



SPECIAL USE REPORT

▶ **FILE #:** 11-C-22-SU

AGENDA ITEM #: 21

AGENDA DATE: 11/10/2022

▶ **APPLICANT:** CALVARY CHAPEL OF KNOXVILLE

OWNER(S): CALVARY CHAPEL OF KNOXVILLE

TAX ID NUMBER: 147 030

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 3330 W GOVERNOR JOHN SEVIER HWY

▶ **LOCATION:** Southeast side of W Governor John Sevier Highway, east of Alcoa Highway

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

SECTOR PLAN: South County

GROWTH POLICY PLAN: N/A

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

UTILITIES: Water Source: Knox Chapman Utility District

Sewer Source: Knox Chapman Utility District

WATERSHED: Ten Mile Creek

▶ **ZONING:** RN-1(C) (Single-Family Residential Neighborhood in a former Planned District), HP (Hillside Protection overlay)

▶ **EXISTING LAND USE:** P-QP (Public/Quasi-Public)

▶ **PROPOSED USE:** Parking lot expansion

HISTORY OF ZONING: 11-Y-02-RZ: PR, RAE, A and E to RP-1

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant, rural residential - AG (Agricultural)

South: Multifamily residential - RN-3 (General Residential Neighborhood)

East: Single family residential - RN-2 (Single-Family Residential Neighborhood)

West: Rural residential - AG (Agricultural)

NEIGHBORHOOD CONTEXT: This property is located in the southeast corner of the Alcoa Highway. and W. Governor John Sevier Highway. interchange in an area that is predominantly rural and low density residential.

STAFF RECOMMENDATION:

▶ **Approve the proposed parking lot for Calvary Chapel of Knoxville as identified on the development plan, subject to 3 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including the off-street parking requirements per Article 11.4

2. Meeting all applicable requirements of Knoxville Department of Engineering.

With the condition noted, this plan meets the requirements of the former RP-1 zone (current zoning RN-1(C)/HP), the previously approved development plan, and the 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. The church was built in 2013. In 2019, an expansion of the parking lot was approved and constructed. In 2021, another expansion of the parking lot was approved and constructed. The church has a 607-seat sanctuary and there are currently 298 parking spaces. The maximum number of parking spaces allowed for this use per the off-street parking standards is 304.

The applicant is proposing another parking lot expansion in anticipation of a future sanctuary expansion into the existing parking lot. The proposed parking lot development will be phased so that the number of spaces never exceeds the 304 spaces permitted for the current sanctuary capacity.

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

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, 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 designation permit consideration of churches.

B. Approximately 30 acres of the 42-acre site are in the Hillside Protection (HP) area. The proposed parking lot expansion does not exceed the 14-acre disturbance budget permitted within the HP area.

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

A. The site plan demonstrates compliance with Article 11.4 of the zoning code regarding off-street parking spaces. The parking lot expansion will be phased so that available spaces never exceed the current maximum number of spaces permitted.

B. The church land use is consistent with the intent of the RN-1 and previous RP-1 zoning district, which 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 associated parking lot are adequately screened from the adjacent residential uses by mature vegetation and topography.

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 vegetated screening between the subject property and adjacent residences will mitigate negative impacts.

B. Appropriate measures to manage stormwater runoff from impervious surface expansion will be addressed by the Stormwater Engineering Division during permitting.

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.

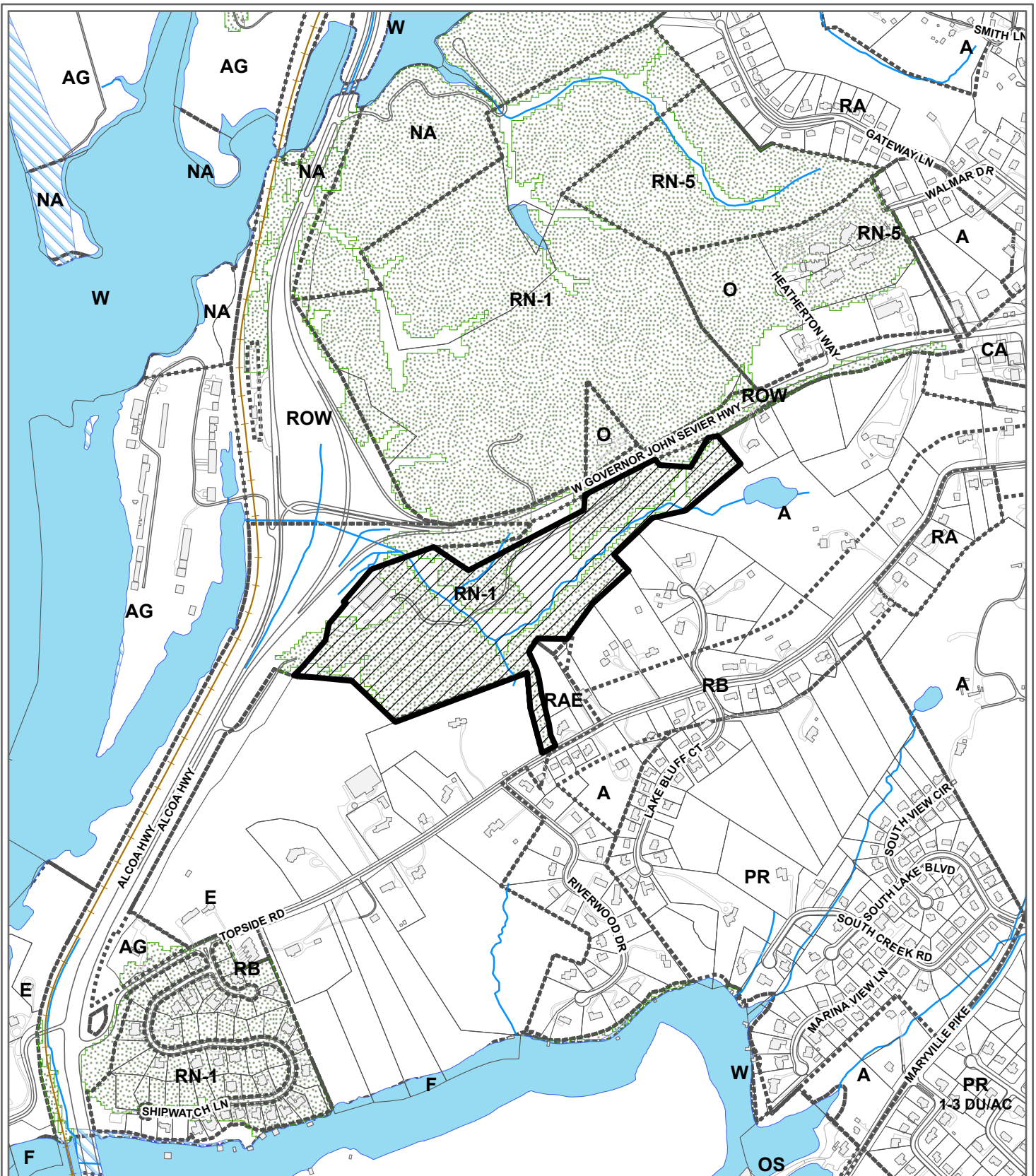
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

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.

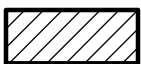
ESTIMATED STUDENT YIELD: Not applicable.

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.



**11-C-22-SU
SPECIAL USE**

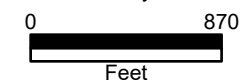
Petitioner: Calvary Chapel of Knoxville



Parking lot expansion in RN-1(C), HP

Map No: 147

Jurisdiction: City



Original Print Date: 10/17/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit B. 11-C-22-SU Context Images

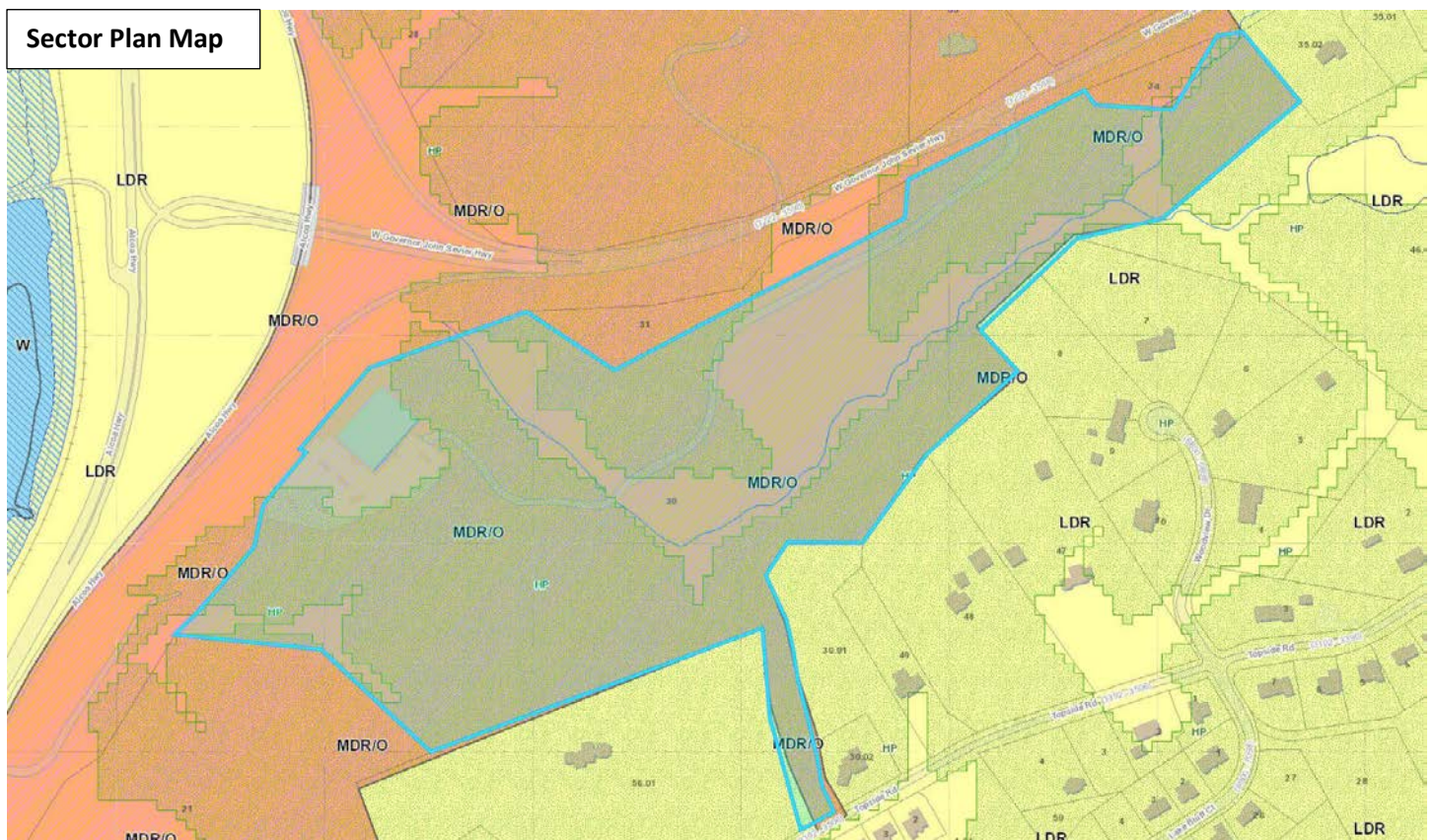
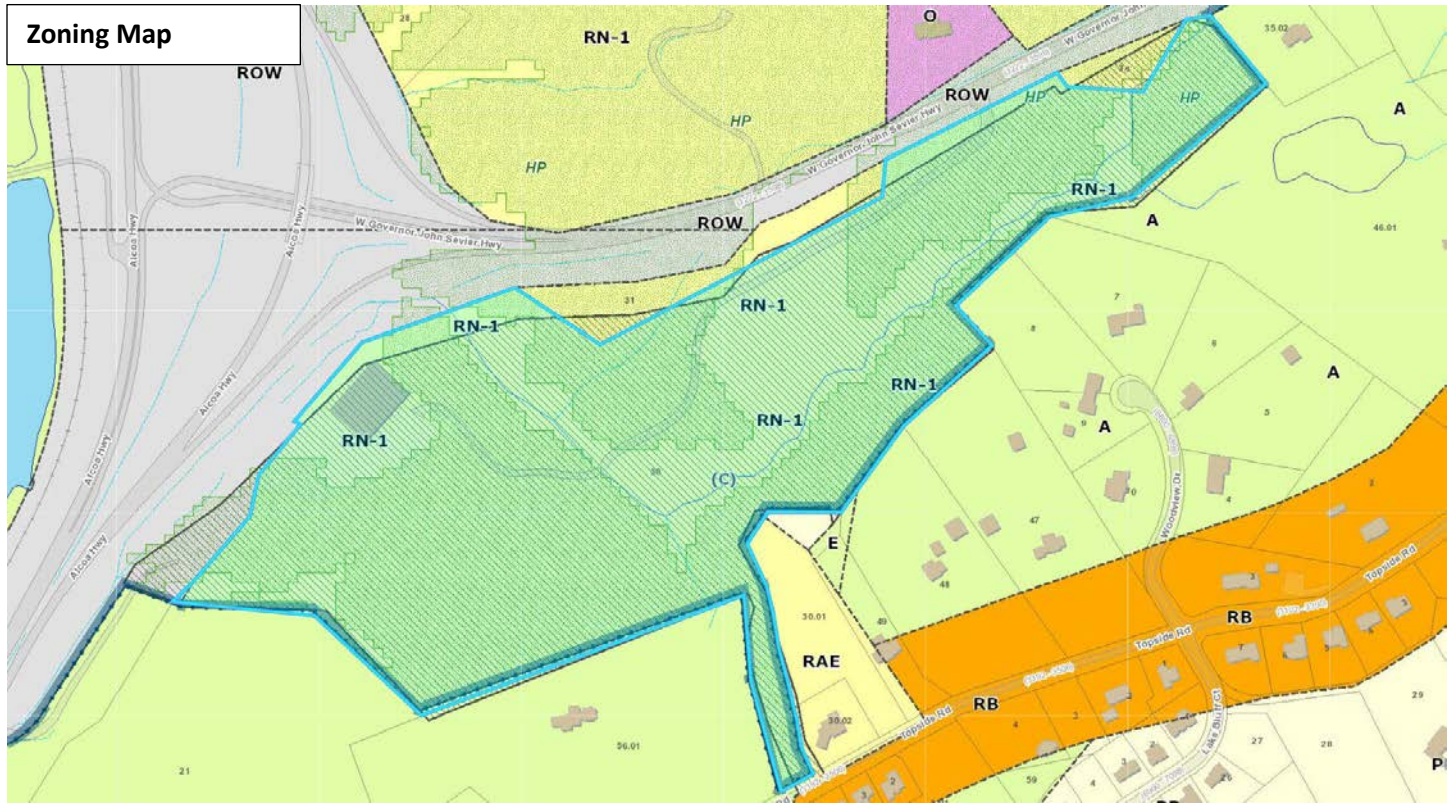
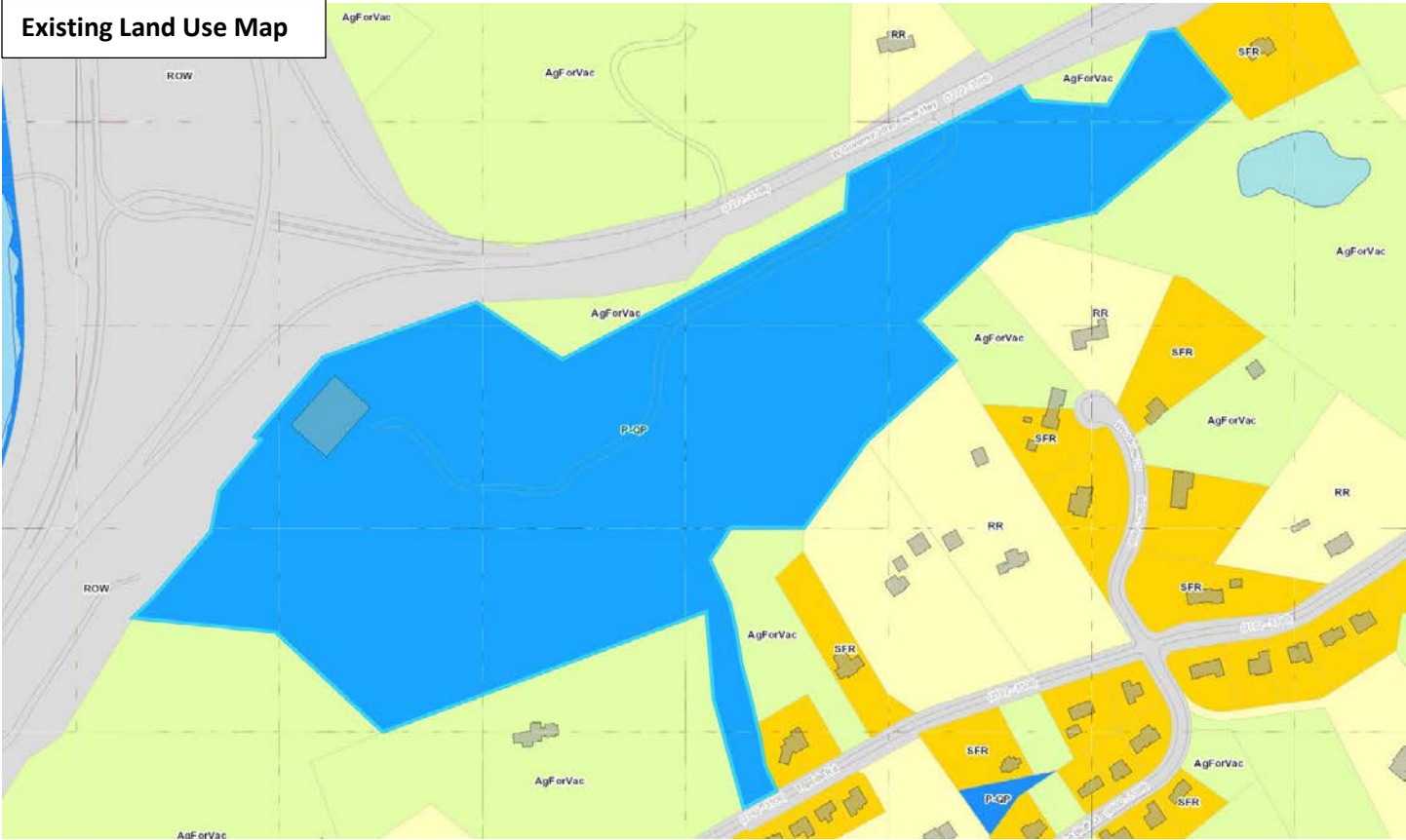
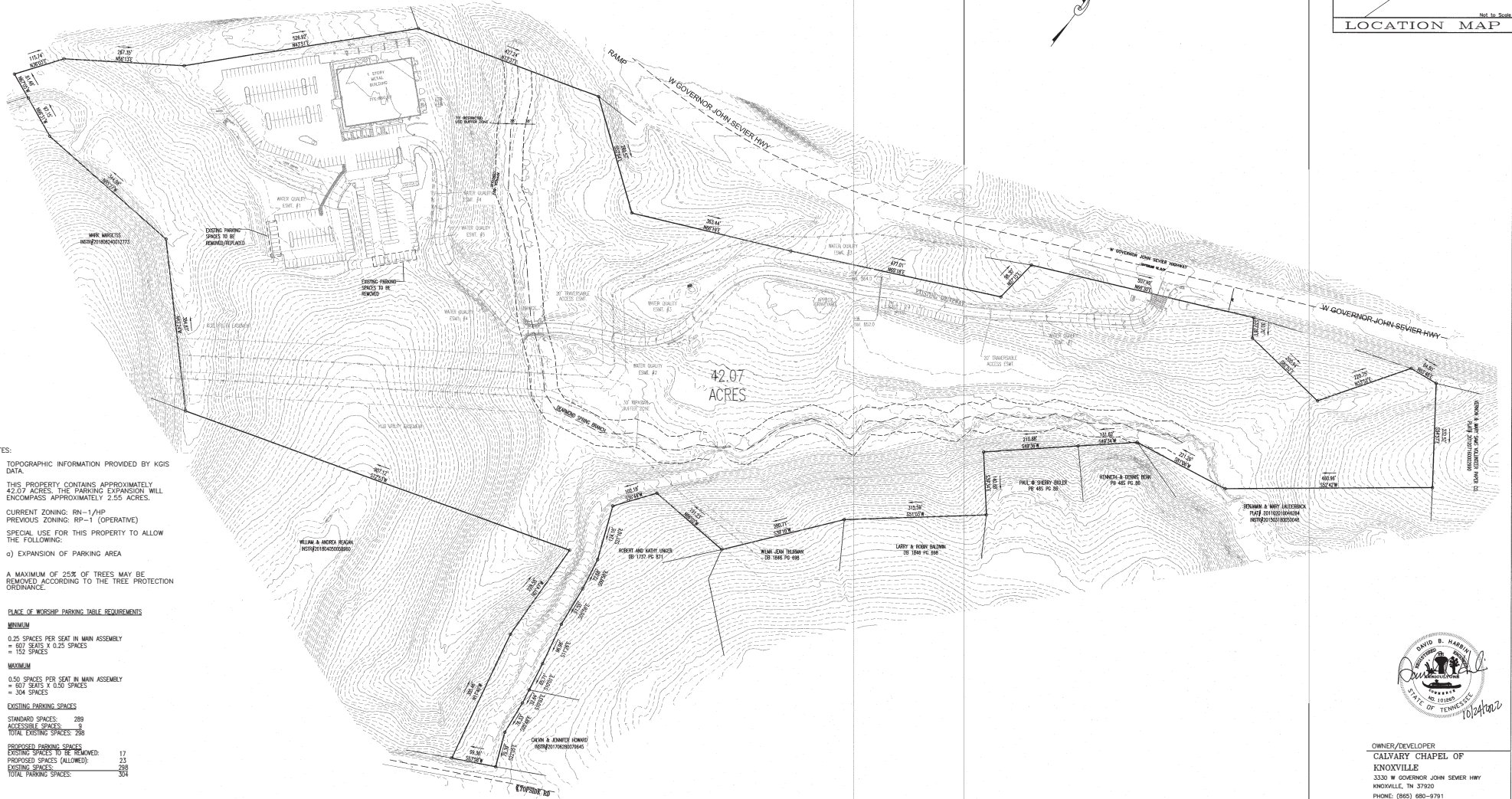
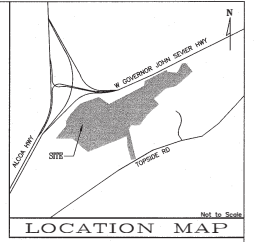


Exhibit B. 11-C-22-SU Context Images



11-C-22-SU
Revised 10/24/2022



- NOTES:
1. TOPOGRAPHIC INFORMATION PROVIDED BY KGIS DATA.
 2. THIS PROPERTY CONTAINS APPROXIMATELY 42.07 ACRES. THE PARKING EXPANSION WILL ENCOMPASS APPROXIMATELY 2.55 ACRES.
 3. CURRENT ZONING: RM-1 (OPERATIVE)
 4. SPECIAL USE FOR THIS PROPERTY TO ALLOW THE FOLLOWING:
 - a) EXPANSION OF PARKING AREA
 5. A MAXIMUM OF 25% OF TREES MAY BE REMOVED ACCORDING TO THE TREE PROTECTION ORDINANCE.

PLACE OF WORSHIP PARKING TABLE REQUIREMENTS

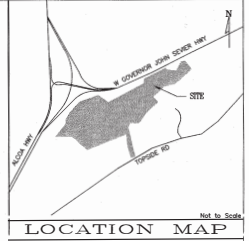
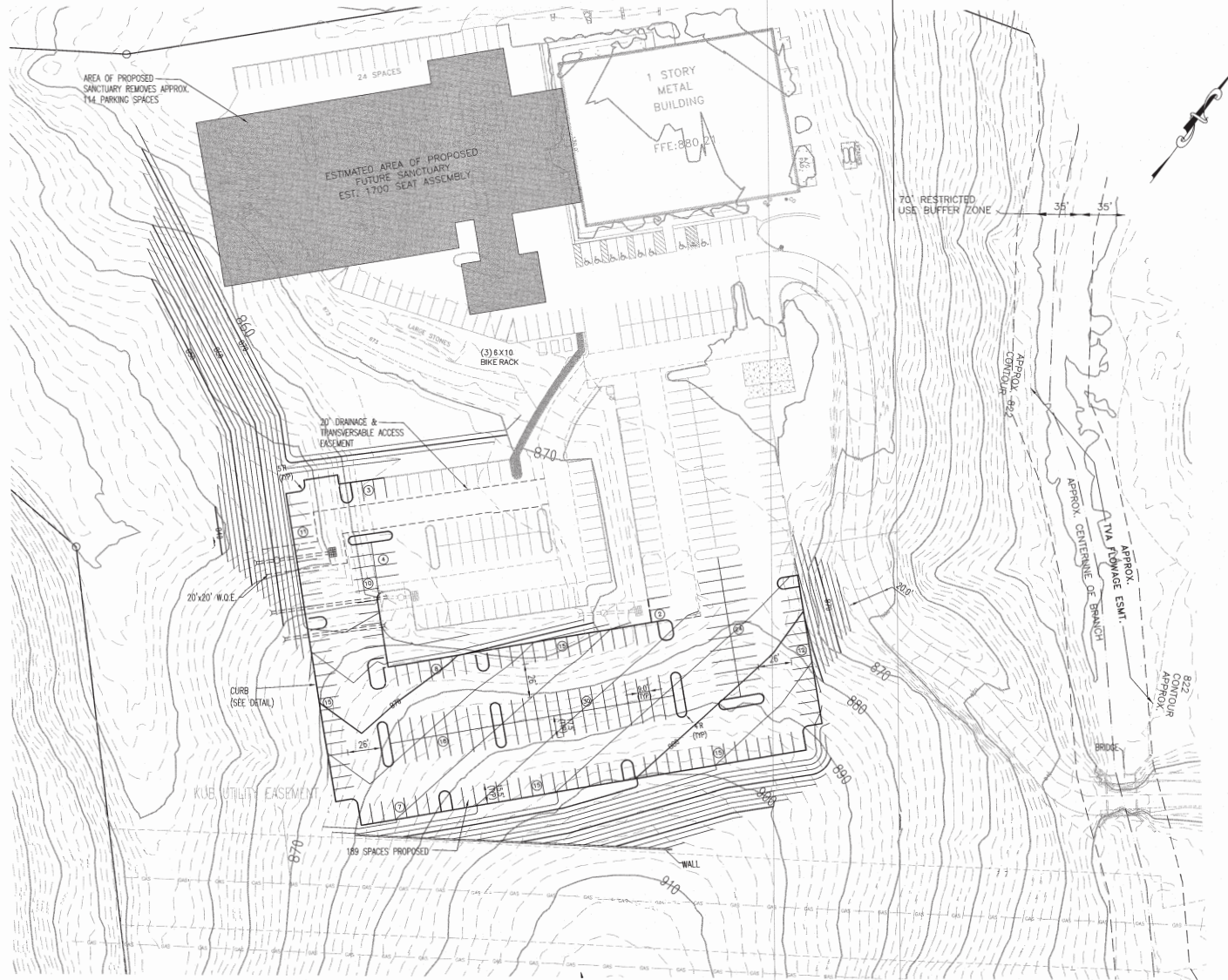
MINIMUM	
0.25 SPACES PER SEAT IN MAIN ASSEMBLY	607 SEATS X 0.25 SPACES = 152 SPACES
MAXIMUM	
0.50 SPACES PER SEAT IN MAIN ASSEMBLY	607 SEATS X 0.50 SPACES = 304 SPACES
EXISTING PARKING SPACES	
STANDARD SPACES:	289
ACCESSIBLE SPACES:	8
TOTAL EXISTING SPACES:	298
PROPOSED PARKING SPACES	
EXISTING SPACES TO BE REMOVED:	17
PROPOSED SPACES (ALLOWED):	23
EXISTING SPACES:	298
TOTAL PARKING SPACES:	304



OWNER/DEVELOPER
CALVARY CHAPEL OF
KNOXVILLE
3330 W GOVERNOR JOHN SEMER HWY
KNOXVILLE, TN 37920
PHONE: (865) 680-9791

<p>BATSUN, HIMES, NORVELL & POE REGISTERED ENGINEERS & LAND SURVEYORS 4334 PAPERWELL DRIVE KNOXVILLE, TENNESSEE 37909 PHONE: (865) 588-6472 FAX: (865) 588-6475 email: bhn@bnp.com</p>	<p>DESIGNED: DBH</p> <p>DRAWN: KPP</p> <p>CHECKED: DBH</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>NO.</td> <td>DATE</td> <td>REVISION PER PLANNING STAFF</td> <td>APPR.</td> <td>NO.</td> <td>DATE</td> <td>REVISION</td> <td>APPR.</td> </tr> <tr> <td>1</td> <td>10/24/22</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	NO.	DATE	REVISION PER PLANNING STAFF	APPR.	NO.	DATE	REVISION	APPR.	1	10/24/22							<p>SCALE HORIZONTAL: 1" = 100' VERTICAL: 2" INTERVAL</p> <p>DATE 9/20/22</p>	<p>DEED REFERENCES: PLAT INSTR# 201208240012541 DEED REFERENCES: DEED INSTR# 201804170061462</p>	<p>EXISTING CONDITIONS FOR CALVARY CHAPEL OF KNOXVILLE</p> <p>TAX MAP 147 PARCEL 30 DISTRICT 25, KNOX COUNTY, TENNESSEE CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE</p>	<p>25130-2-EX</p> <p>SHEET 1 OF 2 SHEETS(S) G:\25130\PARKING EXPANSION\PLAT 25130-EXP2-SU.DWG</p>
NO.	DATE	REVISION PER PLANNING STAFF	APPR.	NO.	DATE	REVISION	APPR.														
1	10/24/22																				

11-C-22-SU
Revised 10/24/2022



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ACCESSIBLE SPACES:	289
TOTAL EXISTING SPACES:	289
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TOTAL PARKING SPACES:	304

BICYCLE PARKING REQUIREMENTS
NON-RESIDENTIAL
TOTAL REQUIRED MOTOR VEHICLE PARKING SPACES (MIN):
101-500
REQUIRED BICYCLE PARKING SPACES: 12
EXISTING BICYCLE PARKING SPACES: 12



OWNER/DEVELOPER
CALVARY CHAPEL OF
KNOXVILLE
3338 W GOVERNOR JOHN SEVIER HWY
KNOXVILLE, TN 37909
PHONE: (865) 680-9791

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4324 PAPERBOWL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-4472
FAX: (865) 588-6473
email@bhn-rp.com

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	KPP							
CHECKED	DBH	10/24/22	REVISED PER PLANNING STAFF					

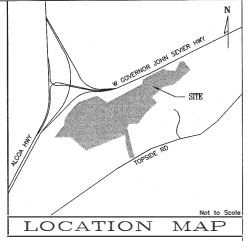
SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 2" INTERVAL
DATE
9/20/22

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

FULL BUILD-OUT OF PROPOSED PARKING AND CONDITION FOR
CALVARY CHAPEL OF KNOXVILLE
TAX MAP 147 PARCEL 30
DISTRICT 25, KNOX COUNTY, TENNESSEE
CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE

25130-2-PL
SHEET 2 OF 2 SHEET(S)
0125130-PARKING EXPANSION PART 2/25130-EXP2-SU.DWG

11-C-22-SU
Revised 10/24/2022



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STANDARD SPACES:	289
ACCESSIBLE SPACES:	9
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PROPOSED PARKING SPACES	
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FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	DBH	DATE	REVISION	APPR	NO.	DATE	REVISION	APPR
DRAWN	KPP							
CHECKED	DBH	10/24/22	REVISED PER PLANNING STAFF			9/20/22		

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

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

DATE
9/20/22

1"=40'

PHASED BUILD-OUT OF 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

25130-2-PL

SHEET 2 OF 2 SHEETS(S)
0:\25130\PARKING EXPANSION PART 2\25130-EXP2-SU.DWG



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Calvary Chapel of Knoxville

Applicant Name Affiliation

9/27/2022	11/10/2022	11-C-22-SU
Date Filed	Meeting Date (if applicable)	File Number(s)

CORRESPONDENCE

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

Kaity Wozek Batson, Himes, Norvell & Poe

Name / Company

4334 Papermill Dr Knoxville TN 37909

Address

865-609-1385 / kpatterson@bhn-p.com

Phone / Email

CURRENT PROPERTY INFO

CALVARY CHAPEL OF KNOXVILLE	3330 W Governor John Sevier Hwy Knoxville TN 37	865-609-1385
Owner Name (if different)	Owner Address	Owner Phone / Email

3330 W GOVERNOR JOHN SEVIER HWY

Property Address

147 030	42.07 acres
Parcel ID	Tract Size

Knox Chapman Utilty District	Knox Chapman Utilty District	
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

Southeast side of W Governor John Sevier Hwy, east of Alcoa Hwy

General Location

<input checked="" type="checkbox"/> City 1	RN-1(C), HP	P-QP
<input type="checkbox"/> County District	Zoning District	Existing Land Use

South County	MDR/O, HP	N/A
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Parking lot expansion	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$500.00	
Fee 2	
Fee 3	

AUTHORIZATION

Applicant Signature	Calvary Chapel of Knoxville	9/27/2022
	Please Print	Date

Phone / Email

Property Owner Signature	CALVARY CHAPEL OF KNOXVILLE	9/27/2022
	Please Print	Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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

9-26-2022

11-10-2022

Date Filed

Meeting Date (if applicable)

File Number(s)

11-C-22-SU

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

Kaity Wozek

Batson, Himes, Norvell & Poe

Name

Company

4334 Papermill Drive

Knoxville

TN

37909

Address

City

State

ZIP

865-588-6472

kpatterson@bhn-p.com

Phone

Email

CURRENT PROPERTY INFO

3330 W. Governor John Sevier Hwy

865-609-1385

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3330 W. Governor John Sevier Hwy

map 147 parcel 30

Property Address

Parcel ID

Knox Chapman

Knox Chapman

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) expansion of parking area, maximum parking spaces from 304 spaces to 350

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change Proposed Zoning _____

Plan Amendment Change Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

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
Fee 2	
Fee 3	

AUTHORIZATION

M. Jones 9/27/22


Applicant Signature

Calvary Chapel of Knoxville

9-26-2022

Please Print

Date

865-588-6472

kpatterson@bhn-p.com

Phone Number

Email



Mark Kirk

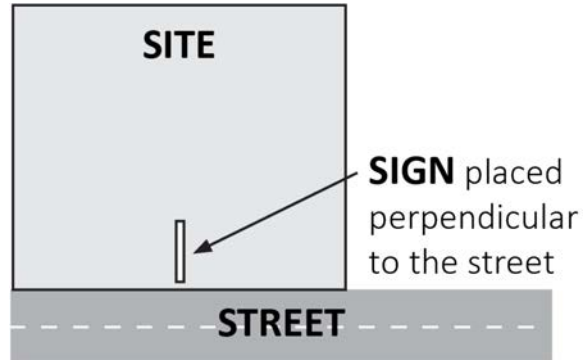
09/26/22

Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 10/26/2022 _____ and _____ 11/11/2022 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Calvary Chapel of Knoxville

Date: 9/27/22

File Number: 11-C-22-SU

- Sign posted by Staff
- Sign posted by Applicant