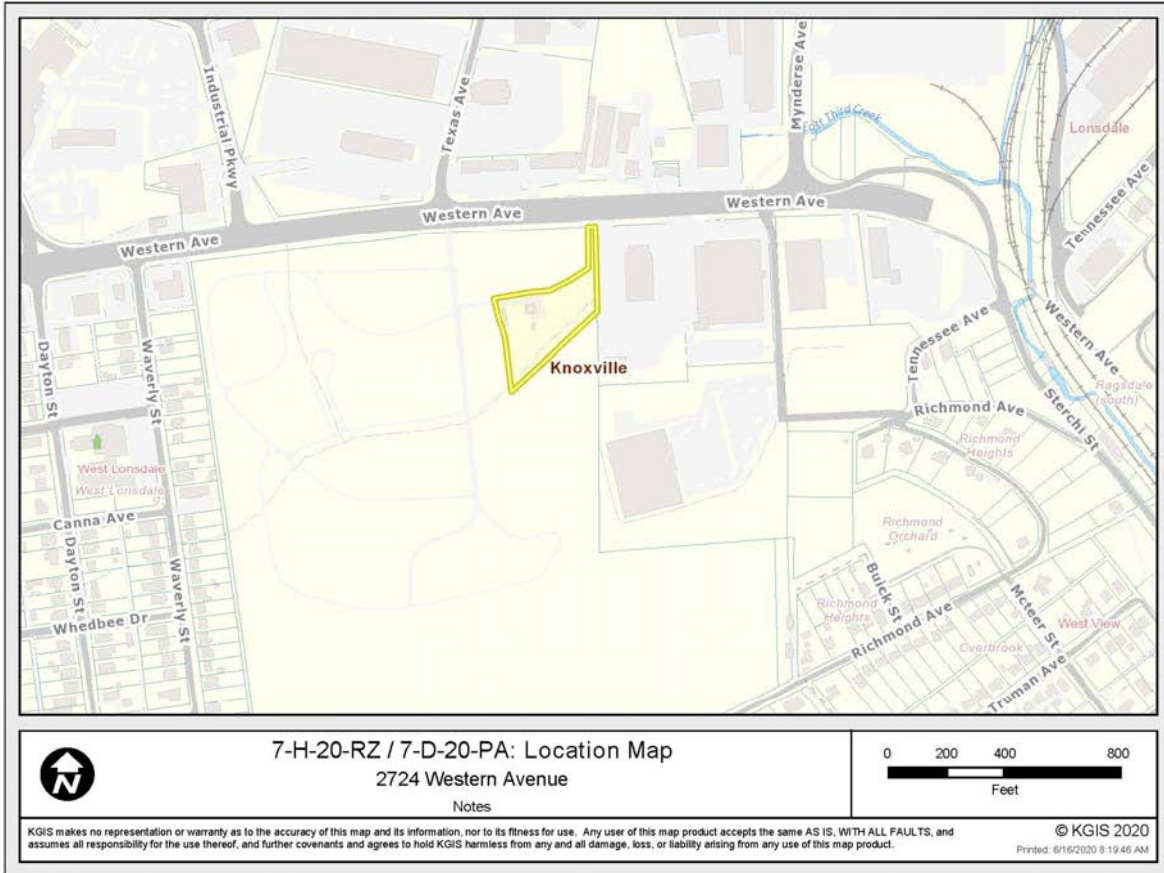
Date

Vice Chair

Secretary

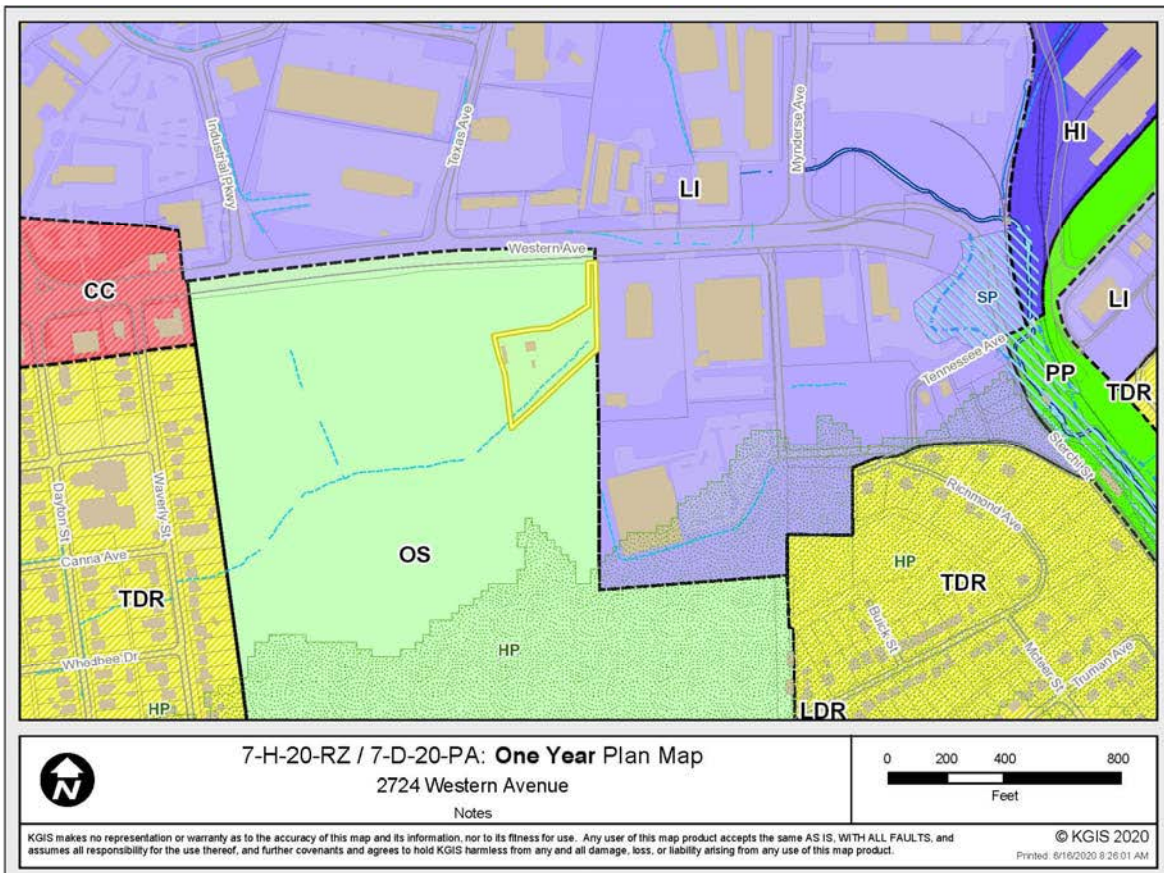
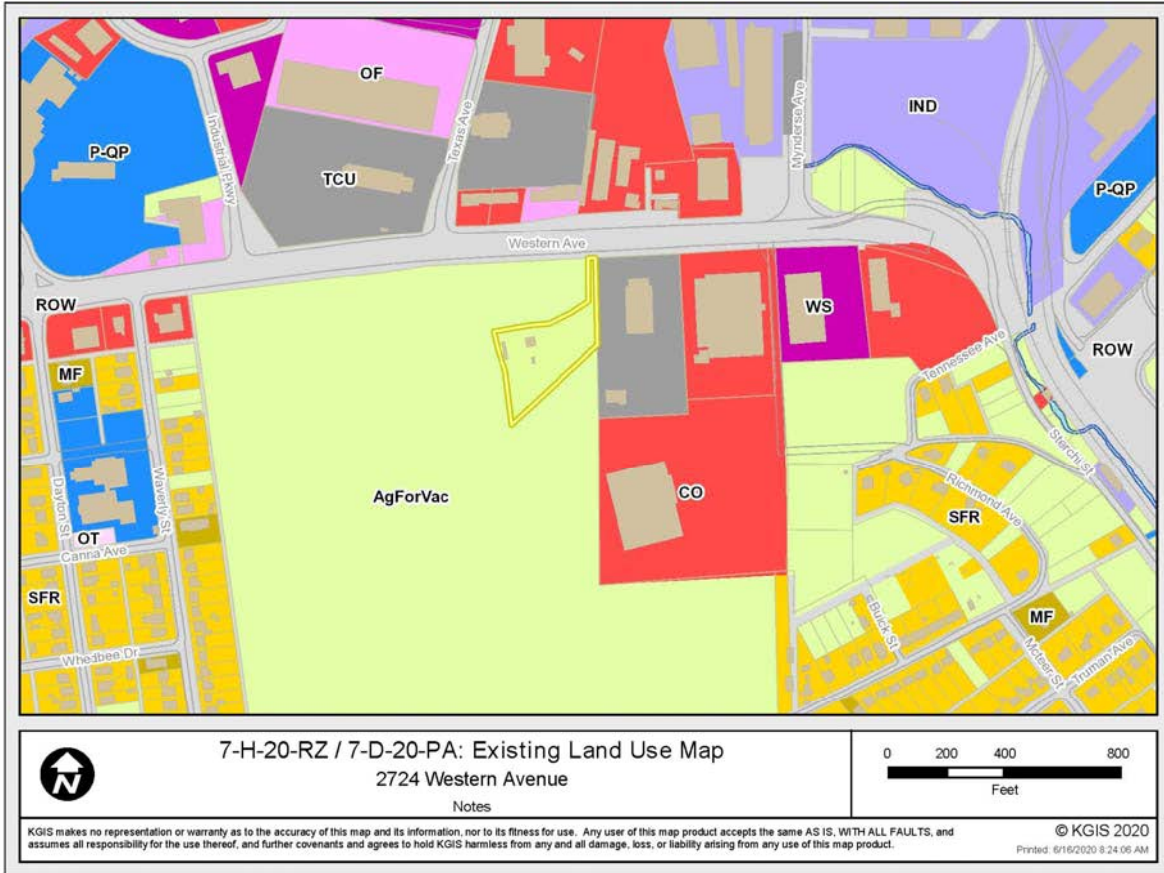
7-H-20-RZ / 7-D-20-PA / 7-F-20-SP

EXHIBIT A. Contextual Images



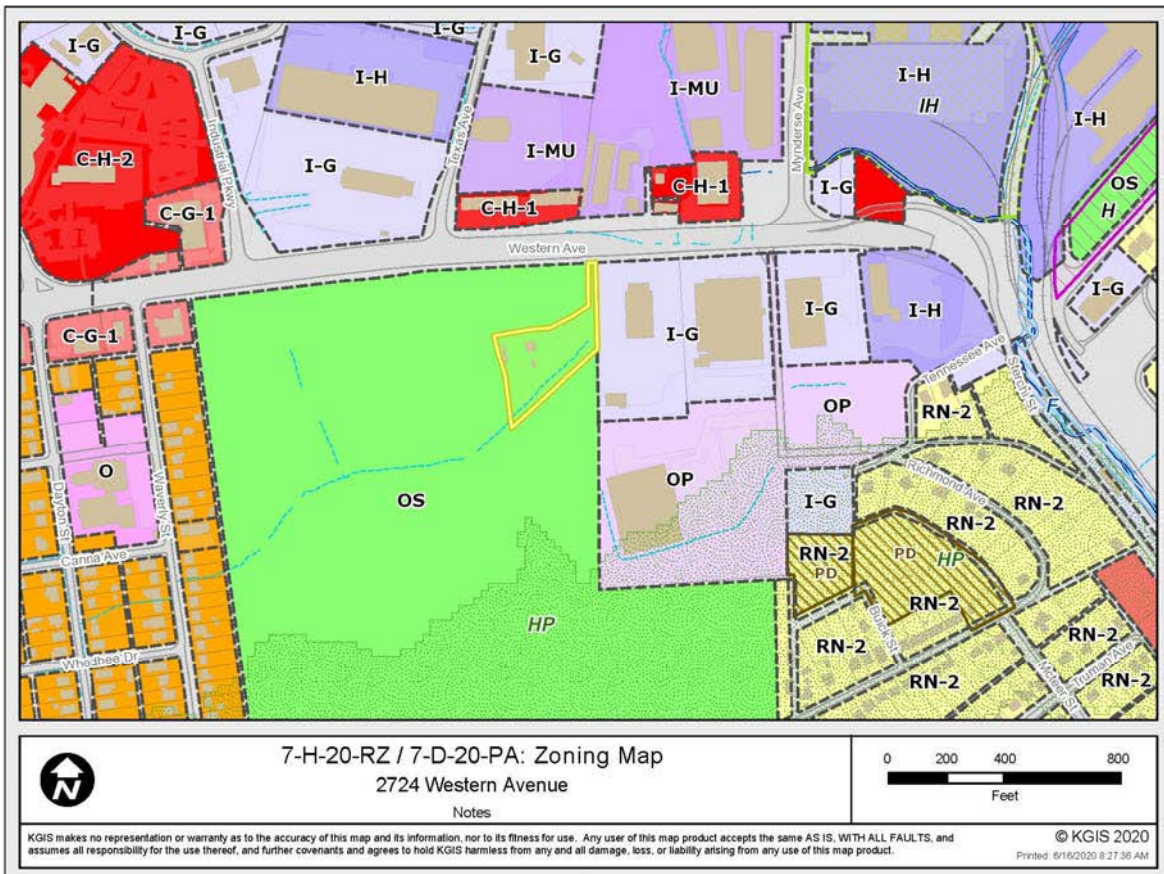
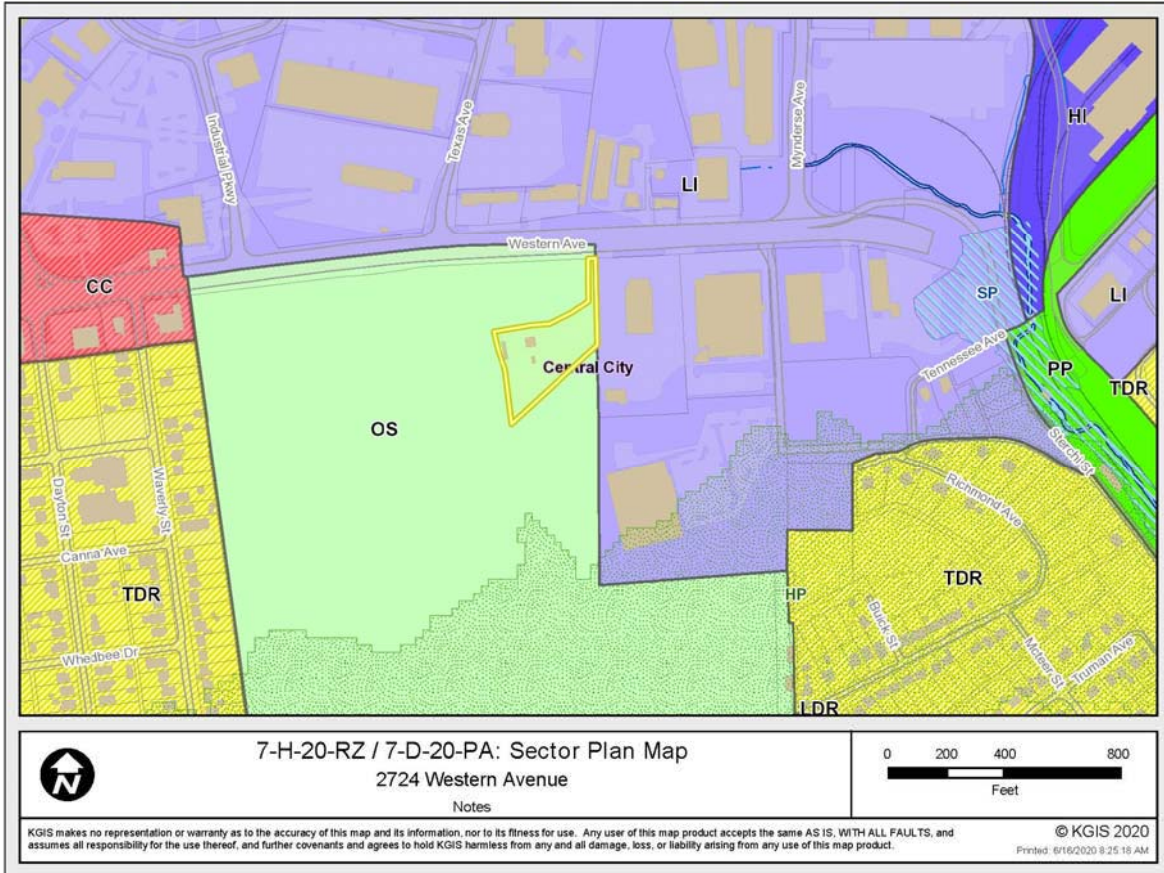
7-H-20-RZ / 7-D-20-PA / 7-F-20-SP

EXHIBIT A. Contextual Images



7-H-20-RZ / 7-D-20-PA / 7-F-20-SP

EXHIBIT A. Contextual Images



Certificate of Ownership and General Dedication

We, Allstate Funeral Group Inc., the undersigned owner of the property shown herein, hereby submit that as our plan of subdivision and dedicate the same to the public use and hereby certify that we are the owner of the property, and as property owner have an unencumbered right to dedicate right-of-way and/or grant easement as shown on this plan.

Owner's Printed Name: _____

Signature(s): _____

Date: _____

State of _____ County of _____, 20____

Before me personally appeared _____ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal, this day and year above.

Written: _____ Notary _____

My Commission expires _____ "Year"

In the City of Knoxville and Several Acres of Knox County

Certificate of Approval of Public Sanitary Sewer System - Minor Subdivision

This is to certify that the subdivision shown herein is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the site and to pay for the installation of the required connections.

Utility Provider: _____

Authorized Signature for Utility: _____ Date: _____

Certificate of Approval of Public Water System - Minor Subdivision

This is to certify that the subdivision shown herein is approved subject to the installation of public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the site and to pay for the installation of the required connections.

Utility Provider: _____

Authorized Signature for Utility: _____ Date: _____

Owner Certificate for Public Sewer and Water System - Minor Subdivision

(I, the undersigned owner(s) of the property shown herein understand that it is the responsibility of the owner to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the site and to pay for the installation of the required connections.)

Owner's Printed Name: _____

Signature(s): _____

Date: _____

Terms and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: _____ Signed: _____ Date: _____

Knox County Treasurer: _____ Signed: _____ Date: _____

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all other terms shown herein have been approved by the City of Knoxville and Knox County and are in accordance with the Administrative Rules of the Planning Commission, and these regulations.

Signed: _____

Date: _____

City of Knoxville Department of Engineering

The Knoxville Department of Engineering hereby approves this plan on this day of _____, 20____.

Engineering Director: _____

Planning Certification

Planning Director or Official Map: _____

Date: _____

Planning Staff Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plan herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variance and variance noted on this plan and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Reference is made to Section 12-2-202 of Tennessee Code Annotated. The approval of this plat by the Planning Commission shall not be deemed to constitute or effect an endorsement by the City of Knoxville or Knox County of the decision of any street or other ground upon the plat.

Signed: _____

Date: _____

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to the best of my knowledge, skill and judgment to the applicable provisions of the Tennessee Code Annotated, to all applicable provisions of the Subdivision Regulations of Knoxville and Knox County, and to all applicable provisions of the Tennessee Code Annotated, and that the plan and accompanying drawings, documents, and statements conform to the best of my knowledge, skill and judgment to the applicable provisions of the Tennessee Code Annotated, and that the plan and accompanying drawings, documents, and statements conform to the best of my knowledge, skill and judgment to the applicable provisions of the Tennessee Code Annotated.

Registered Land Surveyor: _____

Tennessee License No.: _____

Date: _____

Knox County Property Assessor

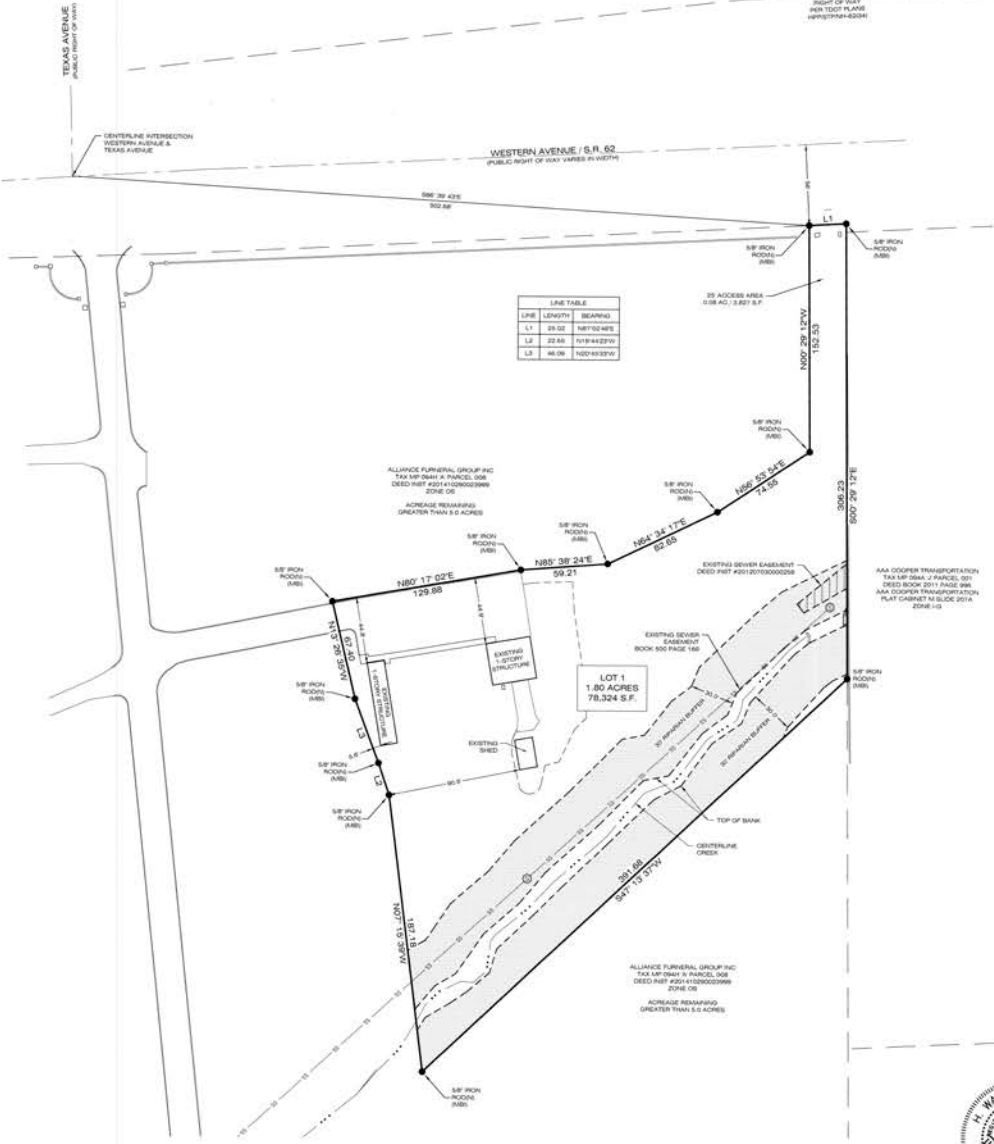
Signed: _____

Date: _____

WAIVER APPROVED BY CITY ENGINEERING

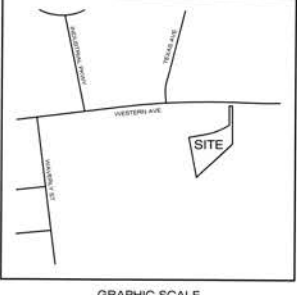
Revised: Approved by City Engineering on _____

1. Release the standard drainage and utility easement from 10' or 8' as required to 0' along all property lines per Subdivision Regulation 12-1-2-2-4.



Legend

- monument (old)
- monument (new)
- sanitary sewer manhole
- sanitary sewer line



GENERAL NOTES

- The purpose of this plat is: Create a lot of record.
- Verify exact size, depth and location of all underground utilities prior to construction.
- Property subject to all applicable easements, setback and restrictions of record.
- Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- This survey plat does not warrant title.
- Horizontal coordinates are on the State Plane (NAD83-2011), with elevations on NAVD83. Distances have not been reduced to grid.
- By graphic plotting, this property lies in Zone 18 on FEMA Panel #47090002770, which bears an effective date of August 5, 2013, and is not in a special flood hazard area.
- There shall be a utility and drainage easement ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-way and five (5) feet in width shall be provided along both sides of all interior lot lines and on the inside of all other exterior lot lines. No easements are required where parts for the easements have been approved.
- Total Lots = 1 Total Area = 1.87 acres / 81,308 s.f.

UTILITY INFORMATION

- | | | |
|---|--|--|
| ELECTRIC SERVICE
Knoxville Utilities Board
4505 Montecornie Pike
Knoxville, TN 37921
Phone: 865-524-2911 | WATER SERVICE
Knoxville Utilities Board
4505 Montecornie Pike
Knoxville, TN 37921
Phone: 865-524-2911 | SEWER SERVICE
Knoxville Utilities Board
4505 Montecornie Pike
Knoxville, TN 37921
Phone: 865-524-2911 |
| GAS SERVICE
Knoxville Utilities Board
4505 Montecornie Pike
Knoxville, TN 37921
Phone: 865-524-2911 | TELEPHONE SERVICE
AT&T
5700 Ashland Drive
Knoxville, TN 37924
Phone: 800-298-2278 | CABLE SERVICE
Comcast
5700 Ashland Drive
Knoxville, TN 37924
Phone: 800-298-2278 |

ZONING INFORMATION

- Property is zoned OS-Phns & Open Space Zoning District.
- Building Setbacks: _____
- Verify lot zoning regulations by contacting:
 KNOXVILLE-KNOX COUNTY PLANNING
 Suite 400, CityCentre Building
 400 Main Street
 Knoxville, Tennessee 37902
 Phone: (865) 215-2900
 contact@knoxplanning.org

**PRELIMINARY
NOT FOR CONSTRUCTION,
RECORD PURPOSES, OR
IMPLEMENTATION**

SURVEYOR'S CERTIFICATION

Certification of Originality and Accuracy of Survey
 I hereby certify that this is a Subdivision Survey and the date of preparation of the unrecorded survey is not less than 1:10,000 as shown hereon and that said survey was conducted in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.
 Registered Land Surveyor: _____ M. Wade Lugin
 Tennessee License No.: _____ 2191
 Date: _____

MBI

MBI COMPANIES INC.
208 W. WILSON ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0880
FAX: (865) 584-0278
WEB: mbiinc.com

811
Know what's below.
Call before you dig.
In Tennessee call 811 or 1-800-361-5111

OWNER:
Allstate Funeral Group Inc.
500 Rutledge Pike
Knoxville, TN 37909

SEAL
IMPROVING LIVES THROUGH DESIGN
MBI
30 YEARS
ANNIVERSARY

COPYRIGHT © MBI COMPANIES, INC.

PLANNING SERVICE

NEW GRAY
WESTERN AVENUE
KNOXVILLE, TENNESSEE

FINAL PLAT OF:

Knox County, TN
City of Knoxville, TN
City Ward 23
On Block 2300

Tract Parcel 50
Map 2001-10 Parcel 200

Deed Refers to:
Ref #201-1030002399

Ref Plat 22:
N/A

Clear Chain: _____ S. Peas

Drawn By: _____ M. Barnwell

App'd By: _____ W. Lugin

Field Date: _____ 5-21-20

Drawing date: _____ 5-28-20

Last Revision: _____

Scale: 1" = 40'

Job No: 20088

SHEET NO: _____

1 OF 1



DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☐ Rezoning

Wade Lovin (MBI Companies)

Applicant Name

Surveyor

Affiliation

5/26/2020

Date Filed

7/9/2020

Meeting Date (if applicable)

7-F-20-SP

File Numbers(s)

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

H. Wade Lovin

MBI Companies

Name

Company

299 N Weisgarber Road

Knoxville

TN

37919

Address

City

State

Zip

865-584-0999

wadel@mbicompanies.com

Phone

Email

CURRENT PROPERTY INFO

Alliance Funeral Group Inc

5430 Rutledge Pike, Knoxville, Tn

Owner Name (if different)

Owner Address

Owner Phone

2724 Western Ave

094HA008

Property Address

Parcel ID

Western Ave @ Texas Ave

South side of Western Ave.
South of Texas Ave. intersection

1.87

General Location

Tract Size

~~City of Knoxville~~ 3rd district

OS

Jurisdiction (specify district above)

☒ City ☐ County

Zoning District

Central City

OS

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Cemetery

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☐ Other (specify): _____

SUBDIVISION

☐ Proposed Subdivision Name _____

Unit / Phase Number _____

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created: 1

☐ Other (specify): _____

☐ Attachments / Additional Requirements _____

ZONING

☐ Zoning Change: _____

Proposed Zoning _____

☒ Plan Amendment Change: GC

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify): _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1:

8826

FEE 2:

0526

FEE 3:

TOTAL:

~~10000~~
\$600

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

[Signature]

Applicant Signature

H. Wade Lovin

Please Print

5/26/2020

Date

865 584 0999

Phone Number

wadel@mbicompanies.com

Email

[Signature]

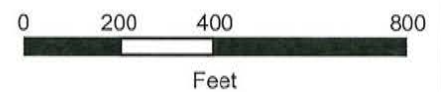
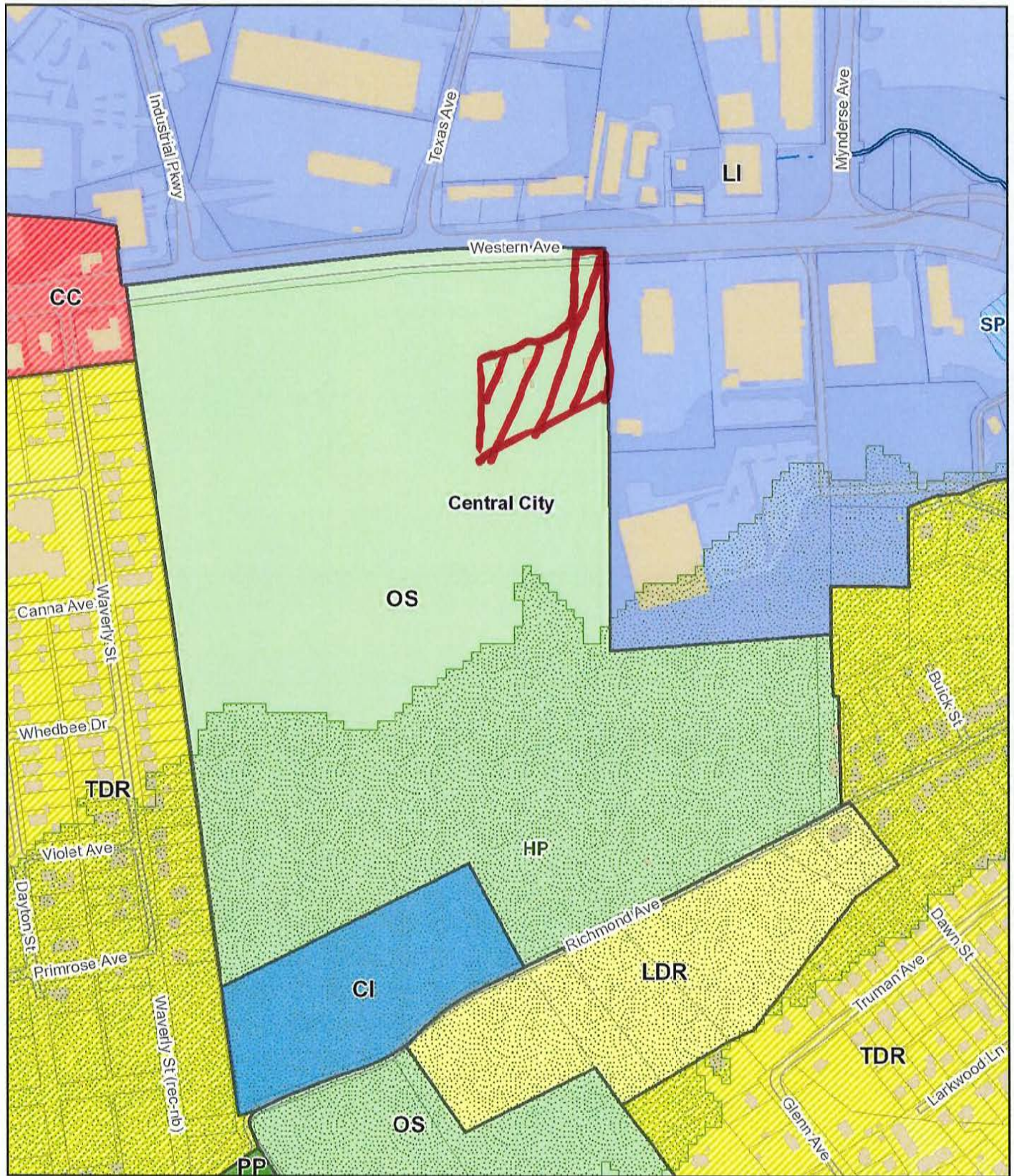
Staff Signature

Michael Reynolds

Please Print

5/26/2020

Date



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DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ Rezoning

Wade Lovin (MBI Companies)

Applicant Name

Surveyor

Affiliation

5/26/2020

Date Filed

7/9/2020

Meeting Date (if applicable)

7-H-20-RZ / 7-D-20-PA

File Number(s)

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

H. Wade Lovin

MBI Companies

Name

Company

299 N Weisgarber Road

Knoxville

TN

37919

Address

City

State

Zip

865-584-0999

wadel@mbicompanies.com

Phone

Email

CURRENT PROPERTY INFO

Alliance Funeral Group Inc

5430 Rutledge Pike, Knoxville, Tn

Owner Name (if different)

Owner Address

Owner Phone

2724 Western Ave

094HA008

part of (see plat 5-NV-20)

Property Address

Parcel ID

Western Ave @ Texas Ave

1.87

General Location

Tract Size

~~City of Knoxville~~ 3rd district

OS

Jurisdiction (specify district above)

☒ City ☐ County

Zoning District

Central City

05

Inside City

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Cemetery

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☐ Other (specify): _____

SUBDIVISION

☐ Proposed Subdivision Name _____

Unit / Phase Number _____

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created: 1

☐ Other (specify): _____

☐ Attachments / Additional Requirements _____

ZONING

☒ Zoning Change: CG-1

Proposed Zoning

☒ Plan Amendment Change: GC

Proposed Plan Designation(s)

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify): _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1:

0326

FEE 2:

0516

FEE 3:

TOTAL:

\$1,000

\$300

\$1,300

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

B. J. Wade

Applicant Signature

H. Wade Lovin

Please Print

5/25/2020

Date

865 584 0999

Phone Number

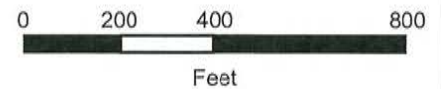
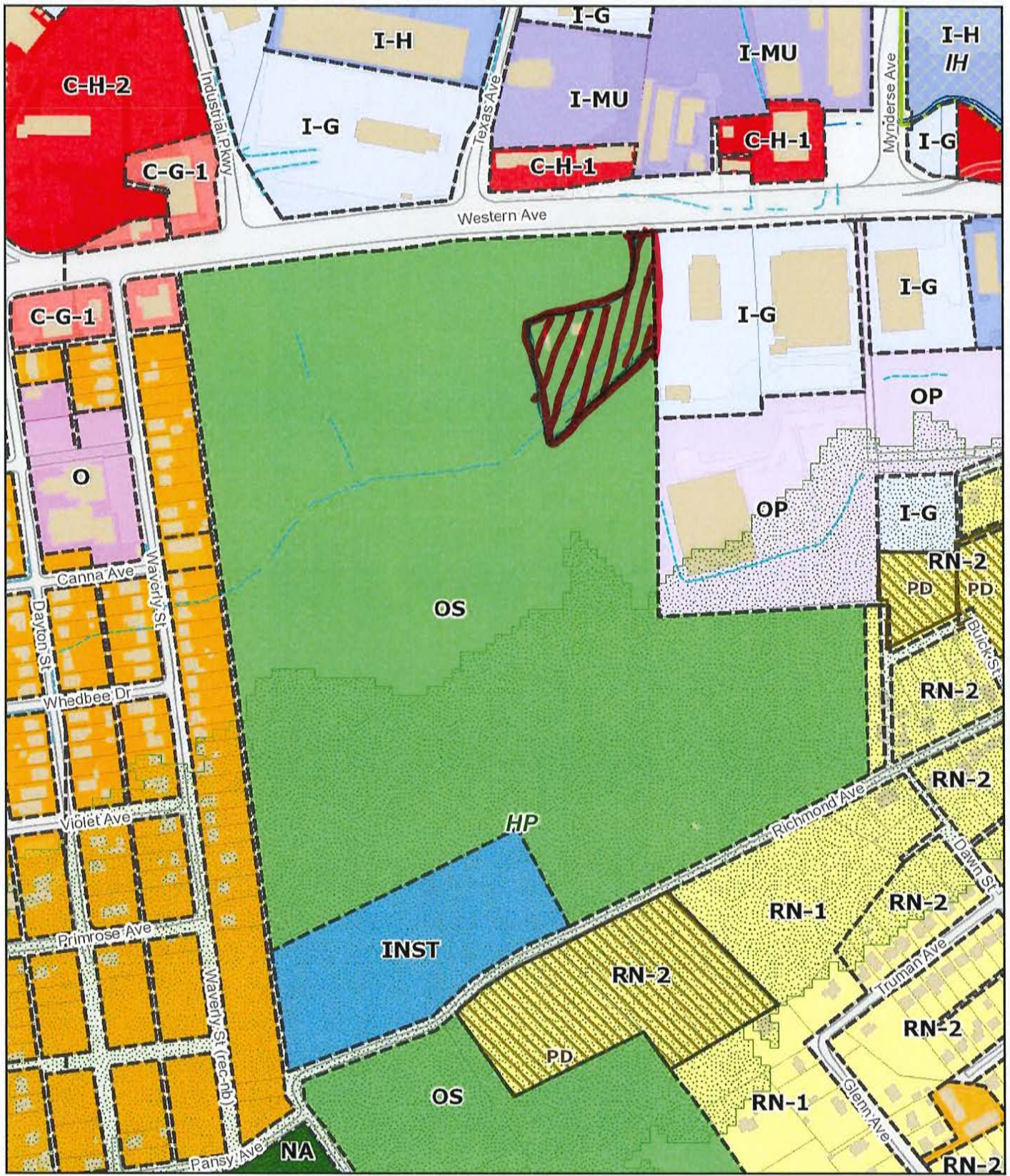
wade1@mbicompanies.com

Email

Staff Signature

Please Print

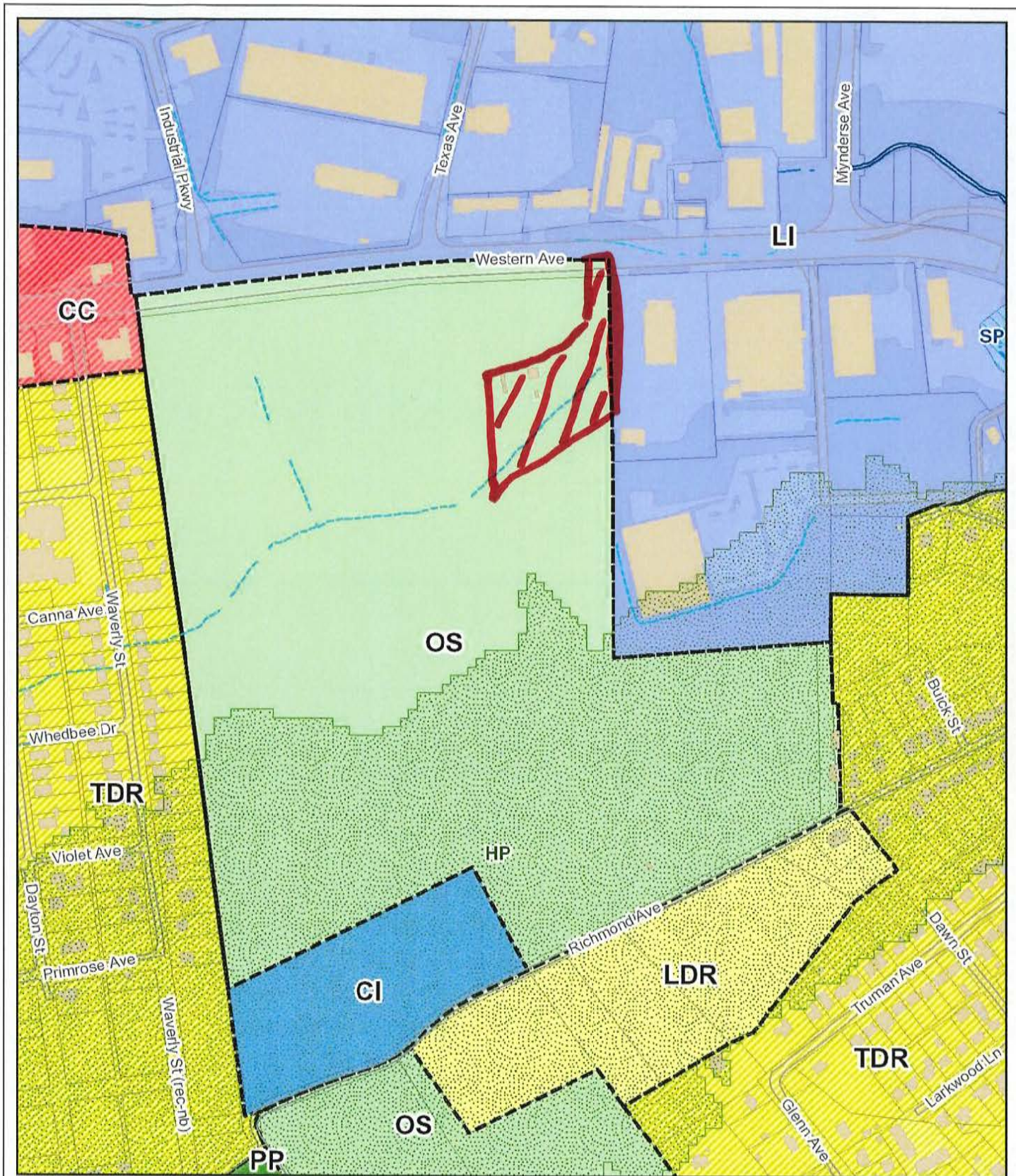
Date



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