

SPECIAL USE REPORT

► **FILE #:** 8-B-21-SU

AGENDA ITEM #: 31

AGENDA DATE: 8/12/2021

► **APPLICANT:** CALVARY CHAPEL OF KNOXVILLE

OWNER(S): Calvary Chapel of Knoxville

TAX ID NUMBER: 147 30

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 3330 W. Governor John Sevier Hwy.

► **LOCATION:** **South side of W. Governor John Sevier Highway, east side of Alcoa Highway**

► **APPX. SIZE OF TRACT:** **42.07 acres**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via W. Governor John Sevier Hwy., a major arterial street with a three lane street section with a 36-ft pavement width within a required right-of-way of 112-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

► **ZONING:** **RN-1 (Single-Family Residential Neighborhood) (c) & HP (Hillside Protection)**

► **EXISTING LAND USE:** **Church**

► **PROPOSED USE:** **Expansion of parking area, addition of covered pavilion, pergola, event quarters, storage area & drop off area**
N/A

HISTORY OF ZONING: The property was annexed by the City in 2002 (11-Y-02-RZ)

SURROUNDING LAND USE AND ZONING: North: W. Governor John Sevier Hwy. and vacant land -- RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection)

South: Residences -- E (Estates), A (Agricultural) and RAE (Exclusive Residential)

East: Residences and vacant land -- A (Agricultural)

West: Alcoa Hwy. and vacant land -- AG (General Agricultural)

NEIGHBORHOOD CONTEXT: The site is located in the southeast corner of the Alcoa Hwy. and W. Governor John Sevier Hwy. interchange in an area that is predominantly rural and low density residential development.

STAFF RECOMMENDATION:

► **Approve the proposed site improvements for Calvary Chapel of Knoxville as identified on the development plan, subject to 4 conditions.**

1. Meeting all applicable requirements of the "Off-street parking, access, driveway, and landscaping requirements" of the City of Knoxville Zoning Ordinance (Article 5, Section 7) as revised through March 25, 2019, including but not limited to the parking lot design standards and interior landscaping standards for the modified and new portions of the parking lot.
2. Installation of all required landscaping within 6 months of completion of work unless otherwise required by the City of Knoxville Department of Engineering or Department of Plans Review and Inspections.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With conditions noted above, this request meets the requirements of the former RP-1 zone (current zoning RN-1(C) / HP), the previously approved development plan, and the other criteria for approval of a special use for modifications to previously approved planned districts per Article 1.4.G.

COMMENTS:

A use-on-review approval was granted for this church by the Planning Commission on January 8, 2004 on this 42-acre site and the church was built in 2013. In 2019, an expansion of the parking lot was approved and constructed. The church has a 607 seat sanctuary and there are currently 241 parking spaces. The applicant is proposing a parking expansion of 63 spaces on the south side of the existing parking lot for a total of 304 spaces. The maximum number of parking spaces allowed for this use per the off-street parking standards is 304.

The church is also proposing an event structure on the eastern portion of the site near the driveway entrance from W. Governor John Sevier Hwy. This will include an enclosed event quarters and storage building that is approximately 1,400 sqft, a covered pavilion that is approximately 3,250 sqft, and a pergola.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the One Year Plan, and by the following general standards:

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The MDR/O (Medium Density Residential/Office) land use classification of the South County Sector Plan and the City's One Year Plan supports the current RN-1 (Single Family Residential Neighborhood) Zoning District and the previously approved planned district, RP-1 (Planned Residential). The zoning districts allowed in the MDR/O land use classification allow consideration of churches.

B. A large portion of the property is within the HP (Hillside Protection) area, however, the areas where the new parking and event structure will be located had previously been graded.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The previous RP-1 (Planned Residential) Zoning District is the operative zoning for the property and it is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, education, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.

B. The church and small accessory event structure are consistent with the intent of the RP-1 zone to permit limited nonresidential uses that are compatible with the character of the district. The church property is wooded and provides a large buffer to the residential uses to the south and southeast.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The church and the associated parking lot and event structure are adequately screened from the adjacent residential uses by mature vegetation.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The church and the associated parking lot and event structure are adequately screened from the adjacent residential uses by mature vegetation.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The church has direct access to W. Governor John Sevier Hwy which is a major arterial street.

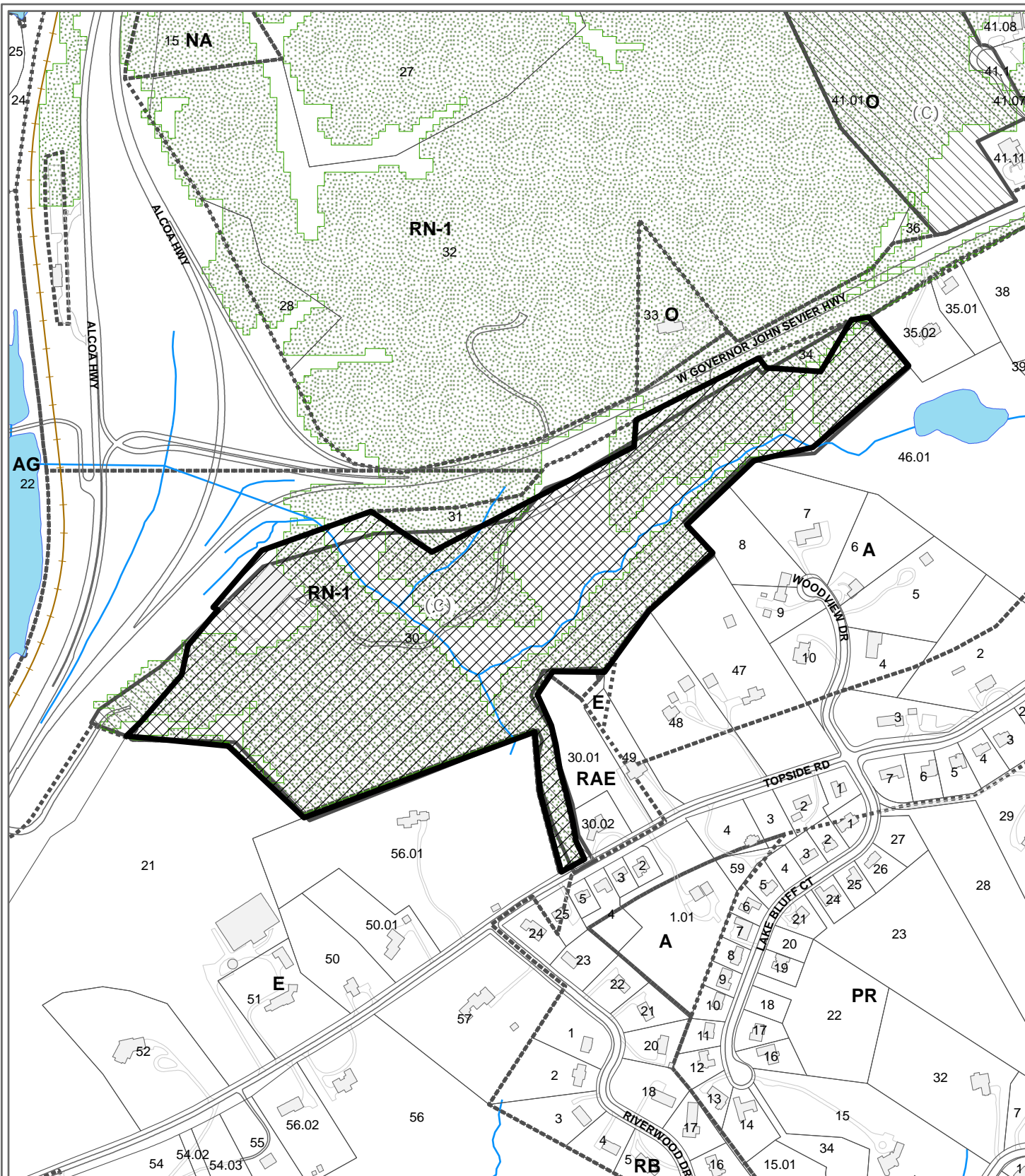
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

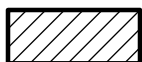
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**8-B-21-SU
SPECIAL USE**

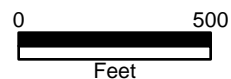


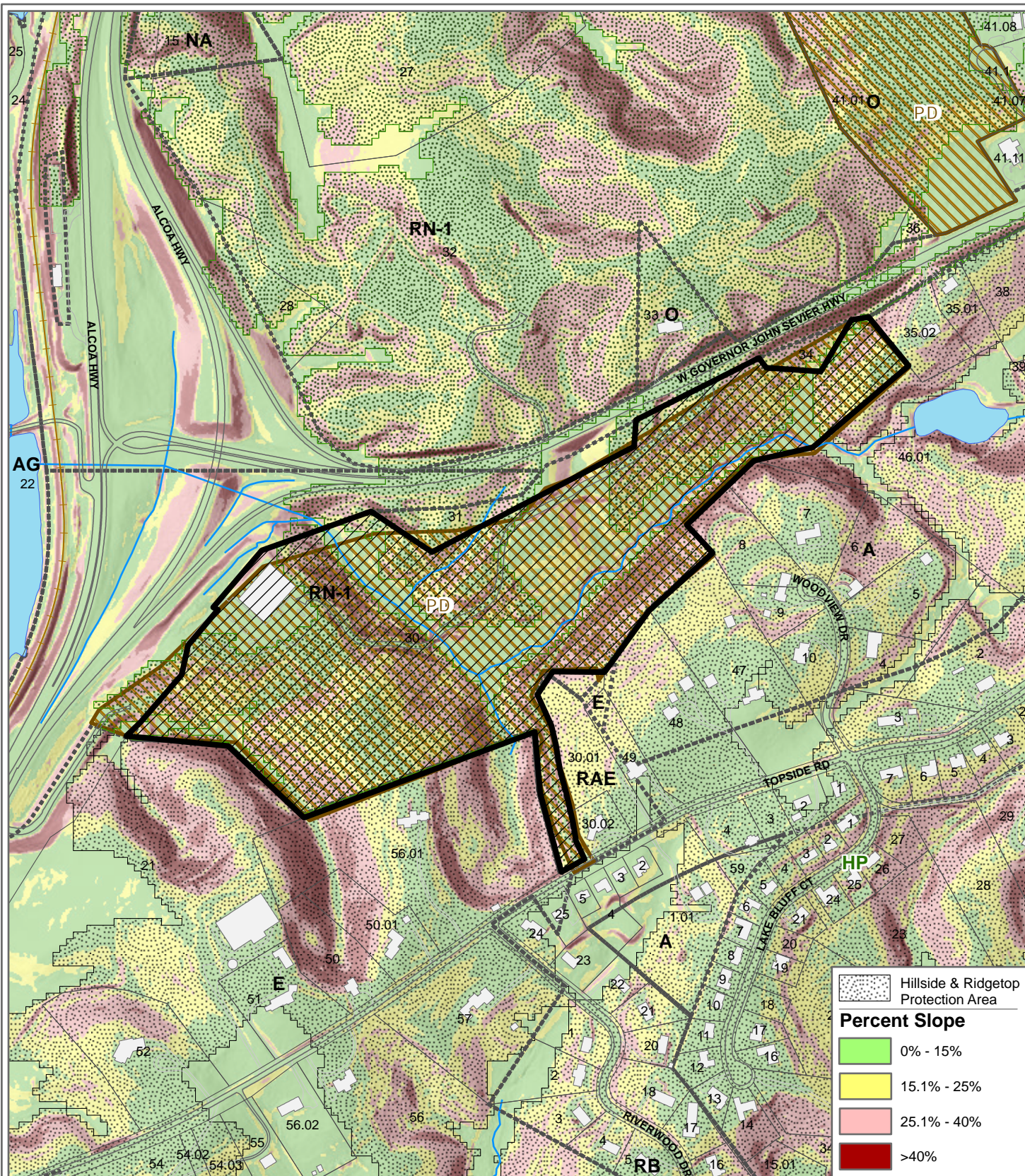
Expansion of parking area, addition of covered pavilion, pergola, event quarters, storage area & drop off area in RN-1 (Single-Family Residential Neighborhood) (c) & HP (Hillside Protection)

Original Print Date: 7/8/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

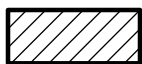
Petitioner: Calvary Chapel of Knoxville

Map No: 147
Jurisdiction: City





8-B-21-SU **SLOPE ANALYSIS**



Expansion of parking area, addition of covered pavilion, pergola, event quarters, storage area & drop off area in RN-1 (Single-Family Residential Neighborhood) (c) & HP (Hillside Protection)

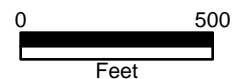
Original Print Date: 8/2/2021
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Calvary Chapel of Knoxville,

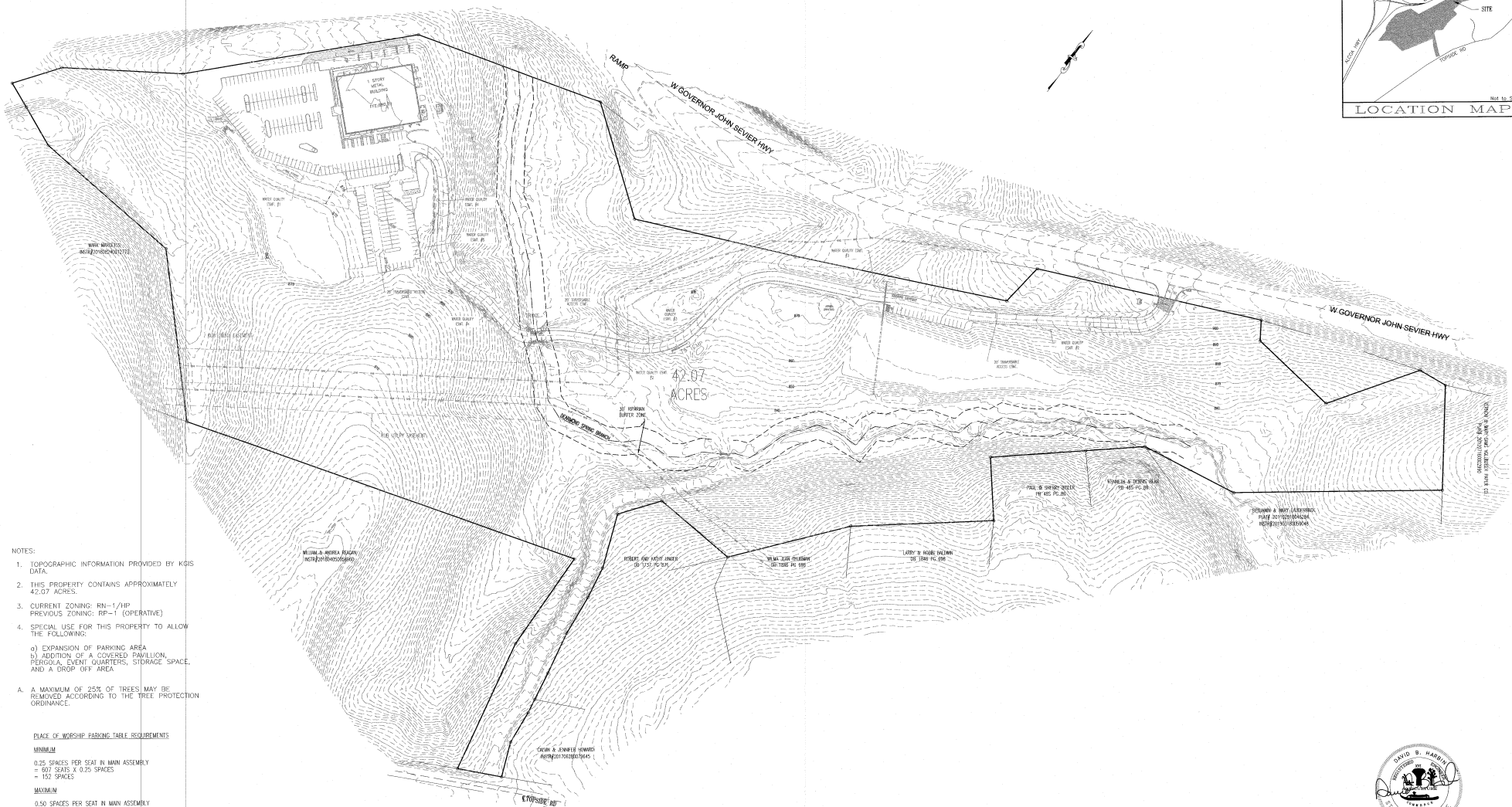
Map No: 147

Jurisdiction: City



Slope Analysis
8-B-21-SU

CATEGORY	ACRES	LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
Non-Hillside (HP)	11.91	100%	11.91
0-15% Slope	7.34	100%	7.34
15-25% Slope	8.78	50%	4.39
25-40% Slope	9.58	20%	1.92
Greater than 40% Slope	4.42	10%	0.44
Subtotal: Sloped Land (Inside HP)	30.12		
Total	42.03		25.995



- ### PLACE OF WORSHIP PARKING TABLE REQUIREMENTS

ABSTRACT

0.25 SPACES PER SEAT IN MAIN ASSEMBLY
= 607 SEATS X 0.25 SPACES
= 152 SPACES

MAXIMUM

0.50 SPACES PER SEAT IN MAIN ASSEMBLY
= 607 SEATS X 0.50 SPACES
= 304 SPACES

EXISTING PARKING SPACES

STANDARD SPACES: 233
ACCESSIBLE SPACES: 8
TOTAL EXISTING SPACES: 241

PROPOSED PARKING SPACES

PROPOSED SPACES: 63
EXISTING SPACES: 241
TOTAL PARKING SPACES: 304

DEED REFERENCES: PLAT INSTR# 201208240012541
DEED REFERENCES: DEED INSTR# 201804170061462

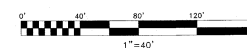
8-B-21-SU
7/27/2021



OWNER/DEVELOPER
CALVARY CHAPEL OF KNOXVILLE
C/O MARK KIRK
3330 W GOVERNOR JOHN SEVIER HWY
KNOXVILLE, TN 37920
PHONE: (865) 680-9791

25130-EX

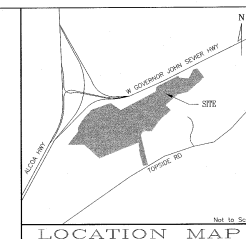
SHEET 1 OF 3 SHEET(S)
Q:\25130\25130-2-UOR\DW

[illegible]DATE
6/28/21

EXISTING CONDITIONS FOR
CALVARY CHAPEL OF KNOXVILLE
TAX MAP 147 PARCEL 30
DISTRICT 25, KNOX COUNTY, TENNESSEE
CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com



- PLACE OF WORSHIP PARKING TABLE REQUIREMENTS

MINIMUM

0.25 SPACES PER SEAT IN MAIN ASSEMBLY
= 607 SEATS X 0.25 SPACES
= 152 SPACES

MAXIMUM
 100% SATISFACTION
 GUARANTEE

0.50 SPACES PER SEAT IN MAIN ASSEMBLY
= 607 SEATS X 0.50 SPACES
= 304 SPACES

EXISTING PARKING SPACES

STANDARD SPACES: 233

ACCESSIBLE SPACES: 8
TOTAL EXISTING SPACES: 24

PROPOSED PARKING SPACES

PROPOSED PRICES: 63

PROPOSED SPACES:	63
EXISTING SPACES:	241
TOTAL AVAILABLE SPACES:	304

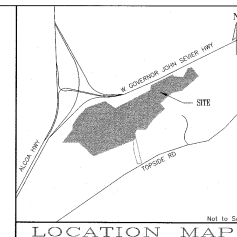
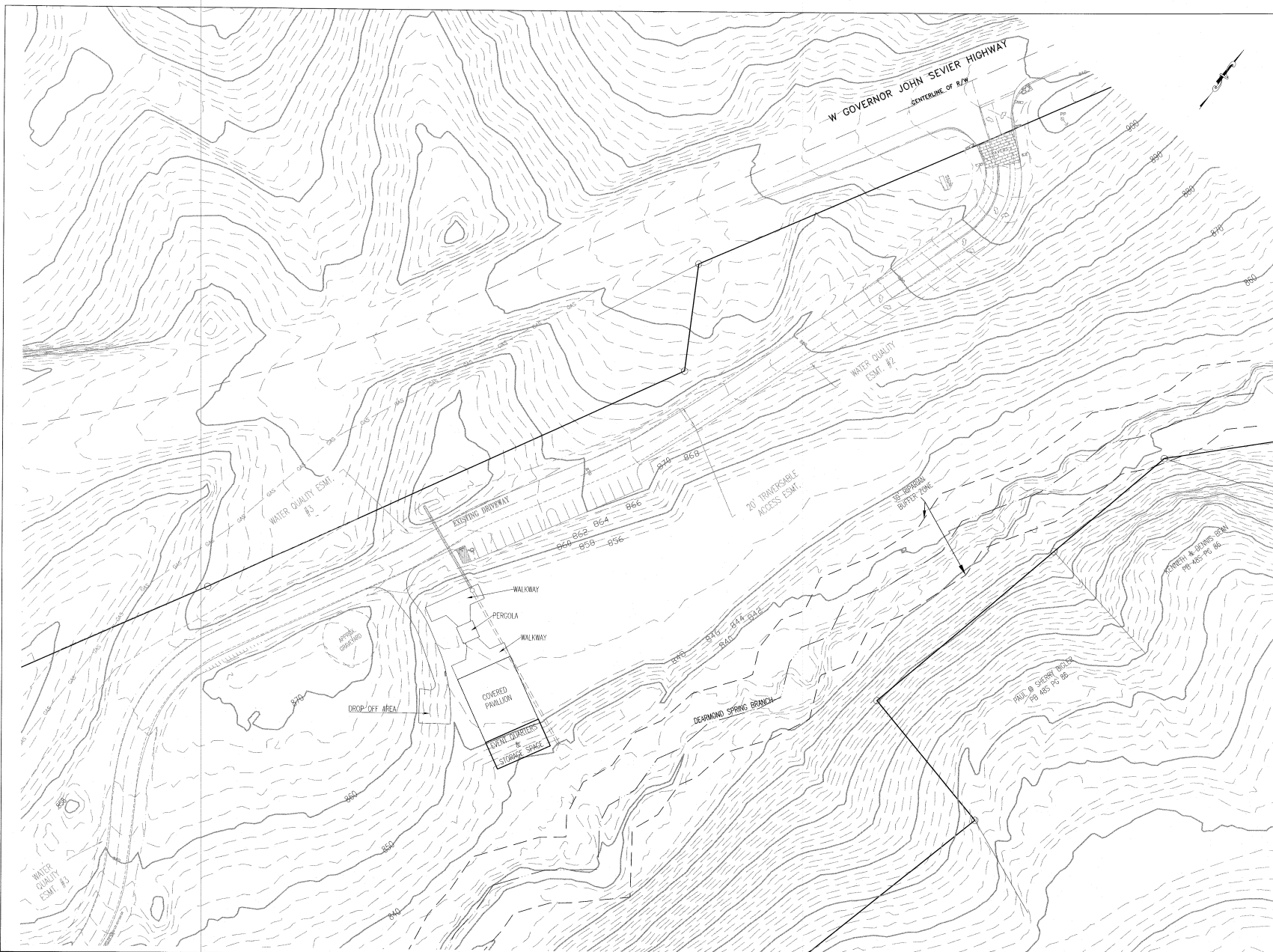
TOTAL PARKING SPACES: 304

8-B-21-SU



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C/O MARK KIRK
3330 W GOVERNOR JOHN SEVER HWY
KNOXVILLE, TN 37920
PHONE: (865) 680-9791

[illegible]



- NOTES:
1. TOPOGRAPHIC INFORMATION PROVIDED BY KGIS DATA.
 2. THIS PROPERTY CONTAINS APPROXIMATELY 42.07 ACRES.
 3. CURRENT ZONING: RN-1/HP
PREVIOUS ZONING: RP-1 (OPERATIVE)
 4. SPECIAL USE FOR THIS PROPERTY TO ALLOW THE FOLLOWING:
 - a) EXPANSION OF PARKING AREA
 - b) ADDITION OF A COVERED PAVILION, PERGOLA, EVENT QUARTERS, STORAGE SPACE, AND A DROP OFF AREA
 5. A MAXIMUM OF 25% OF TREES MAY BE REMOVED ACCORDING TO THE TREE PROTECTION

PLACE OF WORSHIP PARKING TABLE REQUIREMENTS

MINIMAL

0.25 SPACES PER SEAT IN MAIN ASSEMBLY
= 607 SEATS X 0.25 SPACES
= 152 SPACES

MAYNARD

0.50 SPACES PER SEAT IN MAIN ASSEMBLY
= 607 SEATS X 0.50 SPACES
= 304 SPACES

EXISTING PARKING SPACES

STANDARD SPACES: 233

ACCESSIBLE SPACES: 8
TOTAL EXISTING SPACES: 241

PROPOSED PARKING SPACES

PROPOSED SPACES: 63

EXISTING SPACES: 241
TOTAL PARKING SPACES: 304

8-B-21-SU

8-B-21-SU
7/27/2021



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 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

DESIGNED	
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DRAWN

CHECKED

1	7/26/21
NO.	DATE

REVISION
REVISED PER MPC COMMENTS

APPR	NO

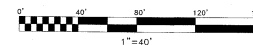
REVISION:

	ADD

SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 2' INTERVAL

6/28/21

DEED REFERENCES: PLAT INSTR# 201208240012541
DEED REFERENCES: DEED INSTR# 201804170061462



PROPOSED PARKING ADDITION FOR
CALVARY CHAPEL OF KNOXVILLE
TAX MAP 147 PARCEL 30
DISTRICT 25, KNOX COUNTY, TENNESSEE
CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE

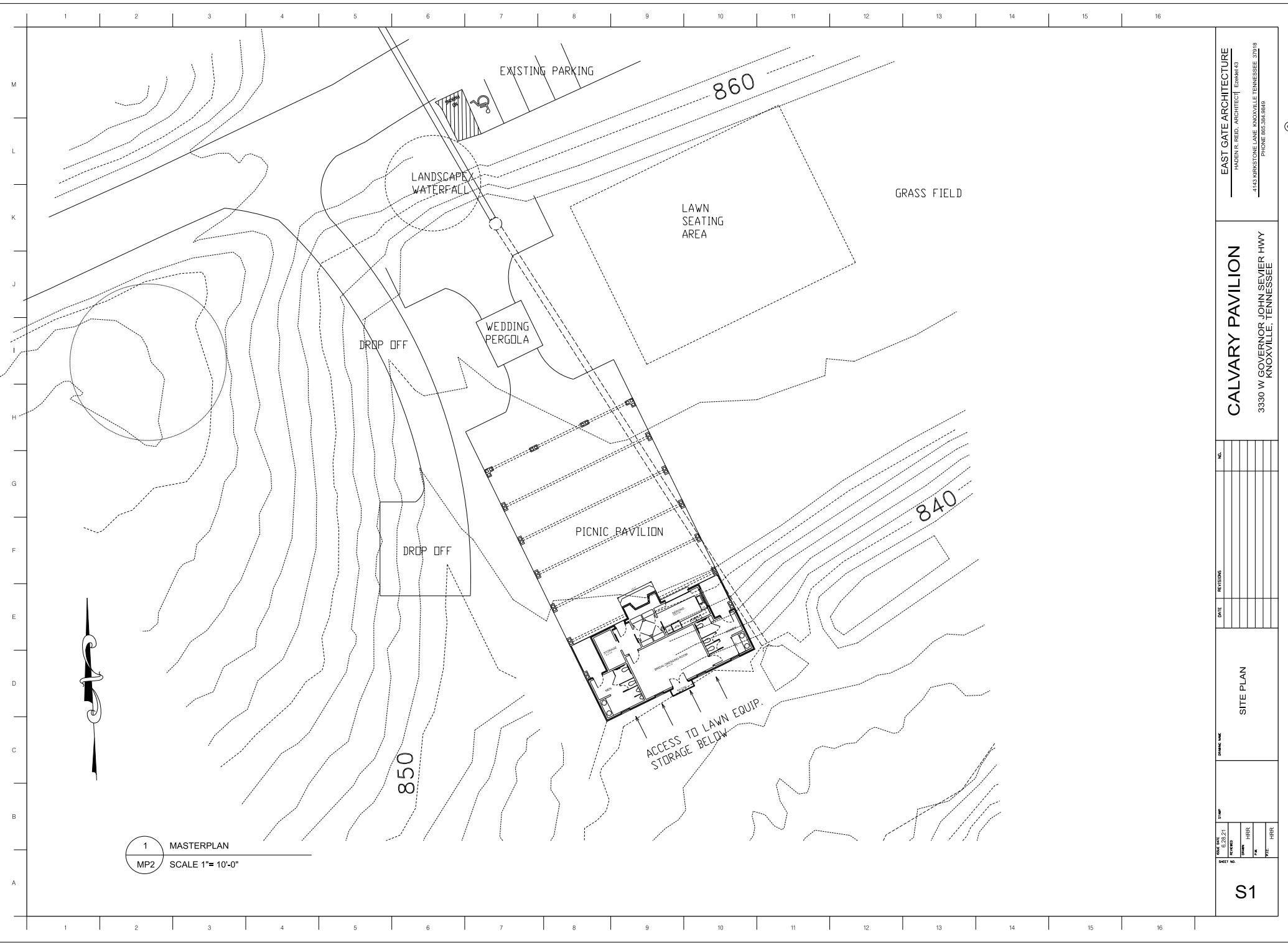
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SHEET 3 OF

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8-B-21-SU
7/27/2021



1 MASTERPLAN
MP2 SCALE 1"= 10'-0"

EAST GATE ARCHITECTURE
HADEN R. REED, ARCHITECT EDMMH.43
4143 KINGSTONE LANE KNOXVILLE TENNESSEE 37919
PHONE 865.384.1849

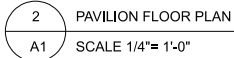
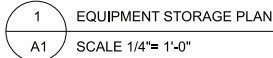
CALVARY PAVILION
3330 W GOVERNOR JOHN SEVIER HWY
KNOXVILLE, TENNESSEE

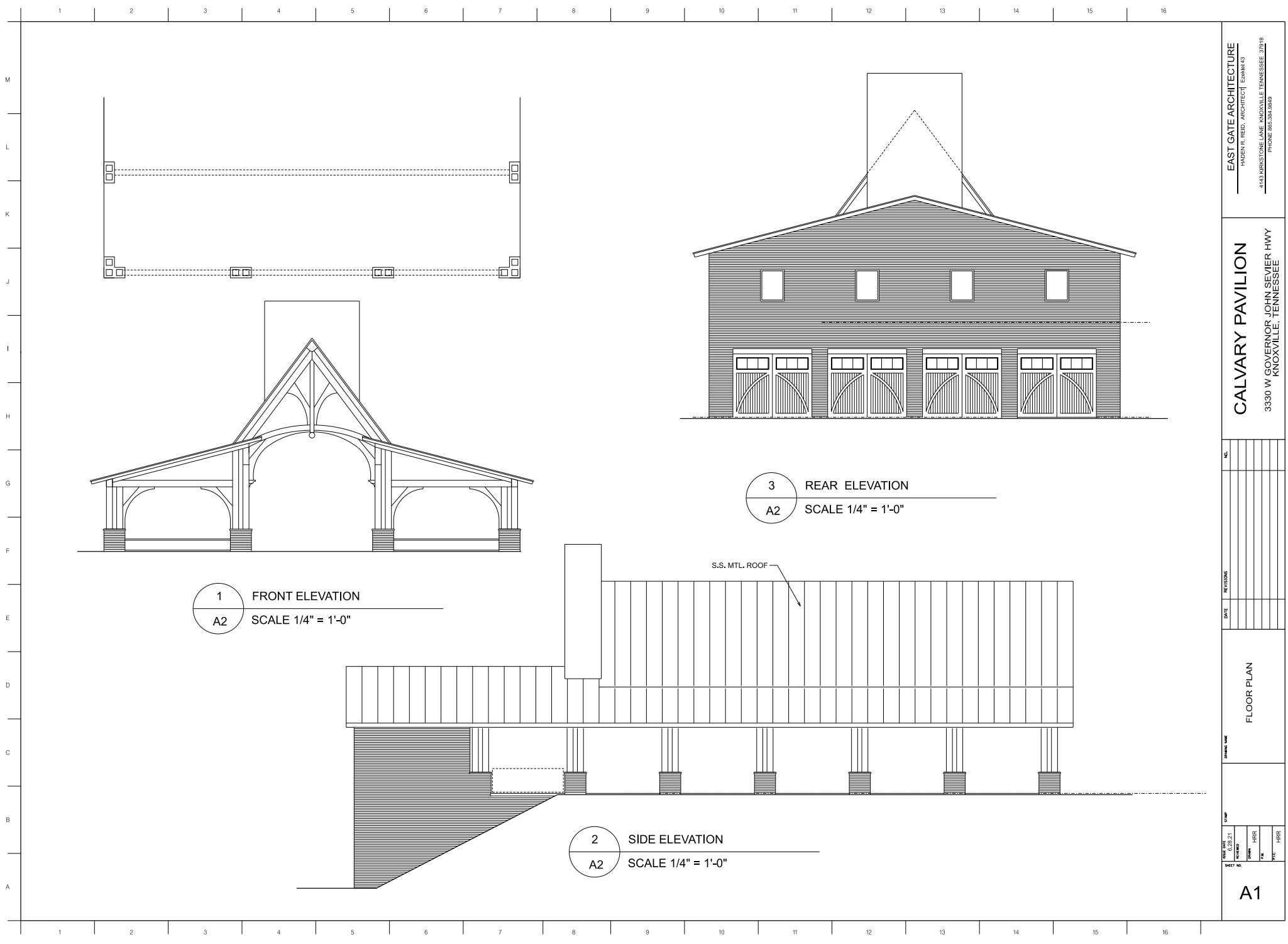
NO.	REVISIONS	DATE

SITE PLAN

DATE	BY	CHECKED	DATE	BY	CHECKED
06.28.21	HR	HR			

S1





1 FRONT ELEVATION
A2 SCALE 1/4" = 1'-0"

2 SIDE ELEVATION
A2 SCALE 1/4" = 1'-0"

3 REAR ELEVATION
A2 SCALE 1/4" = 1'-0"

EAST GATE ARCHITECTURE
HADEN R. REED, ARCHITECT EDWARD L. REED
4143 KINGSTONE LANE KNOXVILLE TENNESSEE 37919
PHONE 865.384.9849

CALVARY PAVILION
3330 W GOVERNOR JOHN SEVIER HWY
KNOXVILLE, TENNESSEE

NO.	REVISIONS	DATE

FLOOR PLAN

DATE	BY	CHKD	DATE	BY	CHKD

A1



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

Calvary Chapel of Knoxville

Applicant Name

Affiliation

6/28/21

Date Filed

8/12/21

Meeting Date (if applicable)

File Number(s)

8-B-21-SU

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

KAITY PATTERSON

Name

BATSON, HIMES, NORVELL & POE

Company

4334 PAPER MILL DRIVE

Address

KNOXVILLE

City

TN

State

37909

ZIP

865-588-6472

Phone

kpatterson@gmail.com

Email

CURRENT PROPERTY INFO

Owner Name (if different)

3330 W. GOV JOHN SEVIER HWY

Owner Address

865-609-1385

Owner Phone

3330 W. GOV JOHN SEVIER HWY

Property Address

MAP 147 PARCEL 30

Parcel ID

KNOX CHAPMAN

Sewer Provider

KNOX CHAPMAN

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of W Governor John Sevier Hwy., East side of Alcoa Hwy. 42.07 ac.

General Location

Tract Size

☒ City ☐ County 1st District

RN-1 & HP (C)
Zoning District

P-QP
Existing Land Use

South County
Planning Sector

MDR/O & HP
Sector Plan Land Use Classification

Urban Growth
Growth Policy Plan Designation

DEVELOPMENT REQUEST

☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA

☐ Residential ☐ Non-Residential

Home Occupation (specify)

Related City Permit Number(s)

Other (specify) **EXPANSION OF PARKING AREA, ADDITION OF COVERED PAVILLION, PERGOLA, EVENT QUARTERS, STORAGE AREA & DROP OFF AREA**

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

☐ Combine Parcels ☐ Divide Parcel

Unit / Phase Number

Total Number of Lots Created

☐ Other (specify)

☐ Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

☐ Zoning Change

Proposed Zoning

☐ 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

0406 ~~-\$5,507.00~~ 900.00

Fee 2

Fee 3

~~\$5,507.00~~

\$900.00

AUTHORIZATION

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


Applicant Signature

KAITY PATTERSON
Please Print

6/28/21
Date

865-588-6472
Phone Number

kpatterson@bhn-p.com
Email


Staff Signature

Marc Payne
Please Print

swm 6/28/2021
Date