



SPECIAL USE REPORT

▶ **FILE #:** 12-B-23-SU

AGENDA ITEM #: 18

AGENDA DATE: 12/14/2023

▶ **APPLICANT:** **KAITY WOZEK / BATSON, HIMES, NORVELL & POE**

OWNER(S): Brad Bassitt 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:** **South side of W Governor John Sevier Hwy, east side of Alcoa Hwy, north of Topside Rd**

▶ **APPX. SIZE OF TRACT:** **42 acres**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via W. Governor John Sevier Highway, a major arterial street with a 47 to 54-ft pavement width within an 84 to 136-ft right-of-way. Access is also via Topside Road, a minor collector street with an 18-ft pavement width within a 60-ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **ZONING:** **RN-1 (C) (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)**

▶ **EXISTING LAND USE:** **Public / Quasi Public Land**

▶ **PROPOSED USE:** **New driveway on Topside Road and expansion of existing right turn lane on W Governor John Sevier Highway**

HISTORY OF ZONING: A rezoning from E (Estates) and A (Agricultural) to PR (Planned Residential) up to 8 du/ac for most of the property was approved in 1982 (8-M-82-RZ). In 2002, the City of Knoxville rezoned the property to RP-1 (Planned Residential) (11-Y-02-RZ).

SURROUNDING LAND USE AND ZONING:

North: Agriculture/forestry/vacant land, rural residential - RN-1 (Single-Family Residential Neighborhood), O (Office) in the City

South: Agriculture/forestry/vacant land, rural residential, single family residential - E (Estate), RAE (Exclusive Residential), PR (Planned Residential) up to 8 du/ac, A (Agricultural), RB (General Residential) in the County

East: Single family residential - A (Agricultural) in the County

West: Agriculture/forestry/vacant land - E (Estate) in the County

NEIGHBORHOOD CONTEXT: This property is located at the southeast corner of the Alcoa Highway and W Governor John Sevier Highway interchange in an area that is primarily

comprised of forested hillside and single-family residences.

STAFF RECOMMENDATION:

- ▶ **Postpone for 60 days to the February 8th Planning Commission meeting per the applicant's request.**

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.



Request to Postpone • Table • Withdraw

Kaity Wozek

11/27/23

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

12/14/23

Scheduled Meeting Date

File Number(s)

12-B-23-SU

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the February 2024 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

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

Kaity Wozek

Applicant Signature

Kaity Wozek

Please Print

865-588-6472

Phone Number

kpatterson@bhn-p.com

Email

STAFF ONLY

Jessie Hillman

Staff Signature

Jessie Hillman

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

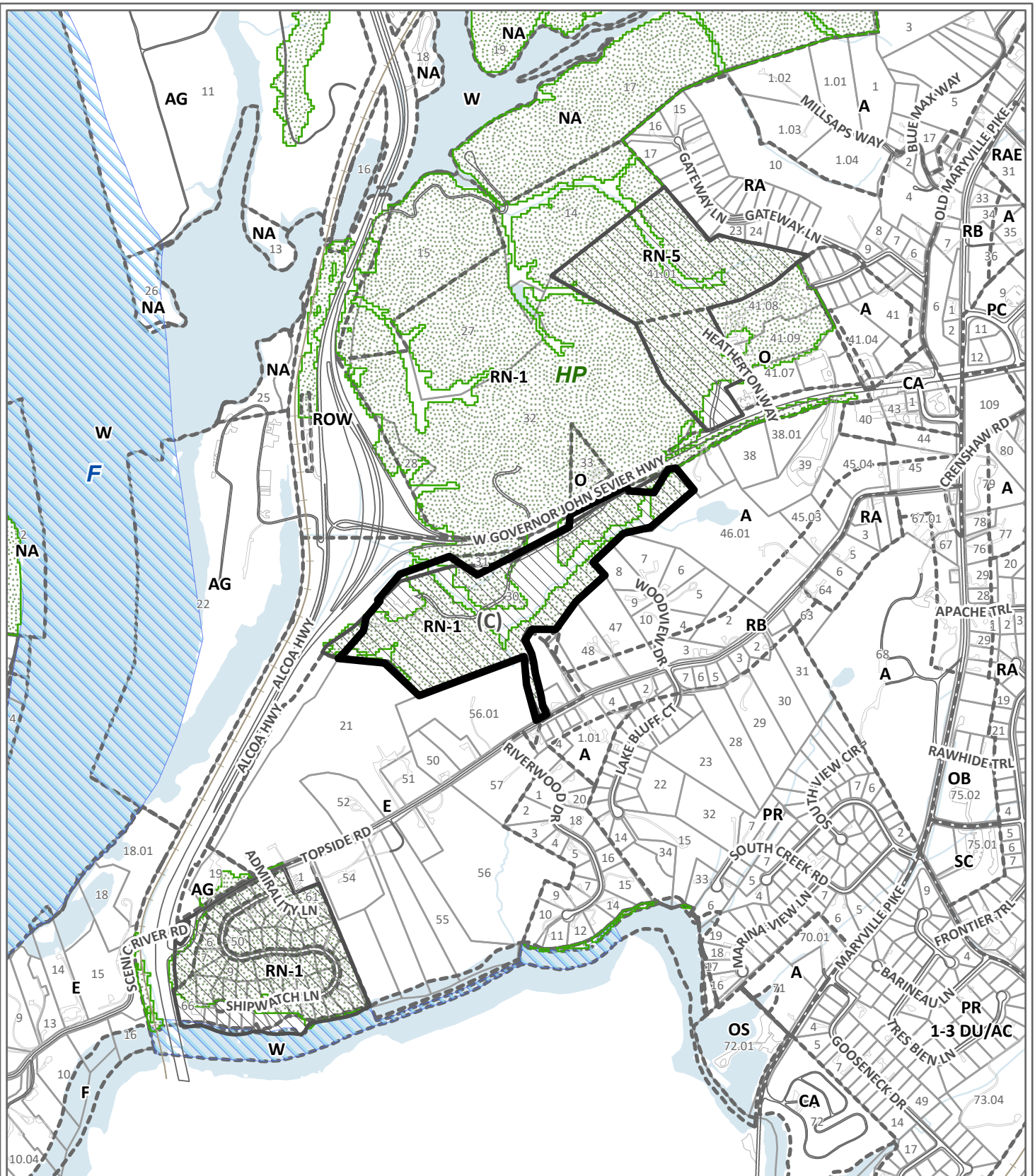
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



SPECIAL USE

12-B-23-SU

Petitioner: Wozek / Batson, Himes, Norvell & Poe



New driveway on Topside Road and expansion of existing right turn lane. in RN-1 (Single-Family Residential Neighborhood), HP

Map No: 147

Jurisdiction: County

Original Print Date: 11/6/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

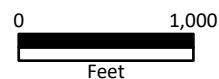
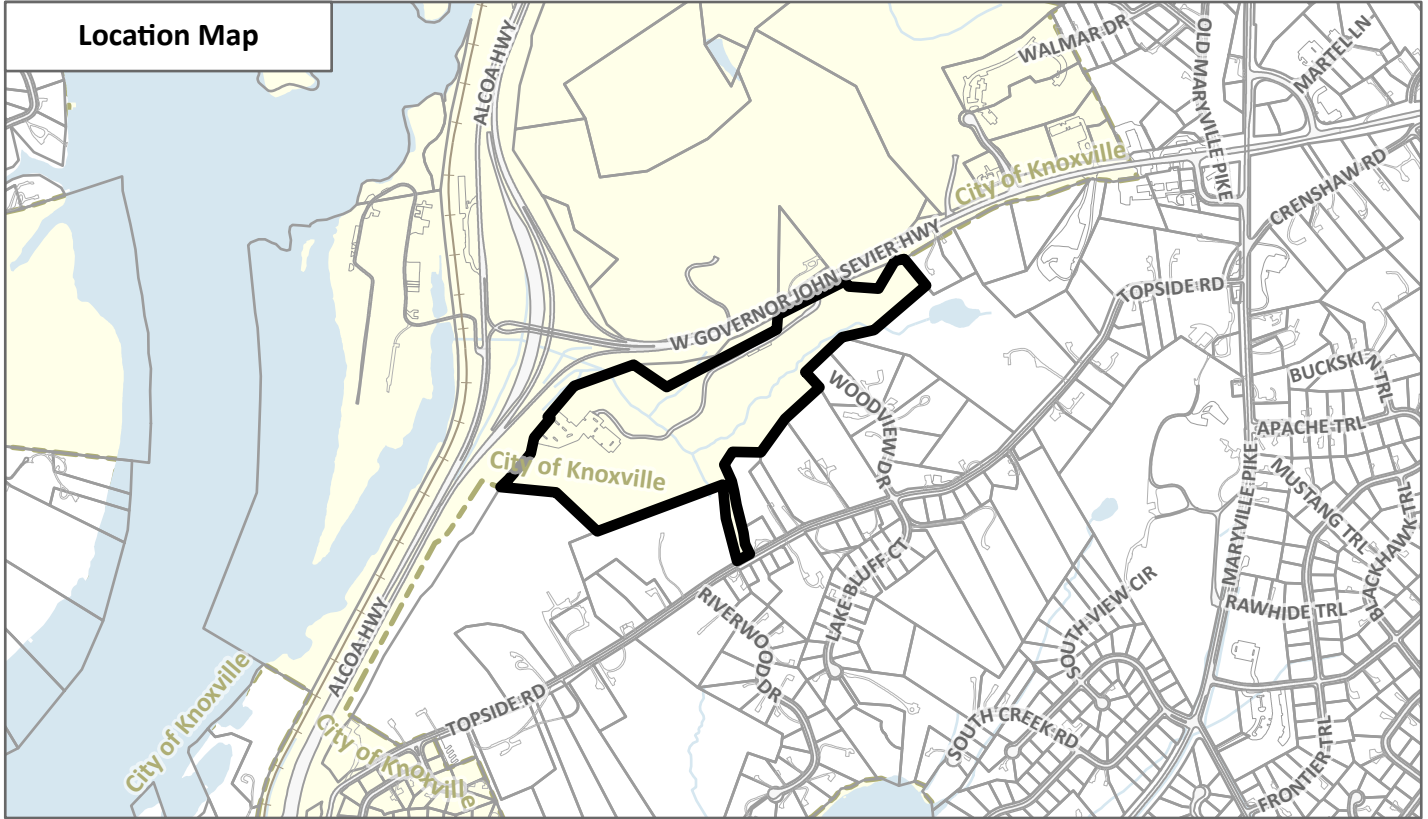


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

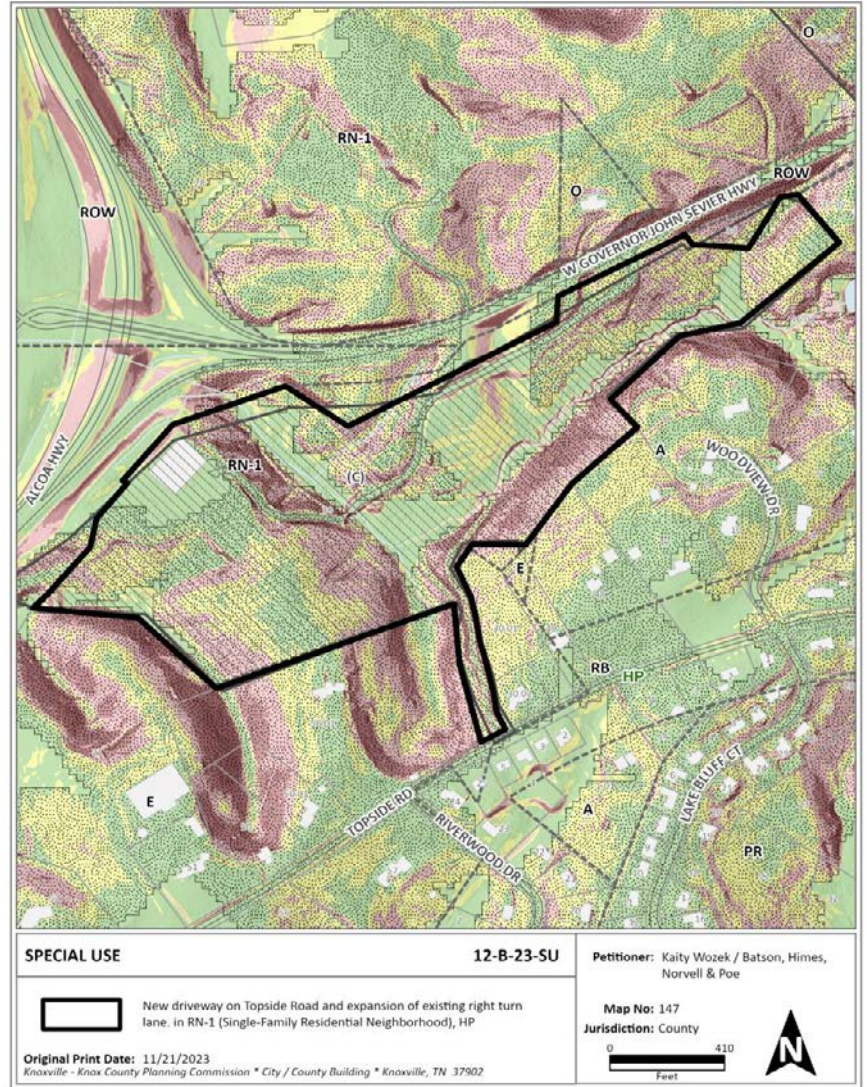
12-B-23-SU

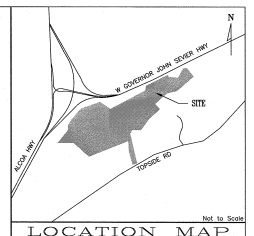
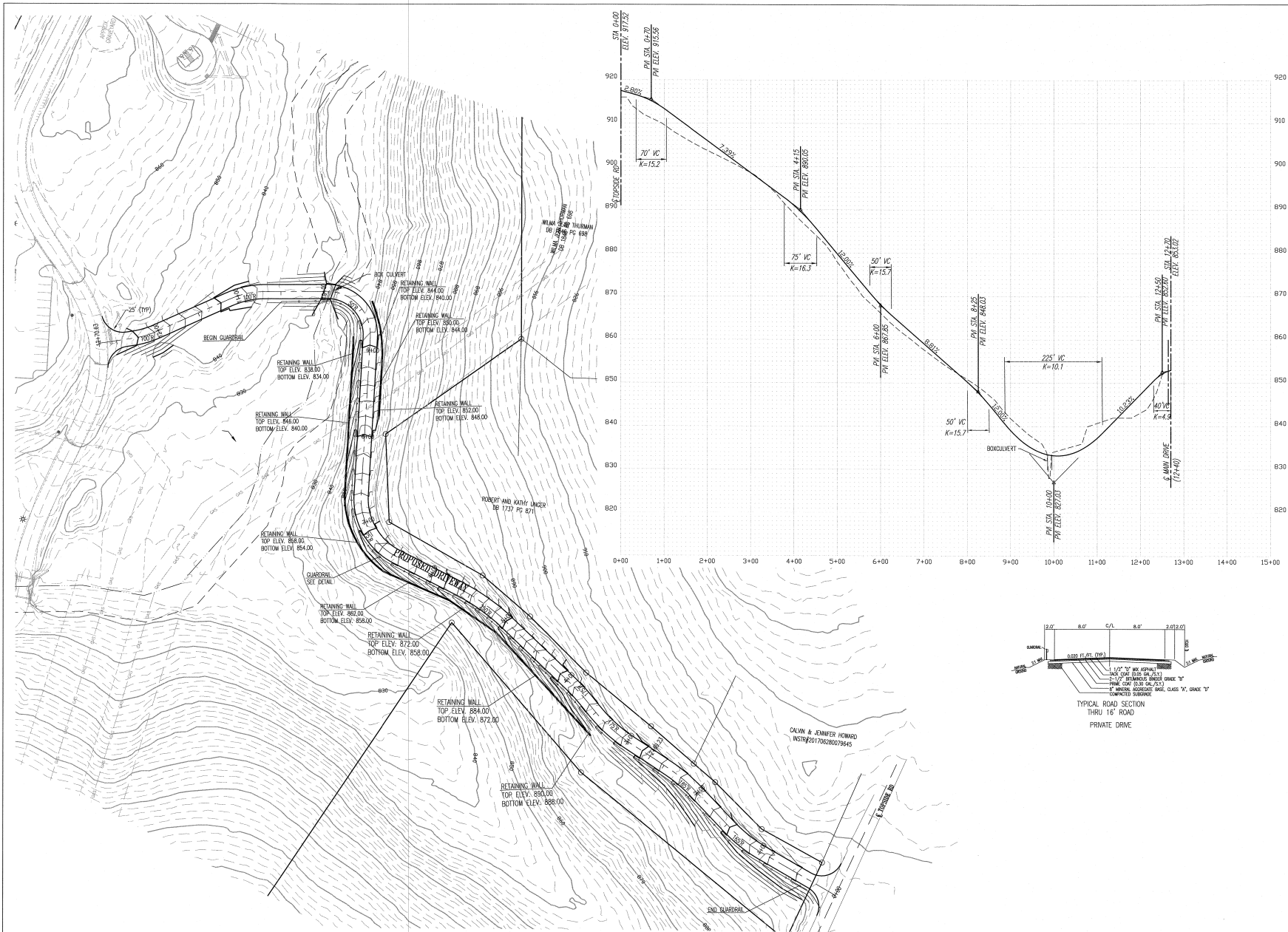


Case boundary



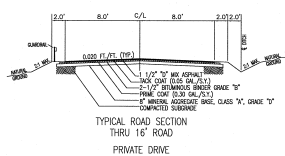
CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	1,829,383.2	42.0			
Non-Hillside	518,616.5	11.9	N/A		
0-15% Slope	318,813.8	7.3	100%	318,813.8	7.3
15-25% Slope	382,890.1	8.8	50%	191,445.0	4.4
25-40% Slope	416,818.1	9.6	20%	83,363.6	1.9
Greater than 40% Slope	192,244.6	4.4	10%	19,224.5	0.4
Ridgetops					
Hillside Protection (HP) Area	1,310,766.7	30.1	Recommended disturbance budget within HP Area	612,847.0	14.1
			Percent of HP Area	46.8%	





- NOTES:
1. TOPOGRAPHIC INFORMATION PROVIDED BY GIS 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) ADDITION OF DRIVEWAY ACCESS ON TO TOPSIDE ROAD
 - b) EXPANSION OF RIGHT TURN LANE AT MAIN ENTRANCE.
 5. A MAXIMUM OF 25% OF TREES MAY BE REMOVED ACCORDING TO THE TREE PROTECTION ORDINANCE.

SITE DATA:
 EXISTING SITE= 42.07 ACRES.
 EXISTING IMPERVIOUS= 3.11 ACRES.
 PROPOSED IMPERVIOUS= 0.62 ACRES.
 DISTURBED AREA= 1.19 ACRES



OWNER/DEVELOPER
CALVARY CHAPEL OF KNOXVILLE
 C/O MARK KIRK
 3330 W GOVERNOR JOHN SEWER HWY
 KNOXVILLE, TN 37920
 PHONE: (865) 680-6791

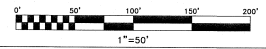
BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 ALSO PROFESSIONAL DESIGNERS
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 398-6472
 FAX: (865) 398-6473
 email: bhn@bnp.com

DESIGNED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	KPP								
CHECKED	DBH								

SCALE
 HORIZONTAL: 1" = 50'
 VERTICAL: 2" INTERVAL

DATE
 10/25/23

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

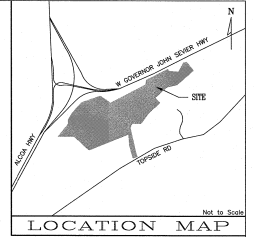
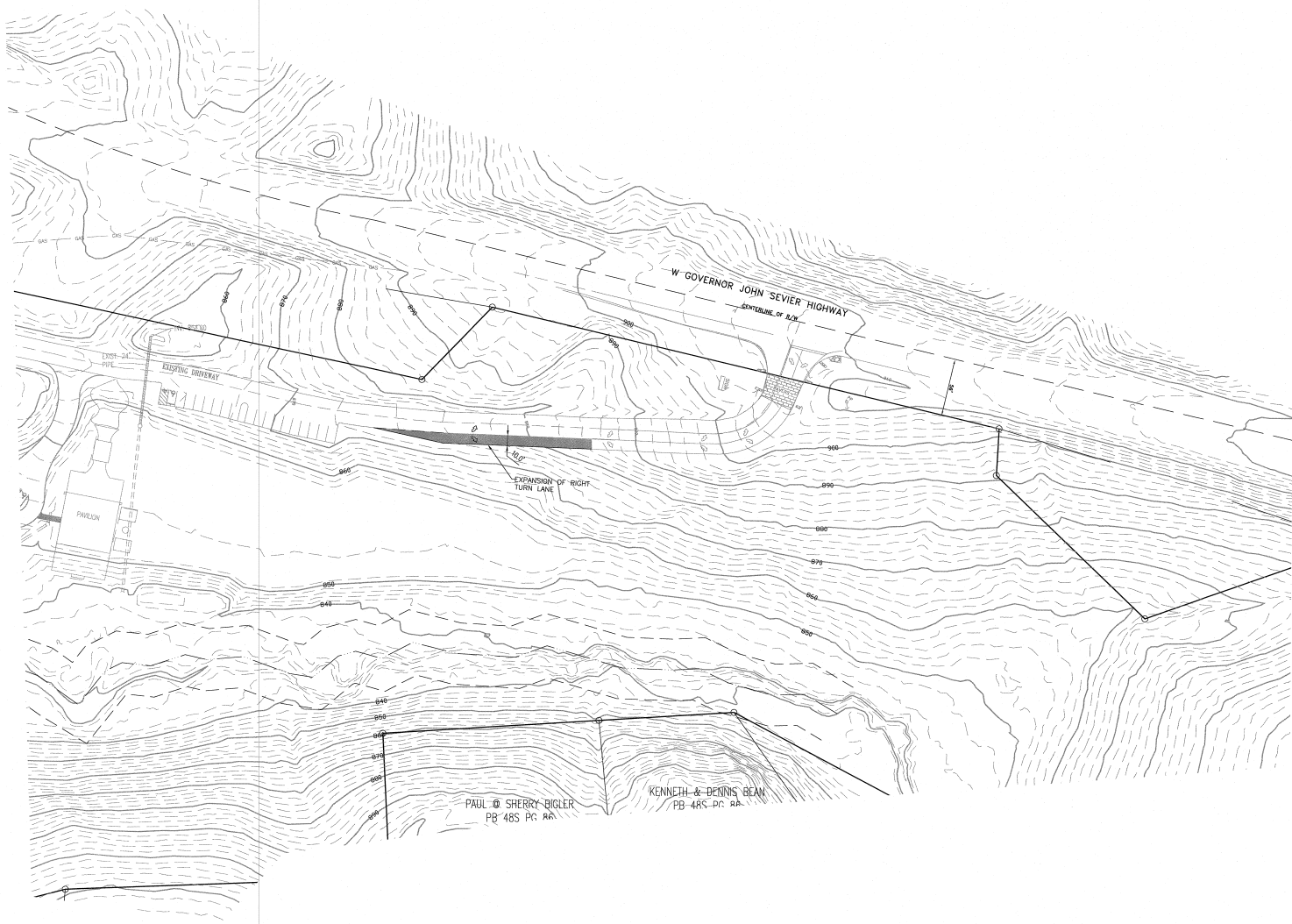


PROPOSED DRIVEWAY FOR
CALVARY CHAPEL OF KNOXVILLE

TAX MAP 147 PARCEL 30
 DISTRICT 25, KNOX COUNTY, TENNESSEE
 CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE

25130-SP

SHEET 2 OF 3 SHEET(S)
 0.25130/TOPSIDE ROAD ACCESS/25130-VDR.DWG



- 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) ADDITION OF DRIVEWAY ACCESS ON TO TOPSIDE ROAD
 - b) EXPANSION OF RIGHT TURN LANE AT MAIN ENTRANCE
 5. A MAXIMUM OF 25% OF TREES MAY BE REMOVED ACCORDING TO THE TREE PROTECTION ORDINANCE.



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

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

DESIGNED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	KFP								
CHECKED	DBH								

SCALE
 HORIZONTAL: 1" = 50'
 VERTICAL: 2" INTERVAL
 DATE
 10/25/23

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

PROPOSED DRIVEWAY EXPANSION FOR
CALVARY CHAPEL OF KNOXVILLE

TAX MAP 147 PARCEL 30
 DISTRICT 25, KNOX COUNTY, TENNESSEE
 CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE

25130-DW
 SHEET 3 OF 3 SHEET(S)
 02/23/10/TOPSIDE ROAD
 ACCESS/25130-1008.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

Kaity Wozek / Batson, Himes, Norvell & Poe

Applicant Name

Affiliation

10/30/2023

12/14/2023

12-B-23-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

Brad Bassitt Calvary Chapel of Knoxville

3330 W Governor John Sevier Hwy Knoxville TN 37

865-680-9791

Owner Name (if different)

Owner Address

Owner Phone / Email

3330 W. Governor John Sevier Hwy.

Property Address

147 030

42 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of W. Governor John Sevier Hwy

General Location

City

Commission District 1

RN-1 (Single-Family Residential Neighborhood), HP

(P-QP) Public / Quasi Public Land

County District

Zoning District

Existing Land Use

South County

LDR, MDR/O

Urban Growth Area (Inside City Limits)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) **New driveway on Topside Road and expansion of existing right turn lane.**

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number _____

Total Number of Lots Created _____

Additional Information _____

- Attachments / Additional Requirements

ZONING REQUEST

- Zoning Change

Proposed Zoning _____

Pending Plat File Number

- Plan

Amendment

Proposed Plan Designation(s) _____

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

\$1,600.00

Fee 2

Fee 3

Total

AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature _____
Kaity Wozek / Batson, Himes, Norvell & Poe
Please Print

10/30/2023

Date

Phone / Email _____

Property Owner Signature _____
Brad Bassitt Calvary Chapel of Knoxville
Please Print

10/30/2023

Date



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

Kaity Wozek

Applicant Name

Affiliation

10/30/23

File Number(s)

Date Filed

Meeting Date (if applicable)

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

8655886472

kpatterson@bhn-p.com

Phone

Email

CURRENT PROPERTY INFO

3330 W. Governor John Sevier Highway

865-680-9791

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3330 W. Governor John Sevier Highway

map 147 parcel 30

Property Address

Parcel ID

KCUD

KCUD

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) new driveway on to Topside Road & expansion of existing right turn la

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

- I declare under penalty of perjury** the foregoing is true and correct:
1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent


Applicant Signature

Kaity Wozek

Please Print

10/30/23

Date

8655886472

Phone Number

kpatterson@bhn-p.com

Email


Property Owner Signature

Brad Bassitt

Please Print

10/30/23

Date Paid

