CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



Application Filed: 3/4/2022 Date of Revision:

Applicant: CENTRAL BAPTIST OF BEARDEN & HARPER PROPERTIES LP



PROPERTY INFORMATION

General Location: South side of Deane Hill Drive

Other Parcel Info.:

Tax ID Number: 121 A B 009, 010 & 013 **Jurisdiction:** City

Size of Tract: 4.225 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: P-QP (Public/Quasi Public Land) & OF (Office)

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: West City Sector Plan Designation: GC (General Commercial) & O (Office)

Growth Policy Plan: N/A (within City Limits)

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

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

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-G-1 (General Commercial) & O (Office)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Central Baptist Church of Bearden & Harper Properties, LP

No. of Lots Proposed: 3 No. of Lots Approved: 0

Variances Requested: Allow the subdivision of a portion of Lot 1 of the final plat of Central Baptist Church of Bearden without

surveying the entire lot.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): 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.

Staff Recomm. (Full):

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.

Action: Approved Meeting Date: 5/12/2022

Details of Action:

Summary of Action: 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.

Date of Approval: 5/12/2022 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:
Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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