

SUBDIVISION REPORT - FINAL PLAT

► **FILE #:** 5-SA-22-F **AGENDA ITEM #:** 33
AGENDA DATE: 5/12/2022

► **SUBDIVISION:** CENTRAL BAPTIST CHURCH OF BEARDEN & HARPER PROPERTIES, LP
 ► **APPLICANT/DEVELOPER:** CENTRAL BAPTIST OF BEARDEN & HARPER PROPERTIES LP
OWNER(S): Central Baptist of Bearden & Harper Properties LP

TAX IDENTIFICATION: 121 A B 009, 010 & 013 [View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 6314 & 6318 Deane Hill Drive and 6238 Anderson Dr.

► **LOCATION:** South side of Deane Hill Drive

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A (within City Limits)

WATERSHED: Fourth Creek

► **APPROXIMATE ACREAGE:** 4.225 acres

► **NUMBER OF LOTS:** 0

► **ZONING:** C-G-1 (General Commercial) & O (Office)

SURVEYOR/ENGINEER: David Poe / Batson Himes Norvel & Poe

► **VARIANCES REQUIRED:** Allow the subdivision of a portion of Lot 1 of the final plat of Central Baptist Church of Bearden without surveying the entire lot.

STAFF RECOMMENDATION:

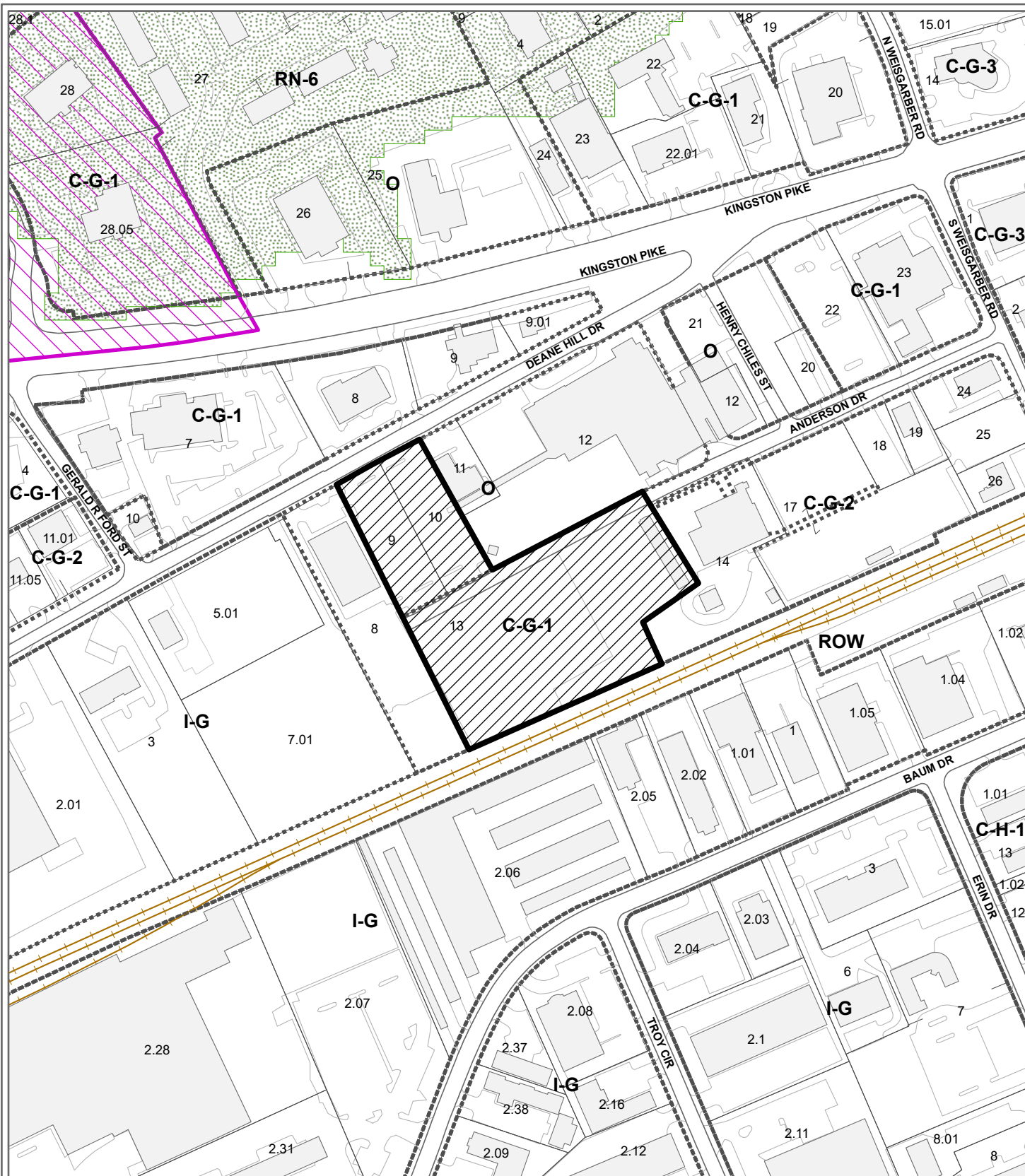
► Approve the variance to allow the remainder of lot 1 as shown on plat without surveying all of lot 1 to increase pedestrian safety.

Approve the subdivision plat because surveying the remainder of the Church property is not needed to transfer ownership of parcel 121AB009, and the plat is in compliance with the subdivision regulations.

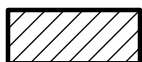
COMMENTS:

- 1) The purpose of this plat is to subdivide the subject properties so part of parcel 121AB009 can be sold to create access to parcel 121AB013 from Deane Hill Drive.
- 2) The Central Baptist Church at Bearden Hill previously opposed the special use request for a car wash due to its congregation using various parking lots and crossing the street, which the Church felt caused conflicts between pedestrians and vehicles utilizing the car wash facility.
- 3) The special use request was approved by the Planning Commission but later withdrawn prior to City Council taking action on the request.
- 4) The plat would provide access to Deane Hill Drive so that parcel 121AB013, which is currently accessed off of Anderson Drive, could use Deane Hill Drive instead. This allows access to be directly off of Deane Hill Drive so that is no longer needed off of Anderson Drive and resolves the conflict between both interested parties.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**5-SA-22-F
FINAL SUBDIVISION PLAT**



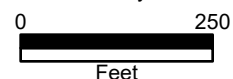
Final Plat For: Central Baptist Church of Bearden & Harper Properties, LP

Original Print Date: 4/18/2022
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Central Baptist of Bearden & Harper Properties LP

Map No: 121
Jurisdiction: City





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☒ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Central BAPTIST OF BEARDEN & HARPER Properties LP

Applicant Name

Affiliation

3-4-22

Date Filed

N/A 5/12/22

Meeting Date (if applicable)

File Number(s)

(Formerly
3-F-22)

5-SA-22-F

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Property Owner ☐ Option Holder ☒ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

DAVID POE

Name

BATSON Himes NoeueLL + Poe

Company

4334 Papermill Rd

Address

Knoxville

City

Tn

State

37909

ZIP

865-588-6472

Phone

Poe@bhn-p.com

Email

CURRENT PROPERTY INFO

HARPER
CBC

Property Owner Name (if different)

9735 Kingston Pike Knoxville TN 37922

6300 Deane Hill Drive Knox, TN 37919

Property Owner Address

865-588-0586

Property Owner Phone

Deane Hill Drive

Property Address

TAX MAP 121 AB, PARCELS 009, 010 & 013

Parcel ID

KUB

Sewer Provider

KUB

Water Provider

NO

Septic (Y/N)

STAFF USE ONLY

South side of Deane Hill Dr

General Location

Tract Size

☒ City ☐ County
District

C-G-1, & O

Zoning District

OF and P-QP

Existing Land Use

West City

GC

Planning Sector

Sector Plan Land Use Classification

inside city limits

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s) _____

SUBDIVISION REQUEST

Central Baptist Church of Bearden Inc.

Related Rezoning File Number _____

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

3
Total Number of Lots Created☐ Other (specify) _____☐ Attachments / Additional Requirements _____**ZONING REQUEST**☐ Zoning Change

Proposed Zoning _____

Pending Plat File Number _____

☐ Plan Amendment Change

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)
☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1		Total
0205	\$500	
Fee 2		\$500
0207 Charged 3/18/22	\$250	\$750 TOTAL
Fee 3		

AUTHORIZATION

Applicant Signature

DAVID POE

Please Print

3.4.22

Date

865-588-6472

Phone Number

Poe@bhn-p.com

Email

Property Owner Signature

GARY SCHMIDTKE CBC

Please Print

3.4.22

Date

Levan King Cranston

Levan King Cranston

3/4/2022
3/7/2022 swm