



# SPECIAL USE REPORT

▶ **FILE #:** 9-E-20-SU

**AGENDA ITEM #:** 29

**AGENDA DATE:** 9/10/2020

▶ **APPLICANT:** WADE LOVIN / MBI COMPANIES

OWNER(S): Alliance Funeral Group Inc.

TAX ID NUMBER: 94 H A 00801

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 2724 Western Ave.

▶ **LOCATION:** South side of Western Ave., south of Texas Ave.

▶ **APPX. SIZE OF TRACT:** 1.8 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Inside 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

▶ **ZONING:** C-G-1 (General Commercial) pending

▶ **EXISTING LAND USE:** Cemetery

▶ **PROPOSED USE:** Crematorium

N/A

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Commercial and office - C-H-1 (Highway Commercial) and I-MU (Industrial Mixed Use)

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

East: Transportation/communications/utilities - OS (Parks and Open Space)

West: Agricultural/forestry/vacant - C-G-1 (General Commercial) and RN-3 (General Residential)

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

## STAFF RECOMMENDATION:

▶ **Postpone this request for 30 days to be heard at the October 8, 2020 Planning Commission meeting per the applicant's request.**

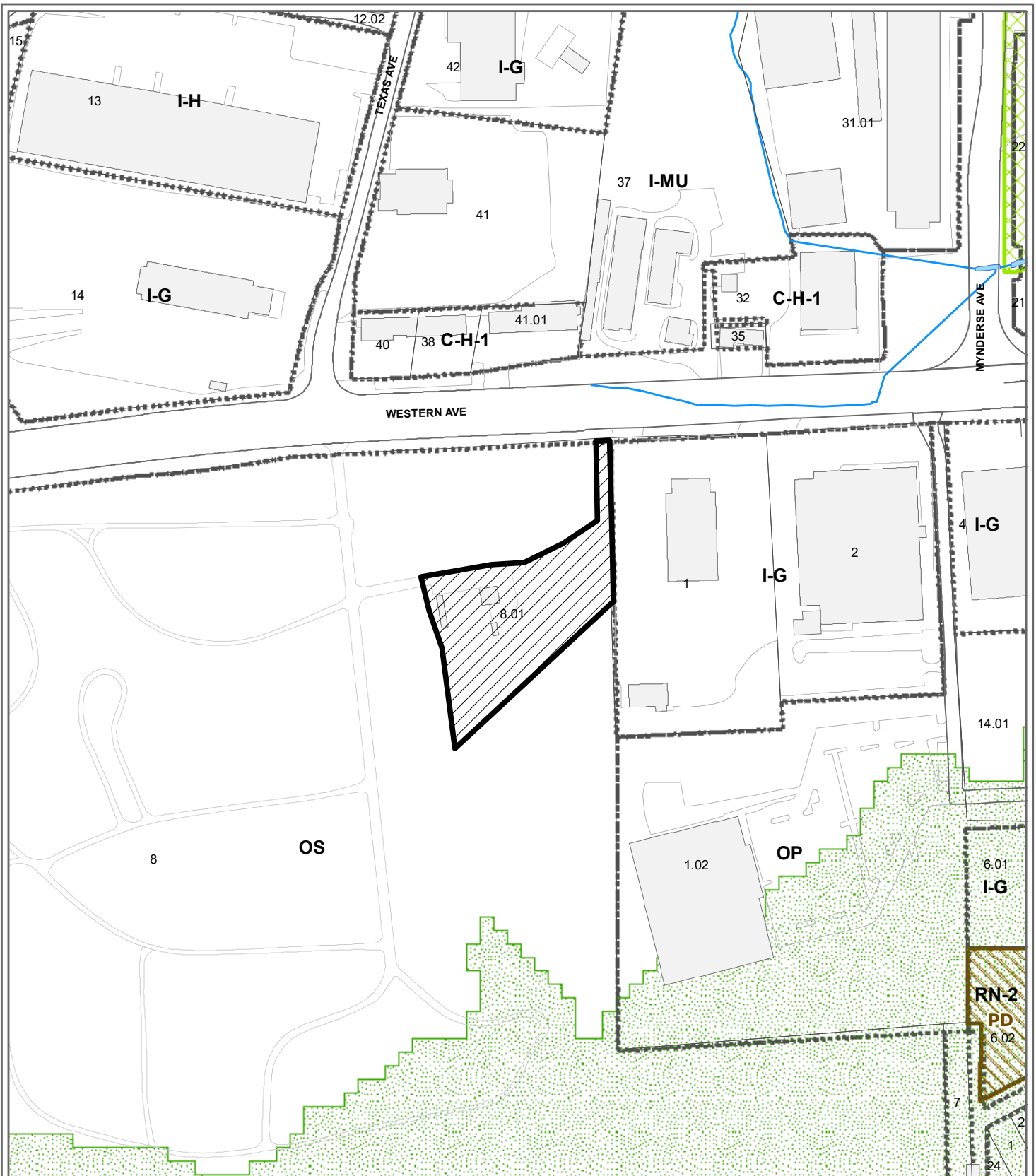
The rezoning of the property housing this special use request was postponed by City Council at the September 8, 2020 meeting. The applicant has requested to postpone this request until the rezoning passes City Council,

who has instructed the applicant to engage the community in outreach. The applicant sent an email to staff requesting the postponement on 9/9/2020.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the City.



**9-E-20-SU  
SPECIAL USE**

Petitioner: Lovin / MBI Companies, Wade



Crematorium in C-G-1 (General Commercial) pending

Map No: 94  
Jurisdiction: City





# Request to Postpone • Table • Withdraw

Name of Applicant: Wade Lovin / MBI Companies  
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 9-E-20-SU

Date Scheduled for Planning Review: 9/10/2020

Date Request Filed: 9/9/2020 Request Accepted by: Michelle Portier

<p align="center"><b>REQUEST</b></p> <p><input checked="" type="checkbox"/> <b>Postpone</b> Please postpone the above application(s) until: <u>Oct. 8 2020</u> <small>DATE OF FUTURE PUBLIC MEETING</small></p> <p><input type="checkbox"/> <b>Table</b> Please table the above application(s).</p> <p><input type="checkbox"/> <b>Withdraw</b> Please withdraw the above application(s).</p> <hr/> <p><b>State reason for request:</b> <u>City Council Approval is delayed</u></p> <hr/> <p><b>Eligible for Fee Refund?</b>    <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No Amount: _____ Approved by: _____ Date: _____</p> <hr/> <p align="center"><b>APPLICATION AUTHORIZATION</b></p> <p>I hereby certify that I am the property owner, applicant, or applicant's authorized representative.</p> <p>Signature: <u>[Signature]</u></p> <p><small>PLEASE PRINT</small> Name: <u>Wade Lovin</u> Address: <u>299 N Weisgarber Rd.</u> City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37919</u> Telephone: <u>865-584-0999</u> Fax: _____ E-mail: <u>wadel@mbicompanies.com</u></p>	<p align="center"><b>PLEASE NOTE</b></p> <p>Consistent with the guidelines set forth in Planning's <i>Administrative Rules and Procedures</i>:</p> <p><b>POSTPONEMENTS</b> Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.</p> <p><b>TABLINGS</b> Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.</p> <p><b>WITHDRAWALS</b> Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.</p> <p>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 prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.</p>
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Dori Caron <dori.caron@knoxplanning.org>

**[Planning Commission Comment] Fwd: Postponement**

**Michelle Portier** <michelle.portier@knoxplanning.org>  
Reply-To: michelle.portier@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Wed, Sep 9, 2020 at 8:17 AM

Commissioners,

The applicant for 9-E-20-SU is requesting postponement for 30 days. It will be moved to the postponement list for your vote.

Michelle



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

From: **Wade Lovin** <[wadel@mbicompanies.com](mailto:wadel@mbicompanies.com)>  
Date: Tue, Sep 8, 2020 at 8:59 PM  
Subject: Postponement  
To: Michelle Portier <[michelle.portier@knoxplanning.org](mailto:michelle.portier@knoxplanning.org)>

**POSTPONEMENT REQUEST: 30 DAYS**

**File #:** 9-E-20-SU

Michelle,

**Meeting Date:** 9.10.2020

I would like to postpone 9-E-20-SU for 30 days and have it on the agenda for the October 8<sup>th</sup> meeting.

Thank you

Wade

H. Wade Lovin, RLS

Principal Land Surveyor

mbi companies inc.

(o)865.584.0999

--  
**Michelle Portier, AICP**  
Senior Planner  
865.215.3821





**NOTES**

- ① This is not a general property survey in accordance with TCA code 62-18.
- ② Property is zoned: C-G-1
- ③ Verify current zoning with appropriate government planning agency prior to any site design and/or construction.

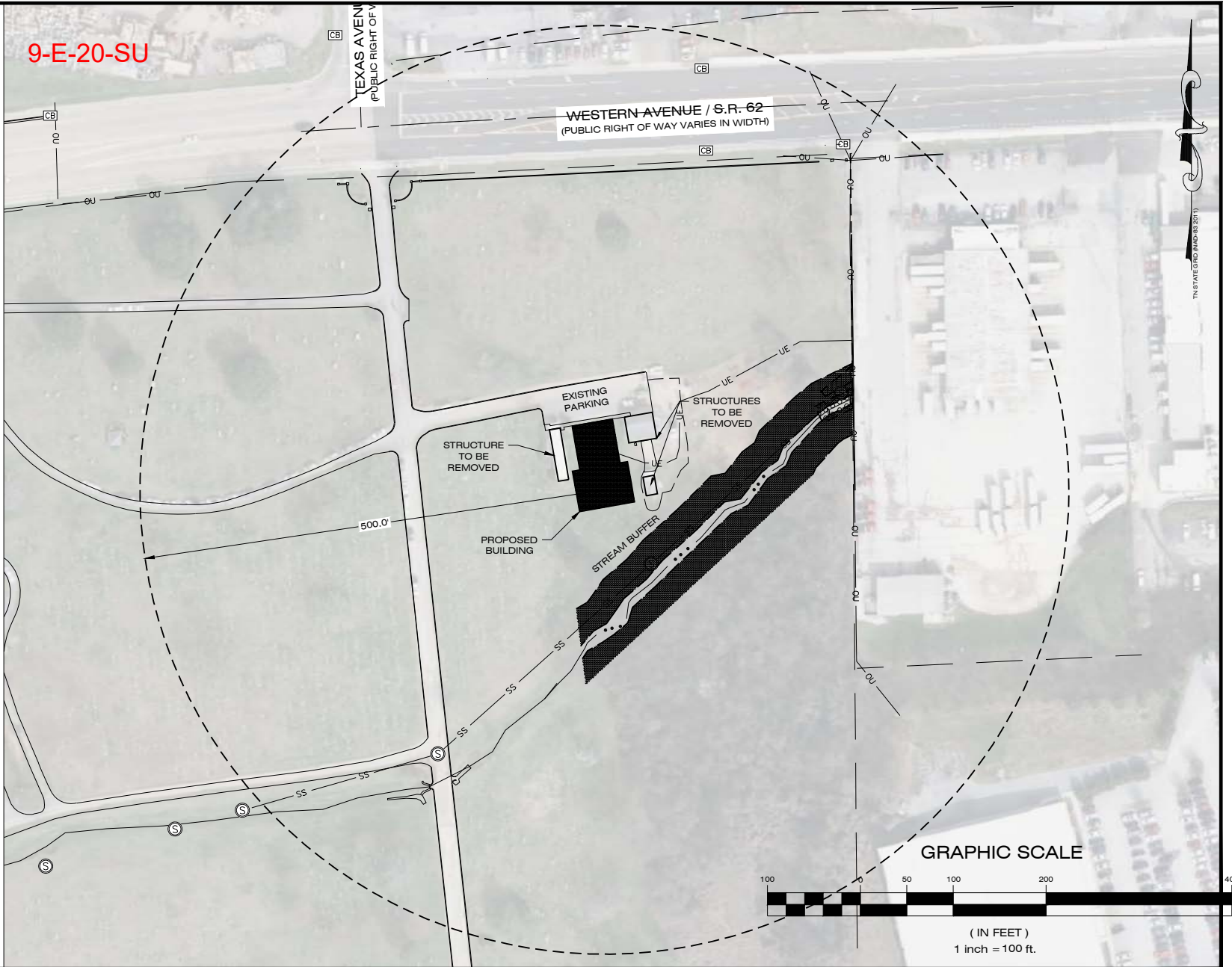
**Proposed Crematory Site at New Grey Cemetery**

Knox County, Tennessee  
 City of Knoxville  
 Street Address: Western Ave  
 Drawing Date: 7-31-20



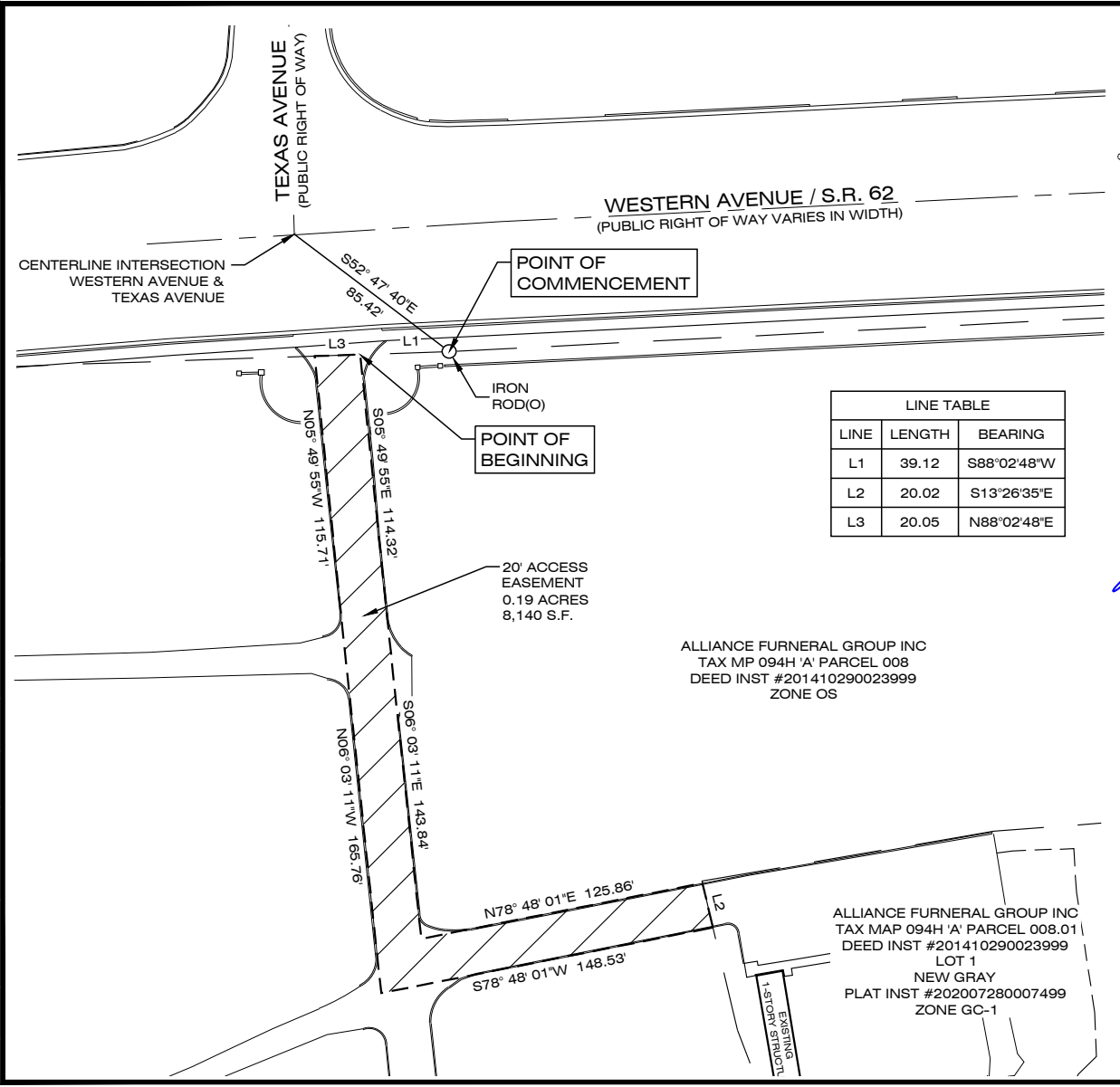
MBI COMPANIES INC.  
 299 N. WEISGARBER ROAD  
 KNOXVILLE, TN 37919

PHONE: (865) 584-0999  
 FAX: (865) 584-5213  
 WEB: mbicompanies.com





R:\Survey\2020 ProjectalKnox County\200385 New Gray Crematory\New Gray - Access Esm1.Exhibit.dwg 8/17/20

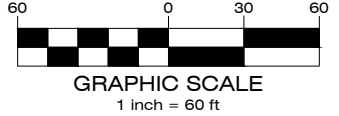


LINE TABLE		
LINE	LENGTH	BEARING
L1	39.12	S88°02'48"W
L2	20.02	S13°26'35"E
L3	20.05	N88°02'48"E

**20' ACCESS EASEMENT DESCRIPTION**

**SITUATED** within the 23<sup>rd</sup> City Ward of the City of Knoxville, Knox County, Tennessee and being a 20Minutes access easement crossing Tax Map 094H 'A' Parcel 008 and being more particularly bounded and described as follows:

**COMMENCING** at an iron rod on the south right of way line of Western Avenue / S.R. 62, located South 52 Degrees 47 Minutes 40 Seconds East for a distance of 85.42 feet from the centerline intersection of Texas Avenue & Western Avenue, marking a common corner of property now or formerly belonging to Alliance Funeral Group Inc (Deed Inst #201410290023999); thence along the south right of way line of Western Avenue, South 88 Degrees 02 Minutes 48 Seconds West for a distance of 39.12 feet to the **POINT OF BEGINNING**; thence, South 05 Degrees 49 Minutes 55 Seconds East for a distance of 114.32 feet to a point; thence South 06 Degrees 03 Minutes 11 Seconds East for a distance of 143.84 feet to a point; thence North 78 Degrees 48 Minutes 01 Seconds East for a distance of 125.86 feet to a point on the common line of property now or formerly belonging to Alliance Funeral Group Inc (Plat Inst #202007280007499); thence along the line of Alliance Funeral Group, South 13 Degrees 26 Minutes 35 Seconds East for a distance of 20.02 feet to a point; thence leaving the line of Alliance Funeral Group, South 78 Degrees 48 Minutes 01 Seconds West for a distance of 148.53 feet to a point; thence North 06 Degrees 03 Minutes 11 Seconds West for a distance of 165.76 feet to a point; thence North 05 Degrees 49 Minutes 55 Seconds West for a distance of 115.71 feet to a point on the south right of way line of Western Avenue; thence along the south right of way line of Western Avenue, North 88 Degrees 02 Minutes 48 Seconds East a distance of 20.05 feet to the **POINT OF BEGINNING** and containing 0.19 acres / 8,140 s.f.



**20' ACCESS EASEMENT EXHIBIT**

Knox County, Tennessee  
 City of Knoxville  
 City Ward: 23  
 City Block: 23220

Street Address: 2724 Western Ave

Tax Map 094H 'A' Parcel 008

Deed Ref(s): Inst #201410290023999  
 Plat Ref(s): N/A

Drawing Date: 8-17-20  
 Last Rev. Date:  
 Draftsman: M. Blankenship  
 Approved By: W. Lovin

# MBI

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**MBI COMPANIES INC.**  
 299 N. WEISGARBER ROAD  
 KNOXVILLE, TN 37919

PHONE:	(865) 584-0999
FAX:	(865) 584-5213
WEB:	mbicompanies.com





400 Main Street  
Suite 403  
Knoxville, TN 37902  
P: 865.215.2507  
F: 865.215.2237

## Addressing Department Review and Comments

**File #:** 9-E-20-SU  
**Tax Parcel ID:** 094HA008  
**Subdivision:**  
**Owner/Applicant:** Alliance Funeral Group  
**Surveyor:** H Wade Lovin  
**Company:** MBI Companies Inc.  
**Email:** wadel@mbicompanies.com

**Date Submitted:** 7/24/20  
**Review Type:** SU  
**Unit or Phase:**  
**Phone:** 865.803.9526  
**Office:** 865.584.0999  
**Cell:** 865.583.9702  
**Fax:** 865.584.5213

Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

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.

Proposed and/or Existing Subdivision or Street Names	Results of Review, Corrections, and Comments (date subdivision or street name reserved)	Approved, Pending, Denied, Revise, Note
	If the use is approved by the Planning Commission, a separate address will be assigned for the new building	Note
	Unresolved addressing issues may delay building permits	Note
	<b>No addressing issues</b>	

**Comments may be modified based on new information from updated plans, field reviews or other agencies.**

Andrea Kupfer (865.215.3797) <a href="mailto:andrea.kupfer@knoxplanning.org">andrea.kupfer@knoxplanning.org</a>	<b>1<sup>st</sup> Review</b>	Donna Hill (865.215.3872) <a href="mailto:donna.hill@knoxplanning.org">donna.hill@knoxplanning.org</a>	<b>2<sup>nd</sup> Review</b>
	7/30/2020		8.14.20



# 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

Surveyor

Applicant Name

Affiliation

July 24, 2020

September 10, 2020

9-E-20-SU

Date Filed

Meeting Date (if applicable)

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

Wade Lovin

MBI Companies

Name

Company

299 N. Weisgarber Rd

Knoxville

TN

37919

Address

City

State

Zip

865-584-0999

Wadel@mbicompanies.com

Phone

Email

## CURRENT PROPERTY INFO

Alliance Funeral Group Incorporated

5430 Rutledge Pike

865-803-9526

Owner Name (if different)

Owner Address

Owner Phone

2724 Western Ave

part of 094HA008

Property Address

Parcel ID

S/S

Western Ave @ Texas Ave

1.80

General Location

Tract Size

3rd District

C-G-1 (pending)

Jurisdiction (specify district above)

- City
- County

Zoning District

Central City

GC (pending)

w/in city limits

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

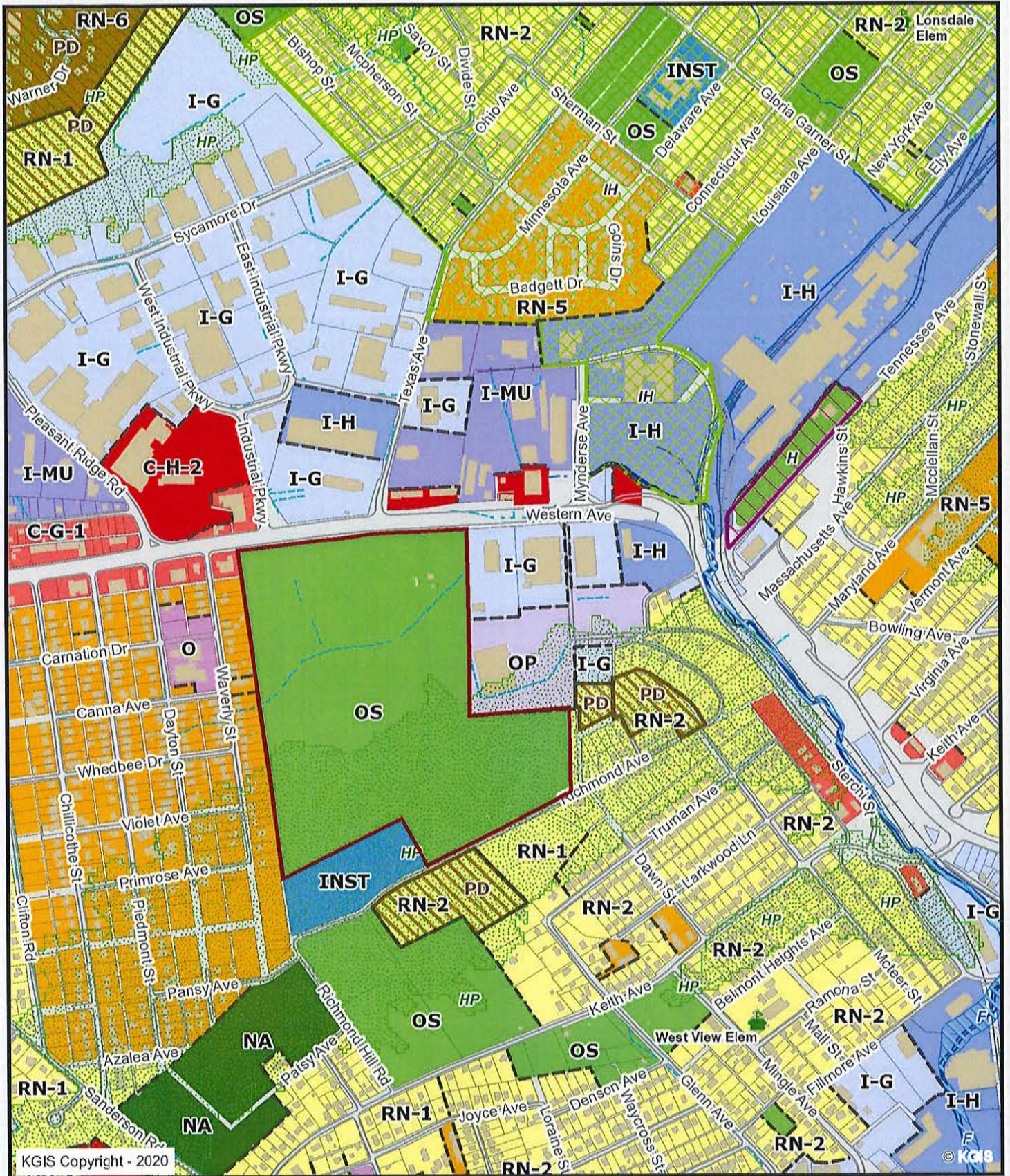
<b>DEVELOPMENT</b>	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use	
	<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
<b>SUBDIVISION</b>	<input type="checkbox"/> Home Occupation (specify): _____	
	<input checked="" type="checkbox"/> Other (specify): <u>Crematorium</u>	
	<input type="checkbox"/> Proposed Subdivision Name _____	Unit / Phase Number _____
	<input type="checkbox"/> Parcel Change	
<b>ZONING</b>	<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) _____	
Proposed Density (units/acre) _____    Previous Rezoning Requests _____		
<input type="checkbox"/> Other (specify): _____		

<b>STAFF USE ONLY</b>	<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>FEE 1:</b> <u>0401</u>   <u>\$1500.00</u>	<b>TOTAL:</b> <u>\$ 1500.00</u>
	<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>FEE 2:</b>	
	<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification ( <i>Final Plat only</i> ) <input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> ) <input type="checkbox"/> Traffic Impact Study	<b>FEE 3:</b>	

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

 Applicant Signature	<u>H. Wade Lovin - MBI Companies</u> Please Print	<u>7/27/20</u> Date
<u>865-584-0999</u> Phone Number	<u>wadel@mbicompanies.com</u> Email	
 Staff Signature	<u>Michelle Portier</u> Please Print	<u>1/27/2020</u> Date





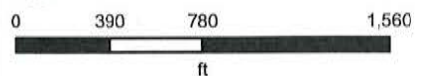
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2724 Western Ave.



Printed: 7/27/2020 at 2:30:59 PM



Knoxville - Knox County - KUB Geographic Information System

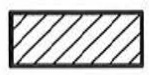
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**7-D-20-PA / 7-H-20-RZ  
PLAN AMENDMENT**

Petitioner: Lovin OBO Alliance Funeral Group Inc., Wade



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

Map No: 94  
Jurisdiction: City

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

