



SPECIAL USE REPORT

▶ **FILE #:** 12-B-23-SU **AGENDA ITEM #:** 14
 POSTPONEMENT(S): 12/14/2023 **AGENDA DATE:** 2/8/2024
 ▶ **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), HP (Hillside Protection Overlay) 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 30 days to the March 7, 2024 Planning Commission meeting to allow additional time for review and response to the transportation impact study.**

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.

Applicant Signature

Kaity Wozek

Please Print

865-588-6472

Phone Number

kpatterson@bhn-p.com

Email

STAFF ONLY

Staff Signature

Jessie Hillman

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

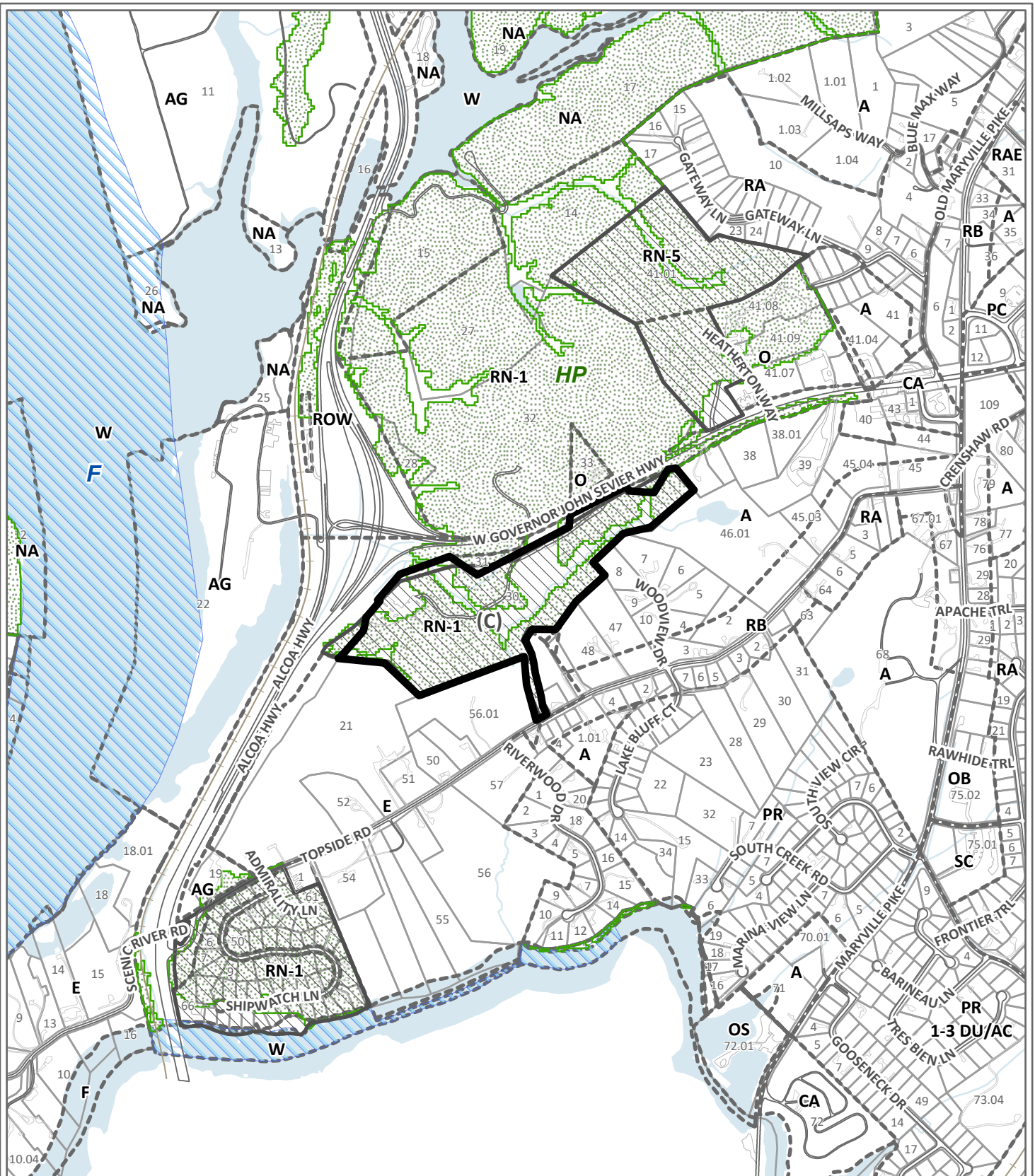
Approved by:

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

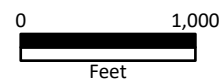
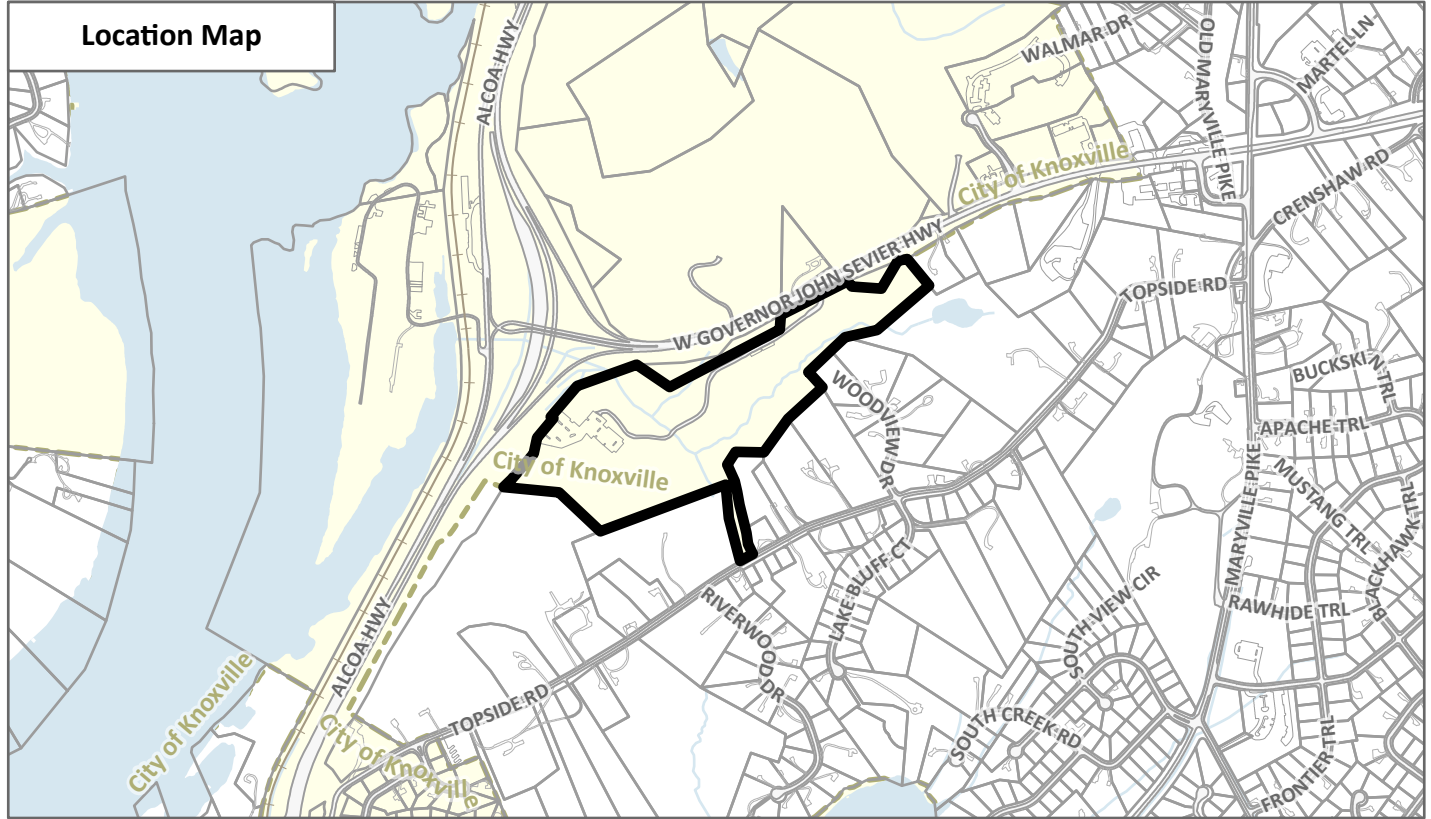
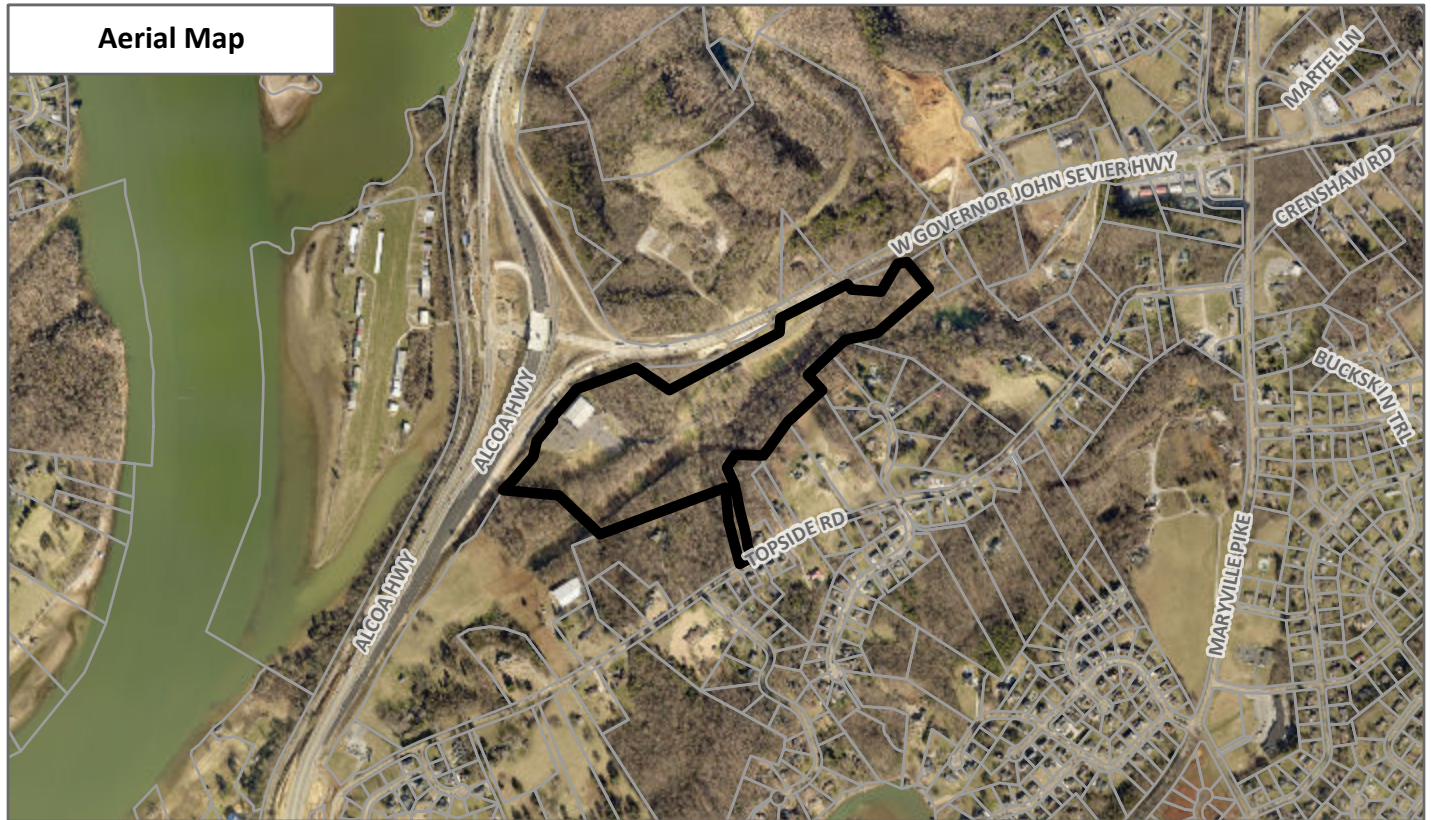


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

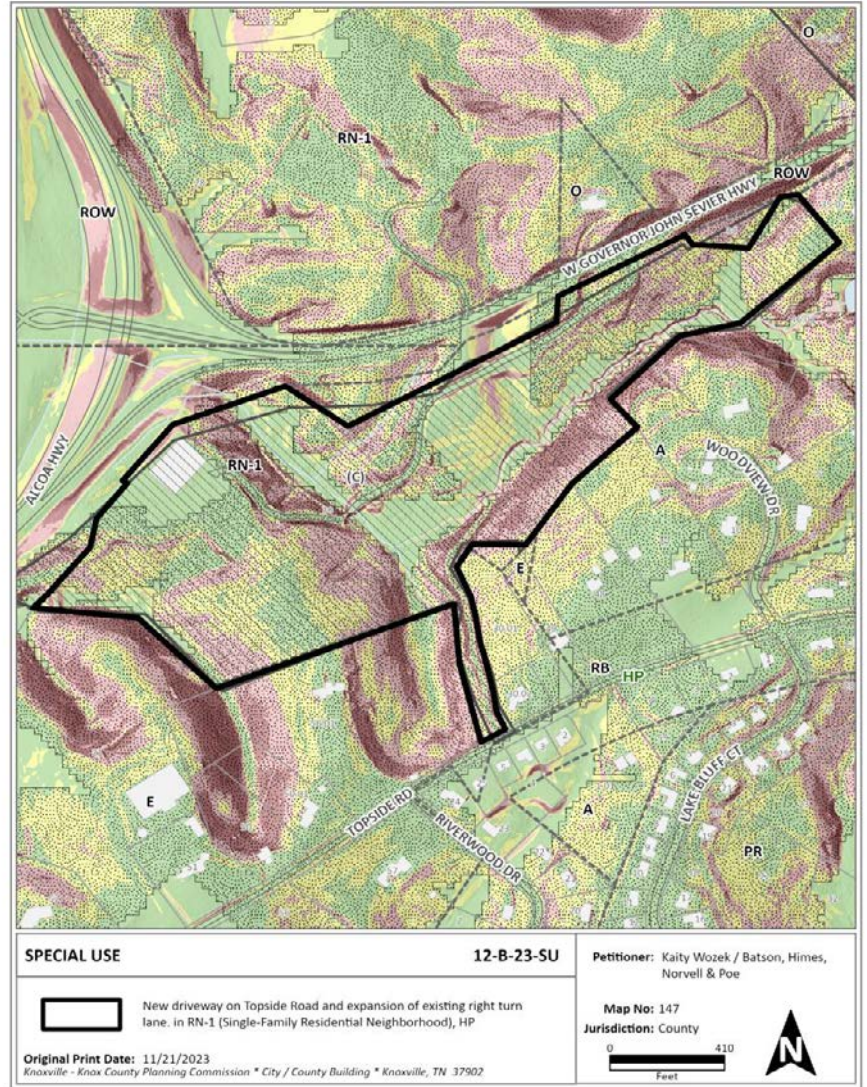
12-B-23-SU

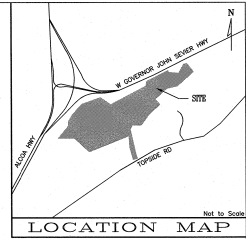


Case boundary

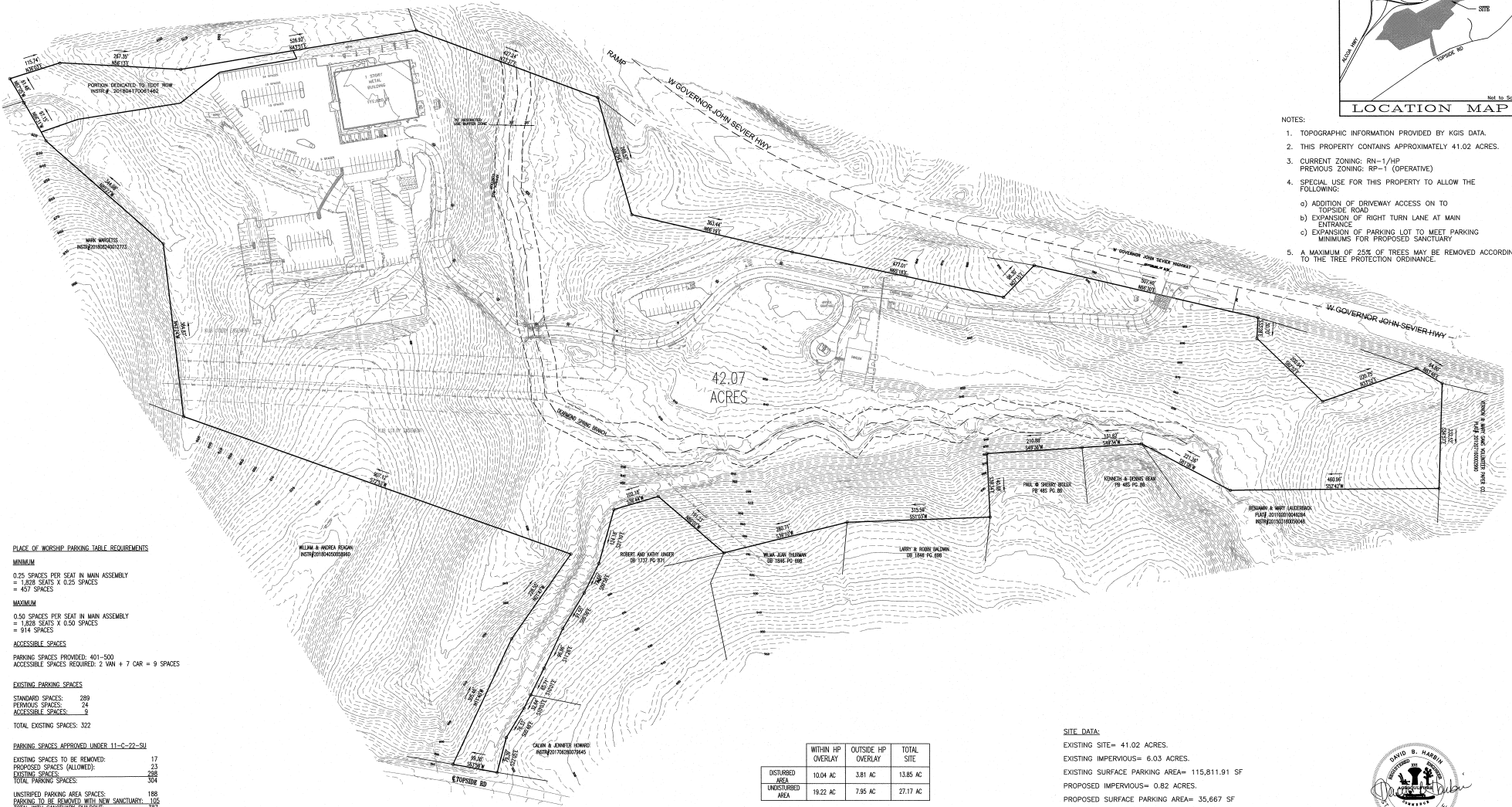


CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	1,829,383.2	42.0			
Non-Hillside	518,616.5	11.9	N/A		
0-15% Slope	318,813.8	7.3	100%	318,813.8	7.3
15-25% Slope	382,890.1	8.8	50%	191,445.0	4.4
25-40% Slope	416,818.1	9.6	20%	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 KGIS DATA.
 2. THIS PROPERTY CONTAINS APPROXIMATELY 41.02 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
 - c) EXPANSION OF PARKING LOT TO MEET PARKING MINIMUMS FOR PROPOSED SANCTUARY
 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
= 1,028 SEATS X 0.25 SPACES
= 437 SPACES

MAXIMUM
0.50 SPACES PER SEAT IN MAIN ASSEMBLY
= 1,028 SEATS X 0.50 SPACES
= 814 SPACES

ACCESSIBLE SPACES
PARKING SPACES PROVIDED: 401-500
ACCESSIBLE SPACES REQUIRED: 2 VAN + 7 CAR = 9 SPACES

EXISTING PARKING SPACES
STANDARD SPACES: 289
PERVIOUS SPACES: 24
ACCESSIBLE SPACES: 9
TOTAL EXISTING SPACES: 322

PARKING SPACES APPROVED UNDER 11-C-72-SU

EXISTING SPACES TO BE REMOVED: 17
PROPOSED SPACES (ALLOWED): 23
EXISTING SPACES: 289
TOTAL PARKING SPACES: 334

UNSTRIPED PARKING AREA SPACES: 188
PARKING TO BE REMOVED WITH NEW SANCTUARY: 105
TOTAL WITH SANCTUARY BUILDOUT: 387

PROPOSED PARKING SPACES
PROPOSED SPACES: 80
TOTAL PROPOSED PARKING SPACES POST DEVELOPMENT WITH SANCTUARY BUILDOUT: 473

	WITHIN HP OVERLAY	OUTSIDE HP OVERLAY	TOTAL SITE
DISTURBED AREA	10.04 AC	3.81 AC	13.85 AC
UNDISTURBED AREA	19.22 AC	7.95 AC	27.17 AC

SITE DATA:
EXISTING SITE= 41.02 ACRES.
EXISTING IMPERVIOUS= 6.03 ACRES.
EXISTING SURFACE PARKING AREA= 115,811.91 SF
PROPOSED IMPERVIOUS= 0.82 ACRES.
PROPOSED SURFACE PARKING AREA= 35,667 SF
PROPOSED DISTURBED AREA= 2.59 ACRES
TOTAL POST DEVELOPMENT VEHICULAR USE AREA= 5.89 ACRES
TOTAL POST DEVELOPMENT IMPERVIOUS AREA= 7.05 ACRES
EXISTING DISTURBED AREA= 10.94 ACRES
PROPOSED DISTURBED AREA= 3.79 ACRES



OWNER/DEVELOPER
CALVARY CHAPEL OF KNOXVILLE
C/O MARK KIRK
3330 W GOVERNOR JOHN SEVIER HWY
KNOXVILLE, TN 37920
PHONE: (865) 680-9781

12-B-23-SU

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

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	KPP							
CHECKED	DBH	1/22/24	REVISED PER PLANNING COMMENTS			12/20/23		

SCALE
HORIZONTAL: 1" = 100'
VERTICAL: 2" INTERVAL

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

DATE: 12/20/23

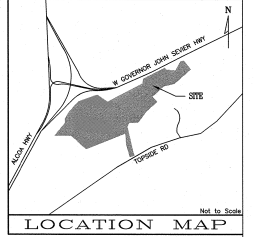
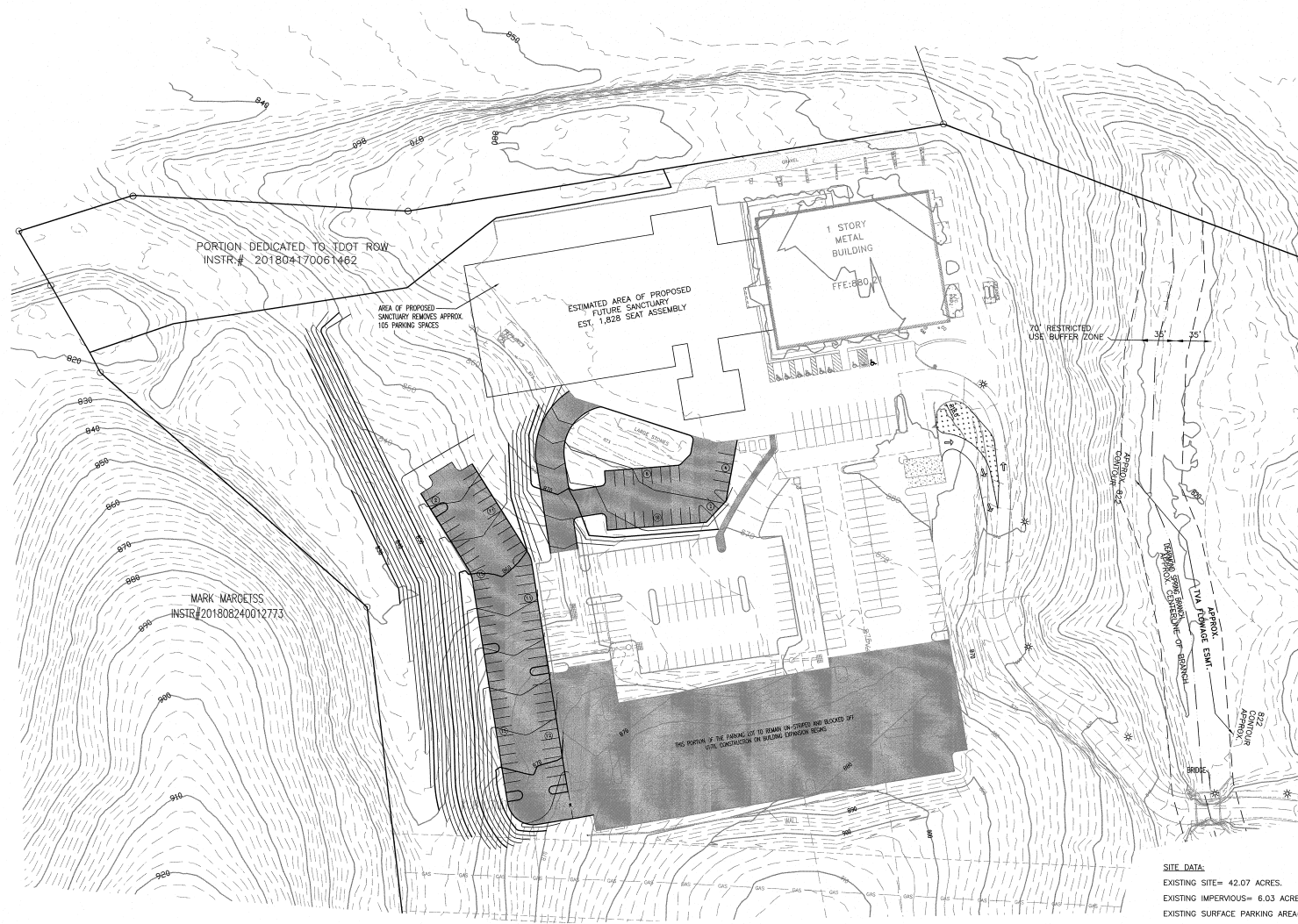
1" = 100'

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

25130-EX

SHEET 1 OF 5 SHEET(S)
0\25130\TOPSIDE ROAD ACCESS\25130-UGR.DWG



- NOTES:
1. TOPOGRAPHIC INFORMATION PROVIDED BY KGIS DATA.
 2. THIS PROPERTY CONTAINS APPROXIMATELY 41.02 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 EIGHT TURN LANE AT MAIN ENTRANCE
 - c) EXPANSION OF PARKING LOT TO MEET PARKING MINIMUMS FOR PROPOSED SANCTUARY
 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
 = 1,828 SEATS X 0.25 SPACES
 = 457 SPACES

MAXIMUM
 0.50 SPACES PER SEAT IN MAIN ASSEMBLY
 = 1,828 SEATS X 0.50 SPACES
 = 914 SPACES

ACCESSIBLE SPACES
 PARKING SPACES PROVIDED: 401-500
 ACCESSIBLE SPACES REQUIRED: 2 WA + 7 CAR = 9 SPACES

EXISTING PARKING SPACES
 STANDARD SPACES: 289
 PERVIOUS SPACES: 24
 ACCESSIBLE SPACES: 3
 TOTAL EXISTING SPACES: 322

PARKING SPACES APPROVED UNDER 11-C-22-SU
 EXISTING SPACES TO BE REMOVED: 17
 PROPOSED SPACES (ALLOWED): 213
 EXISTING SPACES: 289
 TOTAL PARKING SPACES: 304

UNSCRIPED PARKING AREA SPACES: 188
 PARKING TO BE REMOVED WITH NEW SANCTUARY: 105
 TOTAL WITH SANCTUARY BUILDOUT: 387

PROPOSED PARKING SPACES
 PROPOSED SPACES: 90
 TOTAL PROPOSED PARKING SPACES POST DEVELOPMENT WITH SANCTUARY BUILDOUT: 473

SITE DATA:
 EXISTING SITE= 42.07 ACRES.
 EXISTING IMPERVIOUS= 6.03 ACRES.
 EXISTING SURFACE PARKING AREA= 115,811.91 SF
 PROPOSED IMPERVIOUS= 0.82 ACRES.
 PROPOSED SURFACE PARKING AREA= 35,667 SF
 PROPOSED DISTURBED AREA= 2.59 ACRES
 TOTAL POST DEVELOPMENT VEHICULAR USE AREA= 5.89 ACRES
 TOTAL POST DEVELOPMENT IMPERVIOUS AREA= 7.05 ACRES
 EXISTING DISTURBED AREA= 10.94 ACRES
 PROPOSED DISTURBED AREA= 3.79 ACRES

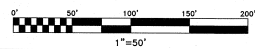
	WITHIN HP OVERLAY	OUTSIDE HP OVERLAY	TOTAL SITE
DISTURBED AREA	10.04 AC	3.81 AC	13.85 AC
UNDISTURBED AREA	19.22 AC	7.95 AC	27.17 AC



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

12-B-23-SU

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



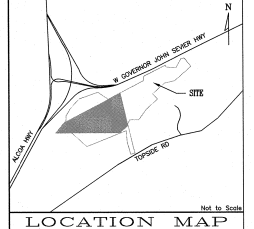
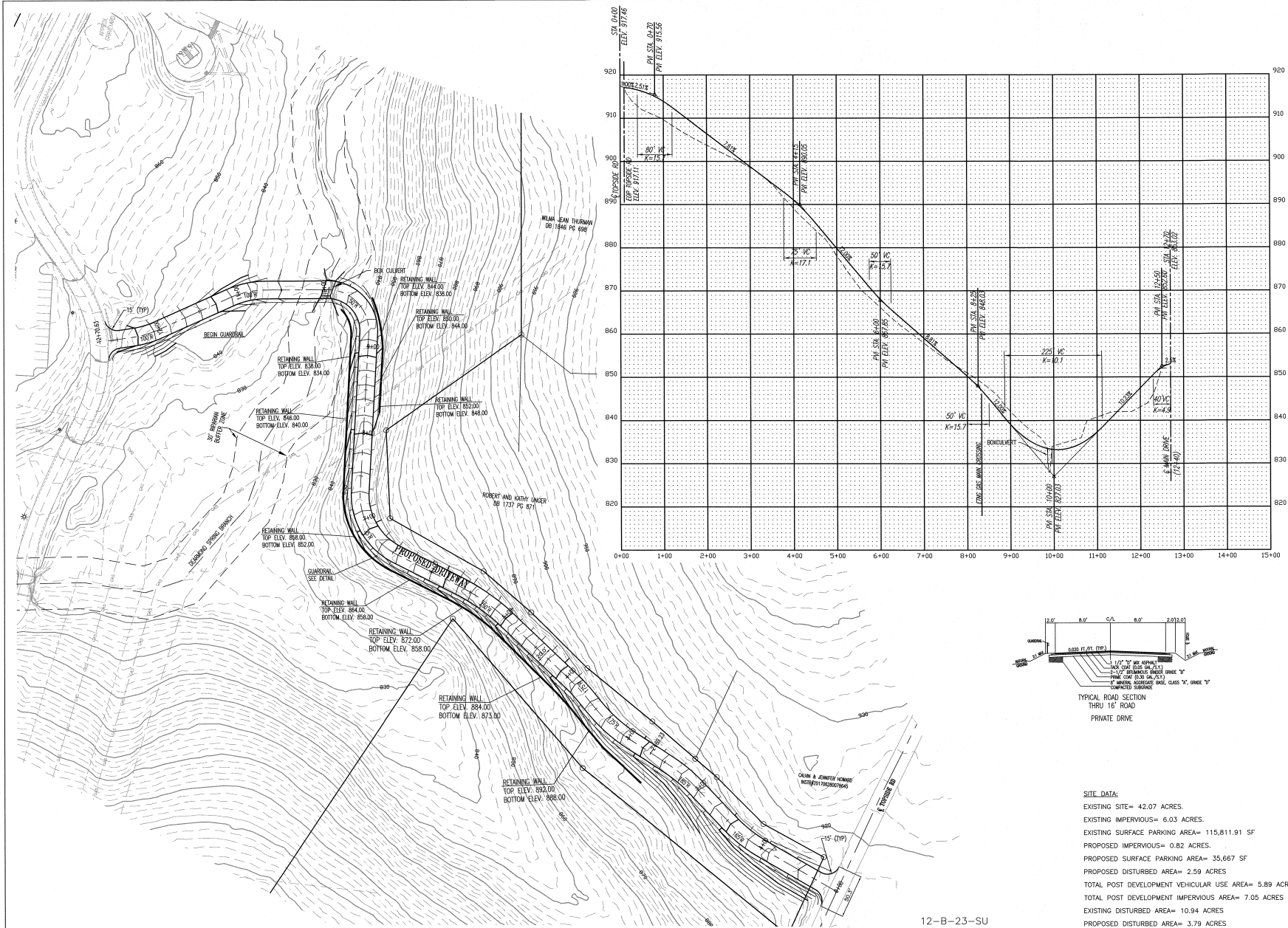
PROPOSED SANCTUARY FOR CALVARY CHAPEL OF KNOXVILLE
 TAX MAP 147 PARCEL 30
 DISTRICT 25, KNOX COUNTY, TENNESSEE
 CITY BLOCK 25913, 25TH WARD, CITY OF KNOXVILLE

25130-BLDG

SHEET 2 OF 5 SHEET(S)
 03/25/20/TOPSIDE ROAD ACCESS/25130-1008.DWG

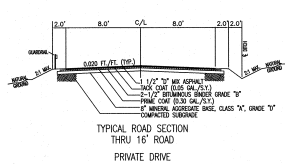
BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 434 PATERFALL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

DESIGNED	DBH	DATE	REVISION	APPR	NO.	DATE	REVISION	APPR
DRAWN	KPP							
CHECKED	DBH	1/22/24	REVISED PER PLANNING COMMENTS					



- NOTES:
1. TOPOGRAPHIC INFORMATION PROVIDED BY KGS DATA.
 2. THIS PROPERTY CONTAINS APPROXIMATELY 41.02 ACRES.
 3. CURRENT ZONING: RN-1/HP (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
 - c) EXPANSION OF PARKING LOT TO MEET PARKING MINIMUMS FOR PROPOSED SANCTUARY
 5. A MAXIMUM OF 25% OF TREES MAY BE REMOVED ACCORDING TO THE TREE PROTECTION ORDINANCE.

	WITHIN HP OVERLAY	OUTSIDE HP OVERLAY	TOTAL SITE
DISTURBED AREA	10.04 AC	3.81 AC	13.85 AC
UNDISTURBED AREA	19.22 AC	7.95 AC	27.17 AC



SITE DATA:
 EXISTING SITE= 42.07 ACRES.
 EXISTING IMPERVIOUS= 6.03 ACRES.
 EXISTING SURFACE PARKING AREA= 115,811.91 SF
 PROPOSED IMPERVIOUS= 0.82 ACRES.
 PROPOSED SURFACE PARKING AREA= 35,667 SF
 PROPOSED DISTURBED AREA= 2.59 ACRES
 TOTAL POST DEVELOPMENT VEHICULAR USE AREA= 5.89 ACRES
 TOTAL POST DEVELOPMENT IMPERVIOUS AREA= 7.05 ACRES
 EXISTING DISTURBED AREA= 10.94 ACRES
 PROPOSED DISTURBED AREA= 3.79 ACRES



OWNER/DEVELOPER
CALVARY CHAPEL OF KNOXVILLE
 C/O MARK KIRK
 3330 W GOVERNOR JOHN SEVIER HWY
 KNOXVILLE, TN 37920
 PHONE: (865) 880-9791

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

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

DATE
 12/20/23

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-DW
 SHEET 3 OF 5 SHEET(S)
 0\25130\TOPSIDE ROAD ACCESS\25130-L05R.DWG

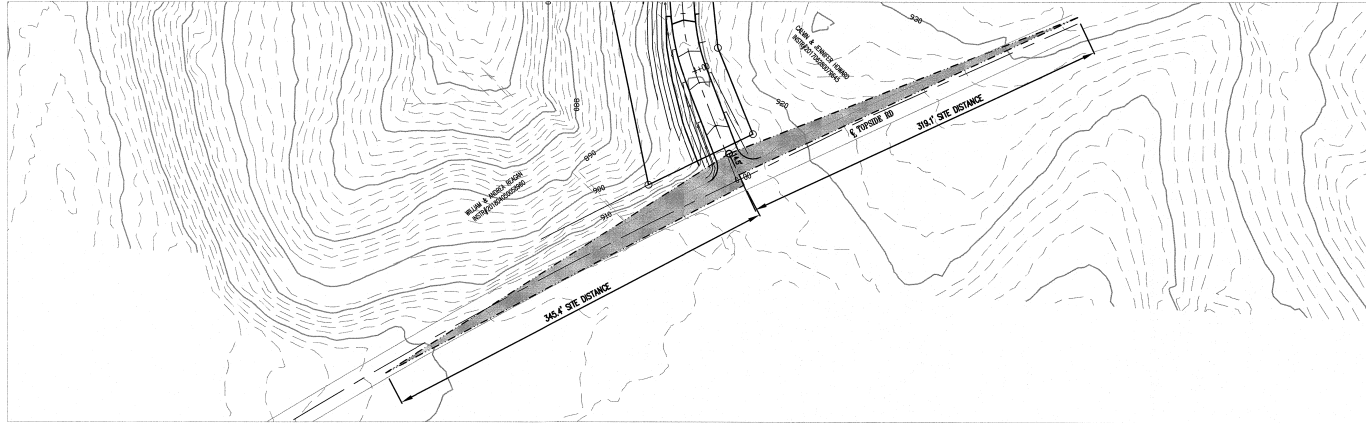
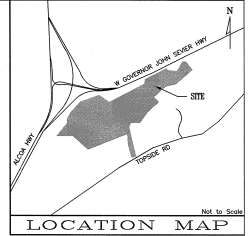
BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	KPP							
CHECKED	DBH	1/22/24	REVISED PER PLANNING COMMENTS					

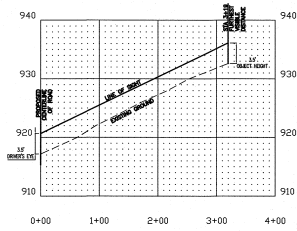
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY.
CONTRACTOR SHALL SHORE AND
BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL
LAWS AND LOCAL ORDINANCES; TO
CONFORM WITH RECOMMENDATIONS
SET FORTH IN AGC MANUAL OF
ACCIDENT PREVENTION IN
CONSTRUCTION TO PROTECT LIFE,
PROPERTY, OR WORK; TO AVOID
EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.

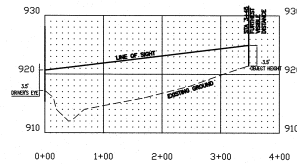


- NOTES:
- TOPOGRAPHIC INFORMATION PROVIDED BY KGIS DATA.
 - THIS PROPERTY CONTAINS APPROXIMATELY 41.02 ACRES.
 - CURRENT ZONING: RN-1/HP
PREVIOUS ZONING: RP-1 (OPERATIVE)
 - SPECIAL USE FOR THIS PROPERTY TO ALLOW THE FOLLOWING:
 - a) ADDITION OF DRIVEWAY ACCESS ON TO TOPSIDE ROAD
 - b) EXPANSION OF RIGHT TURN LANE AT MAIN ENTRANCE
 - c) EXPANSION OF PARKING LOT TO MEET PARKING MINIMUMS FOR PROPOSED SANCTUARY
 - A MAXIMUM OF 25% OF TREES MAY BE REMOVED ACCORDING TO THE TREE PROTECTION ORDINANCE.



SIGHT DISTANCE PROFILE
LOOKING LEFT

INTERSECTION SITE DISTANCE DATA:
CASE: RT RIGHT TURN FROM STOP
POSTED SPEED LIMIT:
30 MPH FROM NORTH (V)
ASSUMPTIONS:
GRADE <3%
6.5s TIME GAP
USING AASHTO TABLE 9-9;
DESIGN ISD= 290 FT
PROVIDED ISD= 319 FT
KNOX COUNTY REQ. 10X POSTED
SPEED LIMIT= 300 FT



SIGHT DISTANCE PROFILE
LOOKING RIGHT

INTERSECTION SITE DISTANCE DATA:
CASE: LT LEFT TURN FROM STOP
POSTED SPEED LIMIT:
30 MPH FROM SOUTH (V)
ASSUMPTIONS:
GRADE <3%
7.5s TIME GAP
USING AASHTO TABLE 9-7;
DESIGN ISD= 335 FT
PROVIDED ISD= 345 FT
KNOX COUNTY REQ. 10X POSTED
SPEED LIMIT= 300 FT

12-B-23-SU



OWNER/DEVELOPER
CALVARY CHAPEL OF KNOXVILLE
C/O MARK KIRK
3330 W GOVERNOR JOHN SEWER HWY
KNOXVILLE, TN 37920
PHONE: (605) 682-9791

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PARKHILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 598-6472
FAX: (865) 598-6473
email@bhn-r-p.com

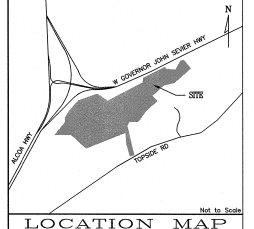
DESIGNED	DBH								
DRAWN	KPP								
CHECKED	DBH	1	1/22/24	REVISED PER PLANNING COMMENTS					
		NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2" INTERVAL
DATE
12/5/23

DEED REFERENCES: INSTR. #202303020047703

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

25130-SD
SHEET 4 OF 5 SHEET(S)
2\25130\TOPSIDE ROAD
ACCESS\25130-SD-UR.DWG



- NOTES:
1. TOPOGRAPHIC INFORMATION PROVIDED BY KGIS DATA.
 2. THIS PROPERTY CONTAINS APPROXIMATELY 41.02 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
 - c) EXPANSION OF PARKING LOT TO MEET PARKING MINIMUMS FOR PROPOSED SANCTUARY
 5. A MAXIMUM OF 75% 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

12-B-23-SU

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

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

DATE
 12/20/23

1" = 50'

**PROPOSED TURN LANE EXPANSION FOR
 CALVARY CHAPEL OF KNOXVILLE**

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

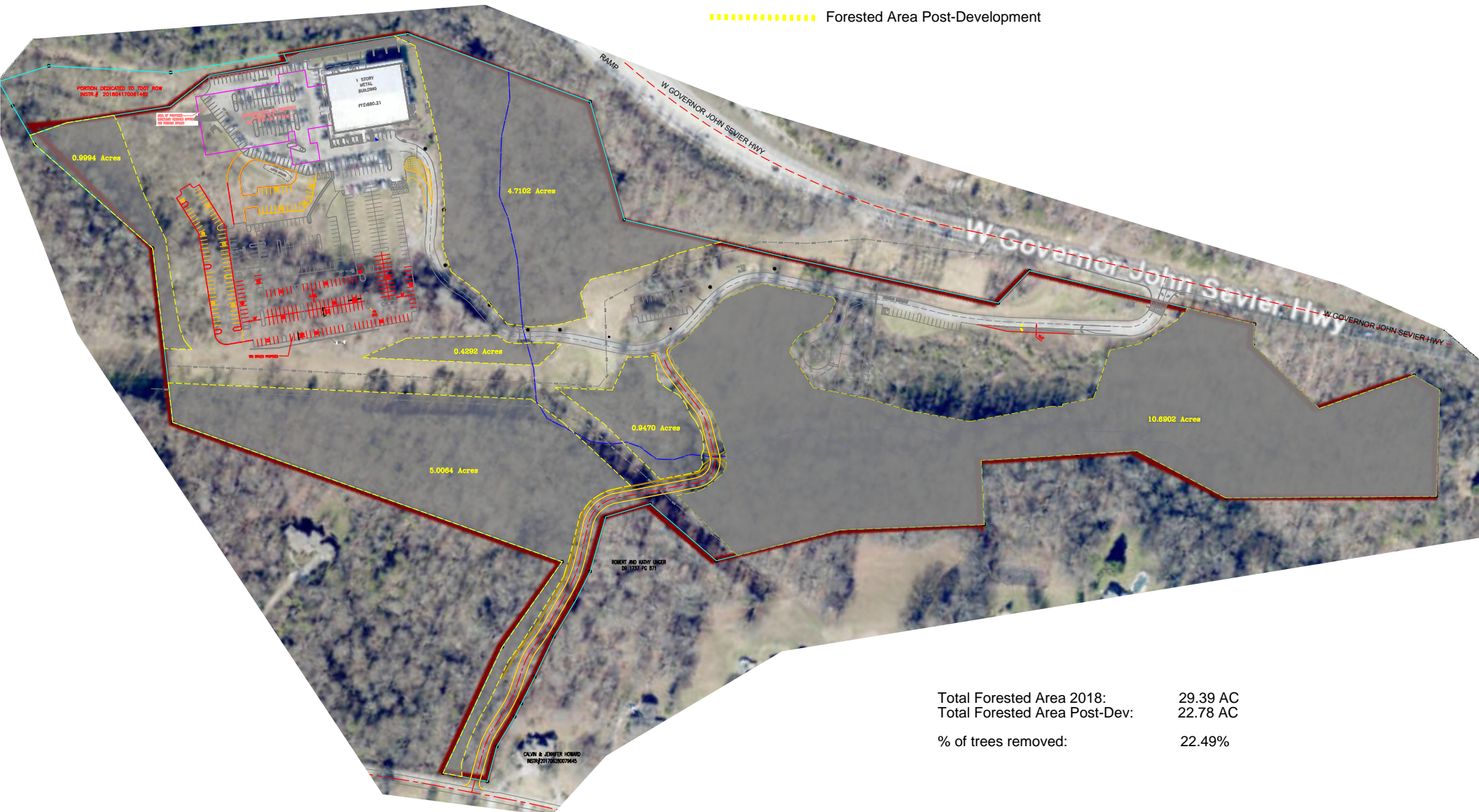
25130-TL

SHEET 5 OF 5 SHEET(S)
© 2013 DYNAMIC ROAD ACCESS

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 SUPERHILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 568-6472
 FAX: (865) 588-6473
 email@bhn-p.com

DESIGNED	DBH								
DRAWN	KPP								
CHECKED	DBH	1	1/22/24	REVISED PER PLANNING COMMENTS					
		NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

..... Forested Area Post-Development



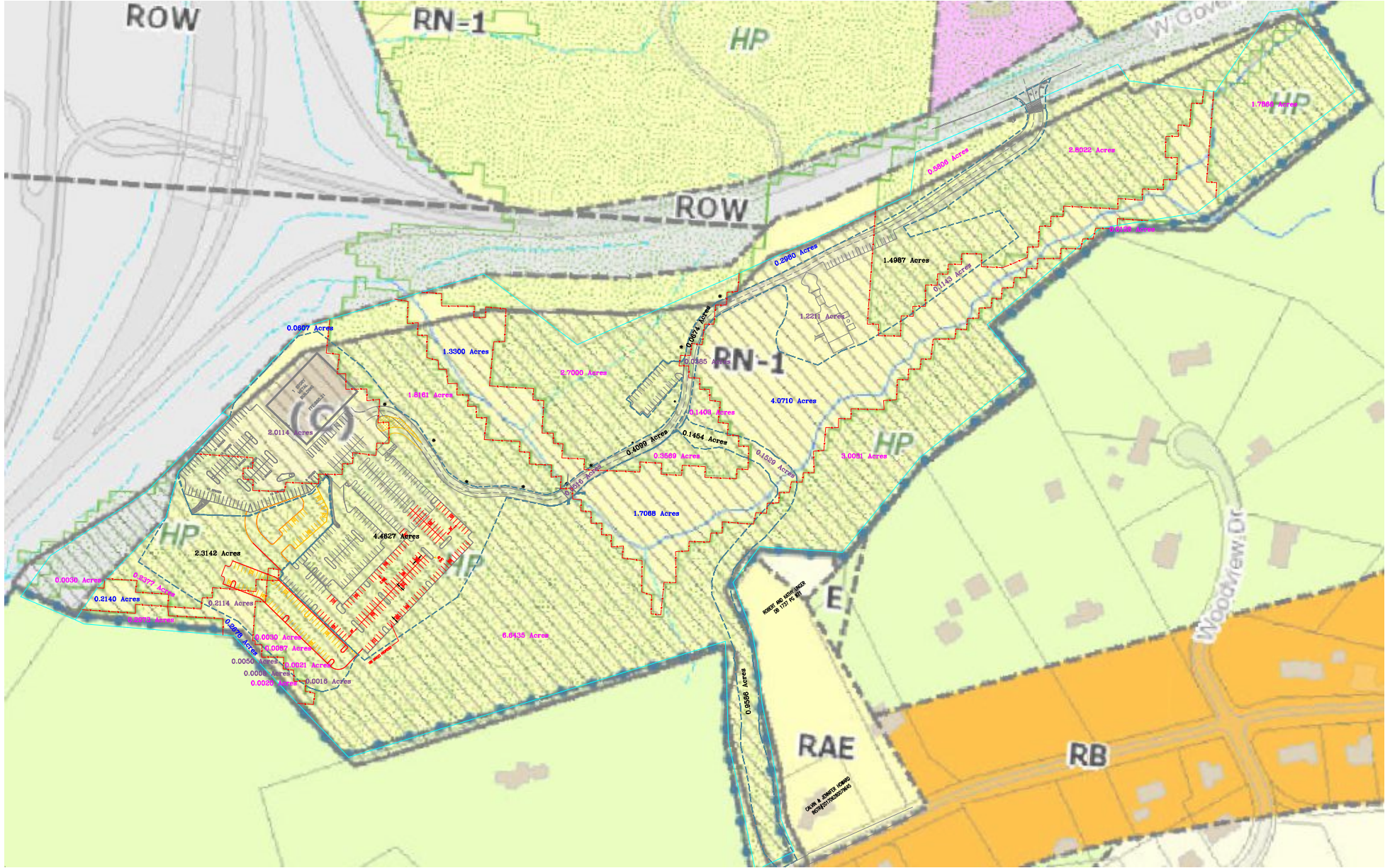
Total Forested Area 2018:	29.39 AC
Total Forested Area Post-Dev:	22.78 AC
% of trees removed:	22.49%

Forested Area 2018



Total Forested Area: 29.39 AC

- undisturbed area outside hp overlay
- disturbed area outside hp overlay
- disturbed area hp overlay
- undisturbed area hp overlay





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

Date Filed

12/14/2023

Meeting Date (if applicable)

12-B-23-SU

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

Owner Name (if different)

3330 W Governor John Sevier Hwy Knoxville TN 37

Owner Address

865-680-9791

Owner Phone / Email

3330 W. Governor John Sevier Hwy.

Property Address

147 030

Parcel ID

42 acres

Tract Size

Part of Parcel (Y/N)?

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

Planning Sector

LDR, MDR/O

Sector Plan Land Use Classification

Urban Growth Area (Inside City Limits)

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 checked="" type="checkbox"/> Non-residential	
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	
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
\$1,600.00	
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 / Batson, Himes, Norvell & Poe	10/30/2023
	Please Print	Date

Phone / Email

Property Owner Signature	Brad Bassitt Calvary Chapel of Knoxville	10/30/2023
	Please Print	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

10/30/23

Please Print

Date

8655886472

kpatterson@bhn-p.com

Phone Number

Email


Property Owner Signature

Brad Bassitt

10/30/23

Please Print

Date Paid

