

File Number: 3-D-26-IH

**Meeting:** 3/18/2026  
**Applicant:** Buffy Carroll Way of the Cross Baptist Church  
**Owner:** Buffy Carroll Way of the Cross Baptist Church  
**District:** Edgewood Park Infill Housing Overlay District

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### Property Information

**Location:** 2932 Whittle Springs Rd. **Parcel ID:** 70 I J 005  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Subdivision plat

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### Staff Recommendation

Staff recommends approval of Certificate 3-D-26-IH as submitted.

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### Description of Work

Level I - Board Review  
Subdivision/Plat

New subdivision plat. Plat creates two lots from an existing 1.27 acre, irregularly shaped lot with frontage on Whittle Springs Road, Forestdale Avenue, and Edgewood Avenue. The plat subdivides out a 14,394 square foot lot with 170' of frontage along Edgewood Avenue with irregular side and rear lot lines.

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### Comments

**Background:** The lot to be subdivided was created in 2002 by combining four lots with frontage on Edgewood Avenue that were platted in 1936 with a large lot with frontage on Whittle Springs Road and Forestdale Avenue. The existing lot contains a church and three single family houses. They are proposing to create a new lot for a house that was on a 50' wide lot prior to 2002.

**House Orientation and Side Yards:** The irregular shape of the existing lot and the placement of the church's parking lot make it difficult to create a 50' wide lot for the house. The new lot would maintain the pattern of the Edgewood Avenue streetscape, and the two proposed lots could be subdivided later into 50' wide lots.

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### Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

#### 2. House Orientation and Side Yards

- New housing should be proportional to the dimensions of the lot and other houses on the block.
  - On corner lots, side yard setbacks should be handled traditionally (that is, closer to the side street). The zoning requirement to treat corner lots as having two frontages should not apply in Heart of Knoxville neighborhoods.
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- Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.
- On lots greater than 50' in width, consider re-creating the original lot size



**DESIGN  
REVIEW  
BOARD**

**3-D-26-IH**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

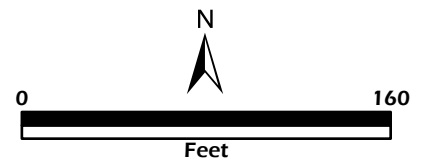


2932 Whittle Springs Rd.  
 Edgewood Park Infill Housing Overlay District

Original Print Date: 2/27/2026  
 Knoxville - Knox County Planning - Design Review Board

Revised:

Petitioner: Buffy Carroll Way of the  
 Cross Baptist Church



CITY OF KNOXVILLE OWNERSHIP AND GENERAL DEDICATION  
(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) TYPE OUT Name: WAY OF THE CROSS BAPTIST CHURCH-KENNY THOMAS  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

Owner(s) TYPE OUT Name: WAY OF THE CROSS BAPTIST CHURCH-PETE DANIALS  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

Owner(s) TYPE OUT Name: WAY OF THE CROSS BAPTIST CHURCH-RORY HANSEN  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_  
On this \_\_\_\_\_ day 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 \_\_\_\_\_ Seal

**CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS**

This is to certify that the subdivision shown hereon 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 lot(s) and to pay for the installation of the required connections.

Utility Provider \_\_\_\_\_  
Authorized Signature for Utility/Date \_\_\_\_\_

**OWNER CERTIFICATION ON RELEASE OF EASEMENT**

(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

Owner(s) Printed Name: \_\_\_\_\_  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

**CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS**

This is to certify that the subdivision shown hereon is approved subject to the installation of a 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 lot(s) and to pay for the installation of the required connections.

Utility Provider \_\_\_\_\_  
Authorized Signature for Utility/Date \_\_\_\_\_

**OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS**

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

Owners Printed Name(s): \_\_\_\_\_  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

**PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING FINAL PLAT**

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS, PURSUANT TO SECTION 13-3-405 OF TENNESSEE CODE, ANNOTATED. THE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE CITY OF KNOXVILLE OR KNOX COUNTY OF THE DEDICATION OF ANY STREET OR OTHER GROUND UPON THE PLAT.

SIGNED/DATED \_\_\_\_\_

**TAXES AND ASSESSMENTS**

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

SIGNED: \_\_\_\_\_  
CITY TAX CLERK/DATED

SIGNED: \_\_\_\_\_  
KNOX COUNTY TRUSTEE

ZONING SHOWN ON OFFICIAL MAP \_\_\_\_\_  
DATE \_\_\_\_\_  
BY \_\_\_\_\_

**ADDRESSING DEPARTMENT CERTIFICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE OR KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADDRESSING GUIDELINES AND PROCEDURES, AND THESE REGULATIONS.

SIGNED: \_\_\_\_\_  
DATE: \_\_\_\_\_

**CITY - RELEASE OF EASEMENTS**

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

City of Knoxville Department of Engineering  
Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

Water: \_\_\_\_\_  
Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

Sewer: \_\_\_\_\_  
Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

Electric: \_\_\_\_\_  
Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

Gas: \_\_\_\_\_  
Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

Cable Television: \_\_\_\_\_  
Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

**CITY OF KNOXVILLE CONTROL MONUMENT #0500**  
N:614923.349  
E:2585724.463

**CITY OF KNOXVILLE CONTROL MONUMENT #0500**  
N:614923.349  
E:2585724.463

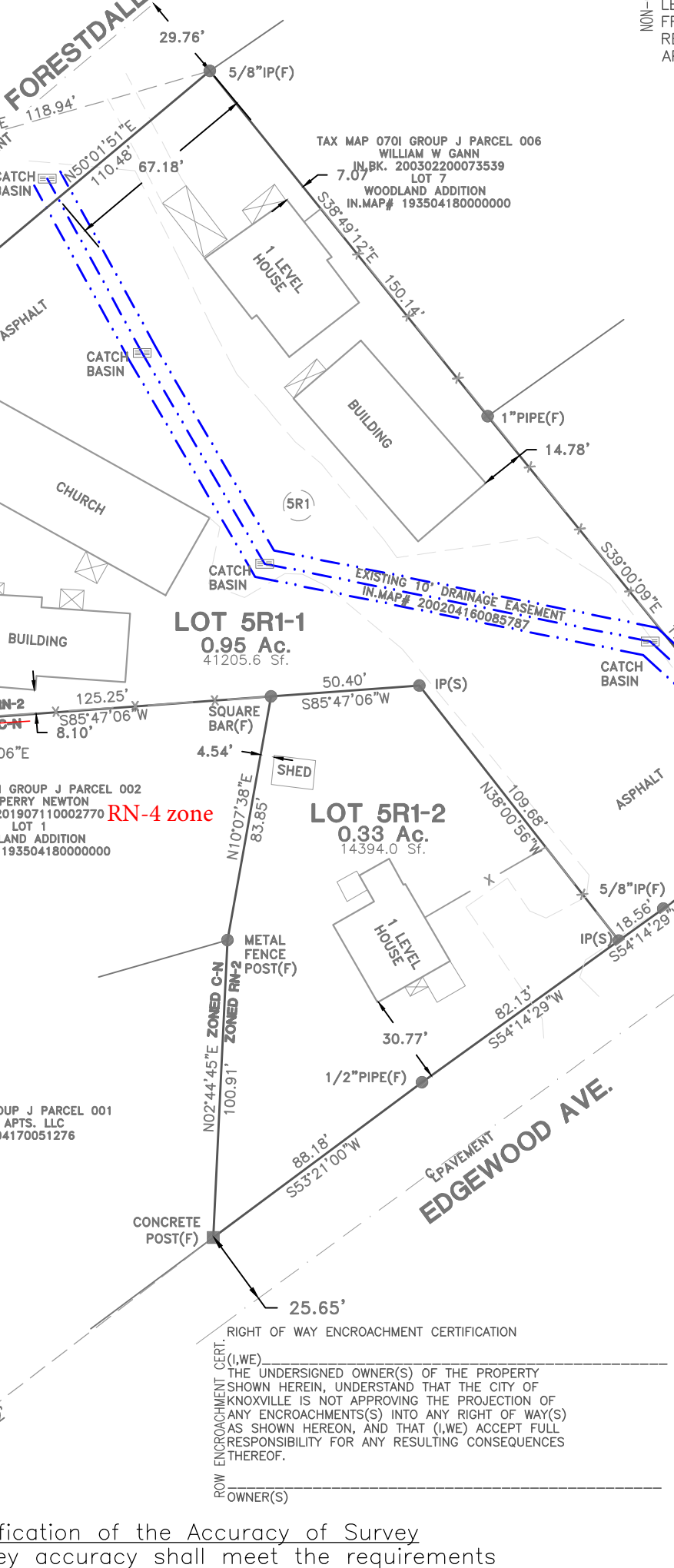
**CITY ENGINEERING CERTIFICATION**

Certification by the Knoxville Department of Engineering.

All final plats within the City of Knoxville shall be certified by the Knoxville Department of Engineering prior to final certification by the Planning Commission and shall be included on the plat as follows:  
City of Knoxville Department of Engineering The Knoxville Department of Engineering hereby approves this plat on this the day of \_\_\_\_\_, 20\_\_\_\_

Engineering Director \_\_\_\_\_

**NAD83(2011)**  
GRID NORTH IS BASED ON A BEARING OF N08°40'26"E 516.89' FROM CITY CONTROL  
POINT # 1679 TO 0500 DISTANCES HAVE NOT BEEN REDUCED TO GRID.



**Certification of the Accuracy of Survey**

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors-Standards of Practice.

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. Registered Land Surveyor \_\_\_\_\_  
Tennessee License No. 1544  
Date: 7/21/2025

**LEGEND**

- IP IRON PIN
- (F) EXISTING MONUMENTATION FOUND
- (S) MONUMENTATION 1/2" IRON PIN SET NEW
- CP CALCULATED POINT
- WM WATER METER
- PP ELECTRIC POLE
- SP ELECTRIC SERVICE POLE
- NEW LOT NUMBER

LOT # ORIGINAL LOT NUMBER PRIOR TO RESUB.

BY EXECUTING THE PLAT, THE CITY ENGINEERING DEPARTMENT HEREBY APPROVES THE FOLLOWING WAIVER(S):

1) TO REDUCE THE STANDARD DRAINAGE AND UTILITY EASEMENT, UNDER THE EXISTING SHED ON LOT 5R1-2, FROM 5 FEET TO THE MINIMUM DISTANCE, AS SHOWN HEREON.

**NON-CONFORMITIES NOTE:**

THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NONCONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.

**CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.**

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 plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Registered Land Surveyor: EDDY R. GARRETT  
Tennessee License No. 1544  
Date: 7/21/2025

**7-EE-25**

EDDY R. GARRETT  
REGISTERED LAND SURVEYOR  
AGRICULTURE  
COMMERCIAL  
7/21/2025  
TENNESSEE No. 1544

**FLOOD CERTIFICATION**

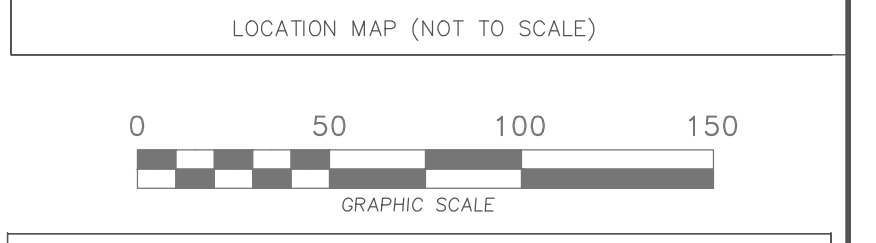
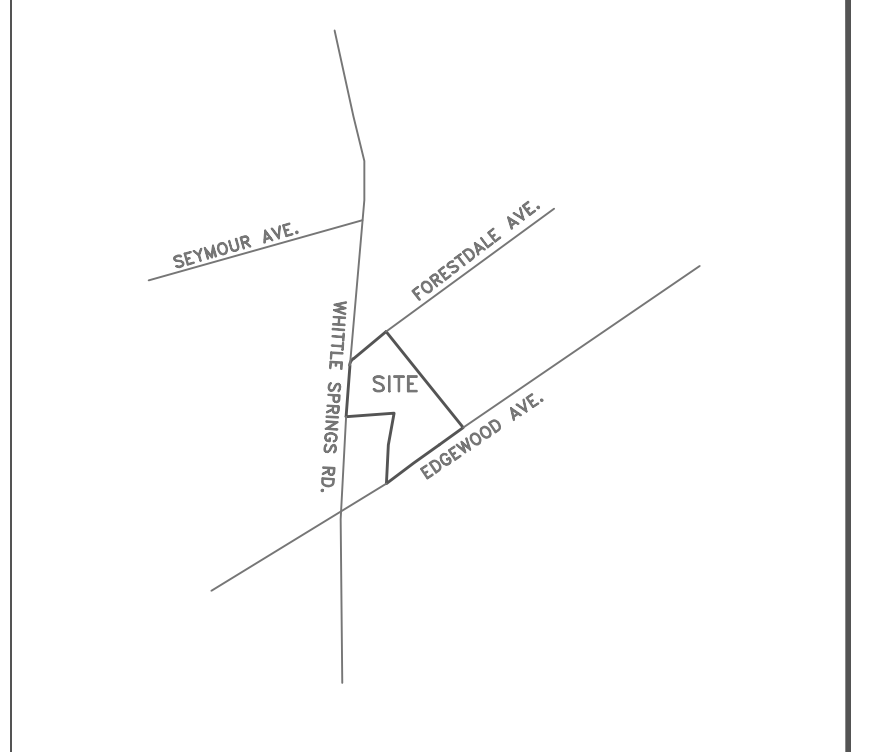
This is to certify that I have examined the federal insurance administration flood hazard map and found the described property IS NOT located within a special flood hazard area.

**CERTIFICATE OF ACCURACY AND PRECISION**

I hereby certify that this is a category IV survey and the ratio of precision of the unadjusted survey is 1:15,000 or greater as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.

Part or All of this survey was performed using a CARLSON BRX7 MULTIPLE FREQUENCY RECEIVER.  
Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.  
Type of GPS field procedure: Real Time Kinematic Network  
Datum/EPOCH: Horizontal-NAD 83, Vertical-NVD 88.  
Published/Field-control used: TDOT GNSS Reference Network  
Geoid Model: 2019  
Combined grid heights: none applied

**EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544**



A standard utility and drainage easement situated along lot lines in a subdivision, shall be dedicated to the public and to the appropriate Utility Agencies as follows:

1. The required utility and drainage easement shall be ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-way (including Joint Permanent Easements). Easements of 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.

**NOTES:**

NEW 1/2" IRON PINS SET AT ALL CORNERS, AT TIME OF SURVEY, UNLESS OTHERWISE NOTED.

PROPERTY IS ZONED RN-2. BUILDING SETBACKS ARE PER ZONING.

MAKING A TWO LOT SUBDIVISION.

THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.

VARIANCE TO REDUCE UTILITY AND DRAINAGE ALONG THE WHITTLE SPRINGS RD. FROM 10' TO 3' UNDER EXISTING BUILDING APPROVED BY MPC 3/14/02.

VARIANCE TO REDUCE UTILITY AND DRAINAGE ALONG THE LINE WITH LOT 2 OF WOODLAND ADD. FROM 10' TO 8.2' UNDER EXISTING BUILDING APPROVED BY MPC 3/14/02.

VARIANCE TO REDUCE UTILITY AND DRAINAGE ALONG THE LINE WITH LOT 7 OF WOODLAND ADD. FROM 10' TO 7.4' UNDER EXISTING BUILDING APPROVED BY MPC 3/14/02.

WHEN A LEGAL, NONCONFORMING STRUCTURE EXISTS ON THE PROPERTY BEING SUBDIVIDED AND THIS STRUCTURE IS ON CONFORMING WITH REQUIREMENTS FOR SETBACKS OR HEIGHT, A FINAL PLAT MAY BE APPROVED WHICH RESULTS IN NO NEW NONCONFORMITY AND NO INCREASE IN THE EXTENT OF ANY EXISTING NONCONFORMITY [17.3.C.2].

PROPERTY CONSISTS OF TWO LOTS WITH A TOTAL AREA OF 1.27 ACRES.

**OWNERS:**  
WAY OF THE CROSS BAPTIST CHURCH  
2932 WHITTLE SPRINGS RD.  
KNOXVILLE, TN. 37917  
CONTACT:  
KENNY THOMAS  
865-363-4229

**RE-SUBDIVISION OF LOT 5R1 OF RE-SUBDIVISION OF LOTS 1-4 FORESTEDGE ADDITION AND LOT 5R OF THE RE-SUBDIVISION OF LOTS 5,6,103R, AND 104R OF WOODLAND ADDITION**

Located within the 2nd district of KNOX county, Tennessee within the city of KNOXVILLE WARD: 16th CITY BLOCK: 16580  
SUBDIVISION: RESUB. OF LOTS 1-4 OF FORESTEDGE ADDITION & LOT 5R OF THE RESUB. OF LOTS 5,6,103R, & 104R OF WOODLAND ADDITION (N.M.A.P. # 200204160085787)  
Tax Map/Group/Parcel# 0701/J/005.00 Deed Ref. Bk/Pg: 1965/15  
Bearing Base: Tn. State Grid

**GARRETT & ASSOCIATES**  
EDDY R. GARRETT, RLS#1544  
4839 SHADY RD., STRAWBERRY PLAINS, TN 37871  
PHONE: (865)-933-5622 FAX: (865)-933-1277  
EMAIL: GARRETT1544@BELL.SOUTH.NET

**LAND SURVEYORS**

DATE 7/21/2025 SCALE 1"= 50'  
REVISIONS \_\_\_\_\_  
DRAWN BY TDH DRAWING NO. 25-157