



SPECIAL USE REPORT

▶ **FILE #:** 12-B-23-SU **AGENDA ITEM #:** 25
POSTPONEMENT(S): 12/14/2023, 2/8/2024 **AGENDA DATE:** 3/7/2024
▶ **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

STAFF RECOMMENDATION:

► **Approve the request for a driveway to Topside Road and a minor expansion of the right turn lane on the driveway to W Governor John Sevier Highway, subject to 5 conditions.**

- 1) Closing the Masterson Road ROW on the property before permitting the driveway to Topside Road.
- 2) Implementing all safety recommendations from the traffic study for both access points that are agreed upon by City of Knoxville Engineering and Knox County Engineering.
- 3) Ensure that any lighting at the Topside Road entrance and driveway does not create a nuisance for surrounding residential properties.
- 4) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 5) Meeting all applicable requirements of the City of Knoxville Engineering Department.

With conditions noted above, this request meets the requirements of the former RP-1 zoning district (current RN-1© / HP zoning district) 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 by the Planning Commission in 2004 for the construction of Calvary Church as well as the accessory uses of an amphitheater and recreational fields. A driveway to Topside Road was approved on the condition that access be limited to Sundays and one midweek service, and that the driveway be gated and secured at all other times (11-G-03-UR). When the church was built in 2013, a driveway to W Governor John Sevier Highway was constructed, but not to Topside Road. The amphitheater and recreational fields were not constructed at that time.

In 2019, a use-on-review approval was granted for a parking lot expansion to 267 spaces, a children's play area south of the parking lot, and a prayer garden/gazebo and multiuse greenspace along the main driveway (4-H-19-UR). At that Planning Commission meeting, a condition was added to prohibit access to Topside Road in response to community concern about traffic impact. The Commissioners described how the condition could be removed through a separate special use request for access to Topside Road. After approval, the parking lot was expanded, and the multiuse greenspace was developed. The children's play area south of the parking lot was not constructed.

In 2021, special use approval was granted for a parking lot expansion to 304 spaces, which was the maximum permitted for the church's 607-seat sanctuary. Approval was also granted for a covered pavilion and an event quarters/ storage space in the multiuse greenspace area. These projects were implemented in 2022. The parking lot expansion took over the space previously approved for the children's play area.

In 2022, special use approval was granted for another parking lot expansion by 189 spaces with the condition that only 304 spaces be accessible until the anticipated sanctuary expansion to 1,700 seats was approved and constructed.

The current special use request is for driveway access to Topside Road and a minor expansion of the right turn lane on the driveway to W Governor John Sevier Hwy. The applicant provided a study from the Knoxville Police Department indicating that an additional entry and exist point is needed in the event of an emergency. Most of the proposed driveway to Topside Road will follow the old road bed of Masterson Road, a public right-of-way that will need to be closed before permitting. Since the church is expected to expand to 1,700 seats in the future, a traffic study was conducted for both access points and is included in this package. The site plan shows the anticipated church expansion and additional parking that is not within the scope of this special use review.

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 proposed driveway to Topside Road and minor expansion of the driveway to W Governor John Sevier Highway is consistent with the General Plan's development policy 10.3 to involve school, police and fire officials in land use planning at the sector, neighborhood, and site plan levels. The applicant consulted with the police department, who determined that an additional entry and exit point is necessary to improve the safety of the church and its members in the event of an emergency.

B. This request is supported by the One Year Plan's location criteria for cultural facilities. It states that churches should be located throughout the community in close proximity to major residential areas, and that sites should afford safe and convenient access to both local and through traffic. The minor expansion of the

driveway to W Governor John Sevier Highway, a major arterial street, and the additional driveway to Topside Road, a minor collector street, improve safety and convenience of access to and from the site. The traffic study did not indicate that through traffic on Topside Road would be significantly impacted, and focuses instead on congestion concerns with the church's current access to W Governor John Sevier Highway.

C. A slope analysis was conducted in accordance with the Hillside and Ridgetop Protection Plan. The site has 30.1 acres within the HP (Hillside Protection) overlay and the maximum disturbance permitted is 14.1 acres. A gas easement through the property has disturbed a significant portion of the HP overlay. The majority of the proposed driveway to Topside Road will follow the previously disturbed path of Masterson Road. Considering the need for a Topside Road driveway to reduce safety and congestion concerns at the existing ingress and egress, as well as the property's zoning status as a previously approved planned district from a time when the HP overlay did not exist, the proposed disturbance of 0.81 is deemed acceptable.

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

A. The previously approved 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.

B. Increasing access to a church is 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. The new driveway would access Topside Road on the bed of an unused public right-of-way called Masterson Road, which is reflected and described in note 6 of the attached plat. The proposed driveway could legally be redeveloped as a public street. Closing Masterson Road and converting it to a private driveway is more compatible with the surrounding residential context.

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 was built in 2013 and is an established and compatible use in the area. The sanctuary building is located near Alcoa Highway and has large forest buffers between it and surrounding residential properties.

B. Increasing access to the existing place of worship will improve emergency response capabilities and relieve some congestion and safety concerns at the W Governor John Sevier Highway ingress and egress.

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. Surrounding residents have expressed concern that the traffic generated by the Topside Road driveway will endanger the community and congest this narrow collector street. The traffic impact letter provides six recommendations on safety measures for the new driveway, which will be incorporated into the permitting process with City and County Engineering.

B. The traffic report emphasizes congestion and safety concerns with the existing driveway to W Governor John Sevier Highway, and how access to Topside Road will alleviate vehicle delays and safety issues at that pinch point.

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

A. Topside Road is classified as a minor collector street, not a local residential street, which means it is used to connect neighborhoods to arterials or major collector streets. The Calvary Church's calendar shows that church service, when the largest numbers of people travel to the church, does not occur during peak traffic times. Those service hours are Wednesday at 7pm, Saturday at 6pm and throughout Sunday. It is not anticipated that this secondary access point will significantly impact travel times on Topside Road.

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. The proposed access to Topside Road will mitigate hazards for Calvary Church members by providing an alternative to entering and exiting on a major arterial street near an intersection with Alcoa Highway.

B. Beyond access, there are no other features of the property that pose an apparent risk to the existing use.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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:

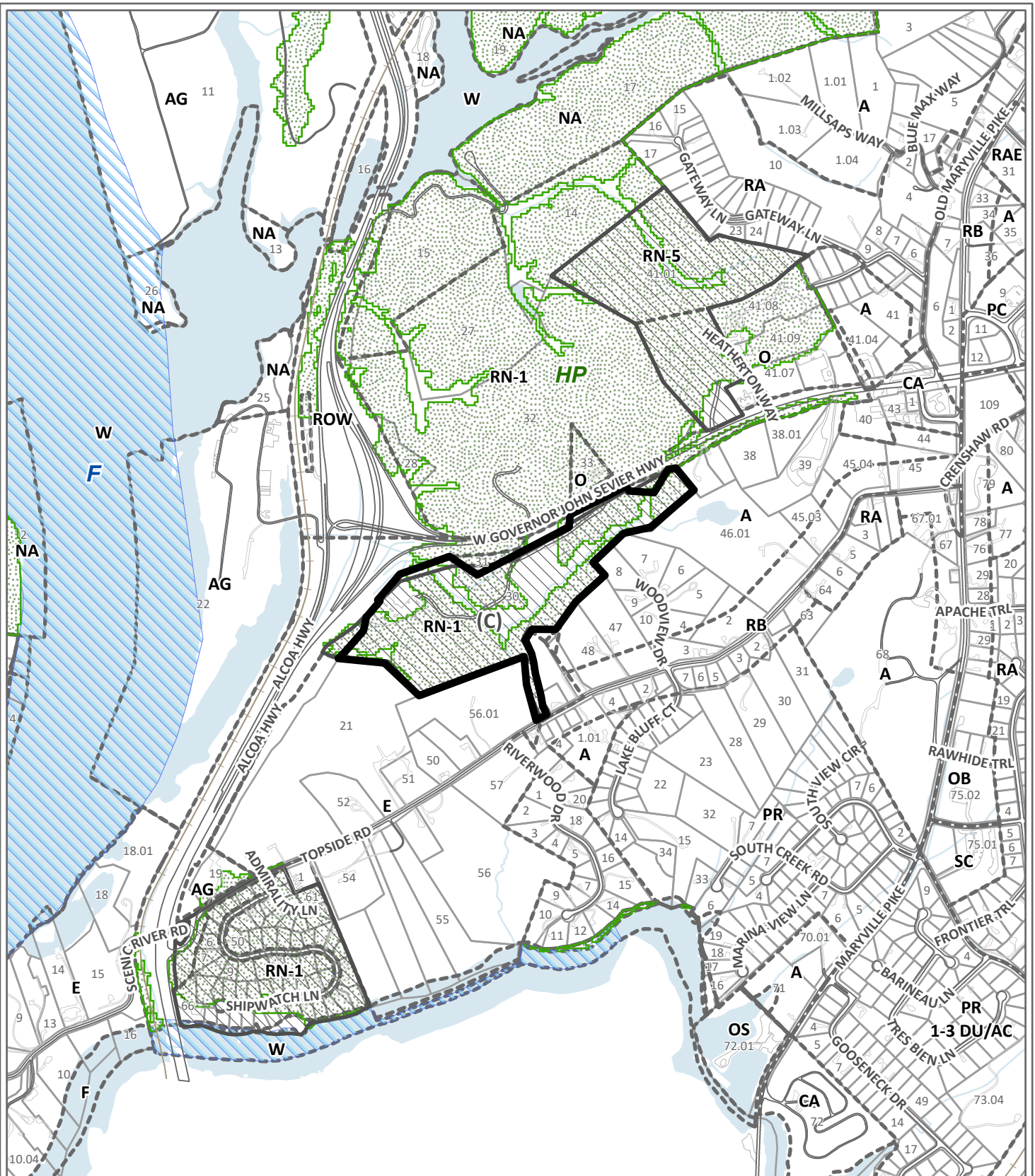
Approved by:

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

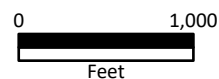
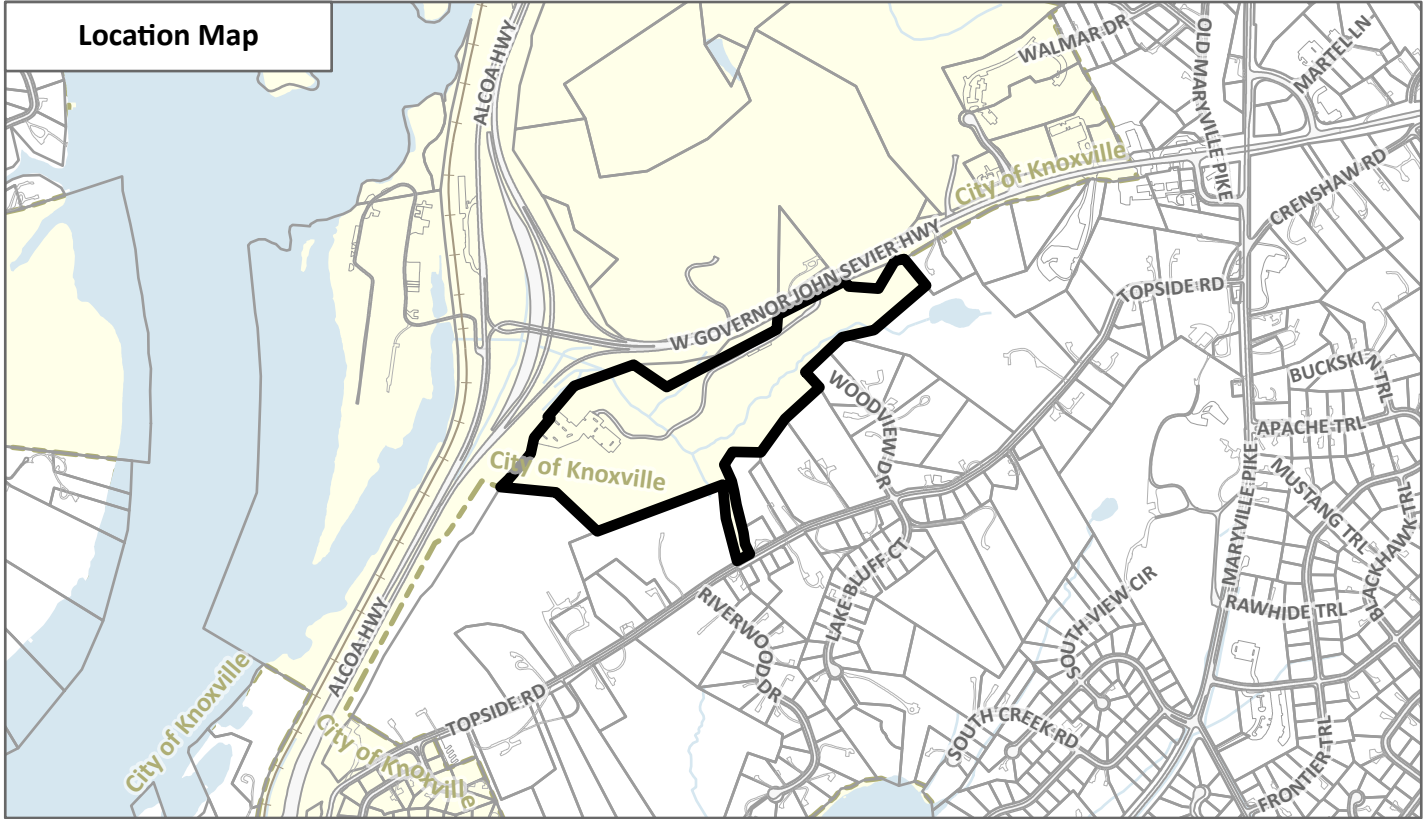


Exhibit C: Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

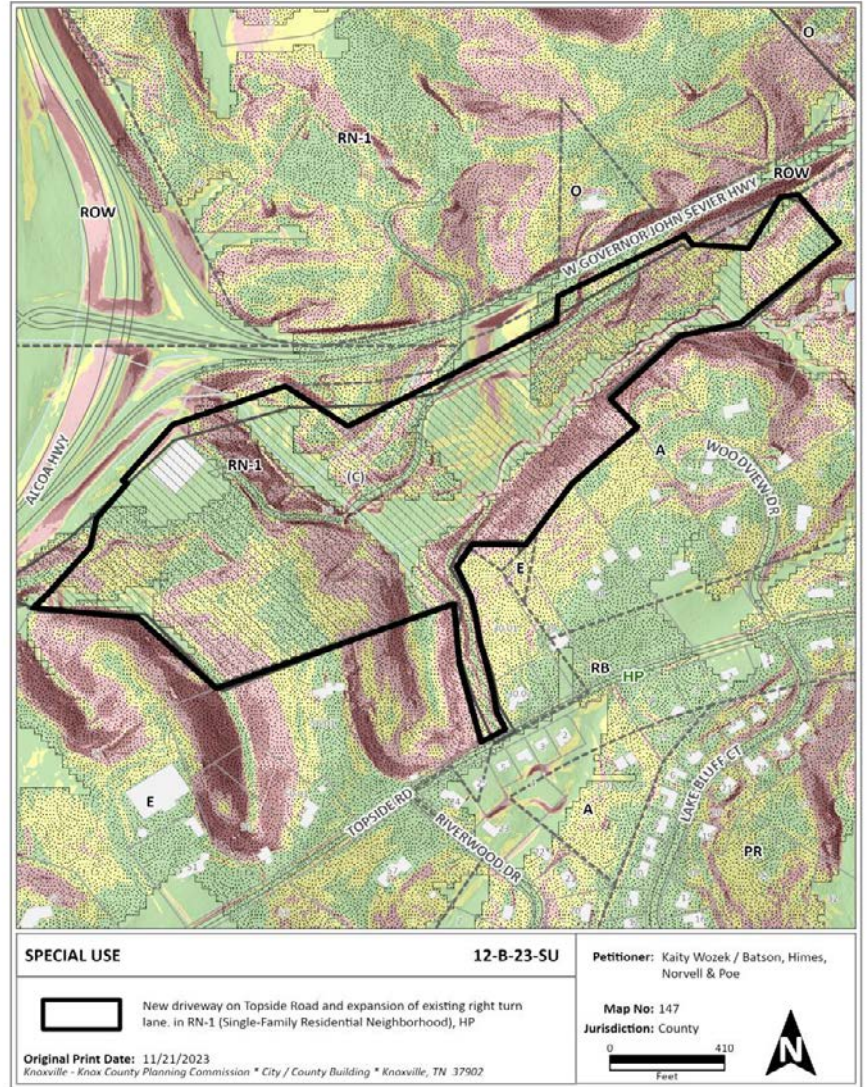
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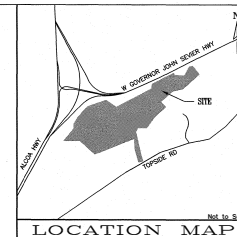


Case boundary

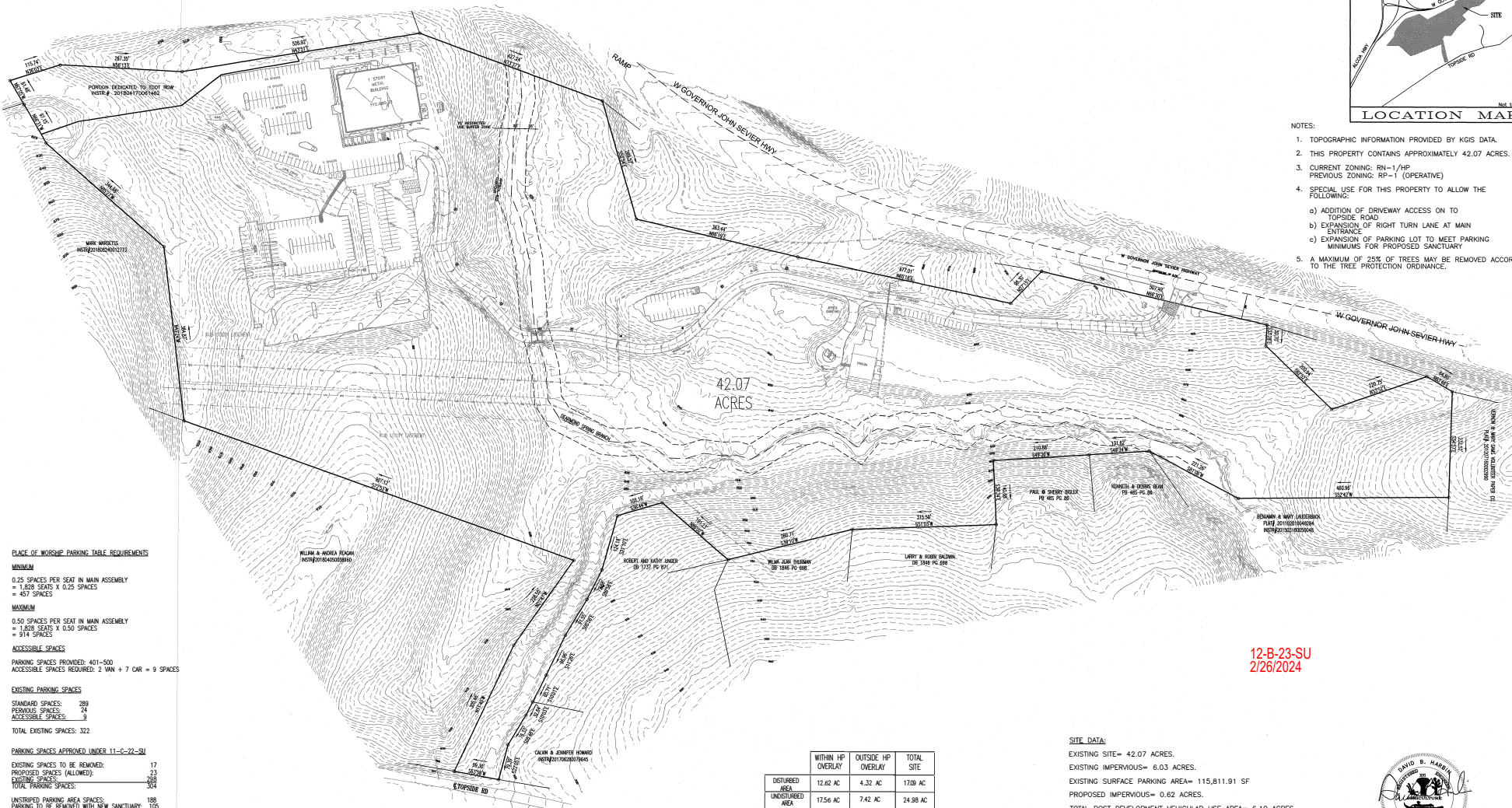


CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	1,829,383.2	42.0			
Non-Hillside	518,616.5	11.9	N/A		
0-15% Slope	318,813.8	7.3	100%	318,813.8	7.3
15-25% Slope	382,890.1	8.8	50%	191,445.0	4.4
25-40% Slope	416,818.1	9.6	20%	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 42.07 ACRES.
 3. CURRENT ZONING: RP-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
= 1,426 SEATS X 0.25 SPACES
= 457 SPACES

MAXIMUM

0.50 SPACES PER SEAT IN MAIN ASSEMBLY
= 1,426 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
PERMITS SPACES: 24
ACCESSIBLE SPACES: 7

TOTAL EXISTING SPACES: 322

PARKING SPACES APPROVED UNDER 11-C-22-SU

EXISTING SPACES TO BE REMOVED: 17
PROPOSED SPACES (ALLOWED): 23
EXISTING SPACES: 686
TOTAL PARKING SPACES: 307

UNSTRIPED PARKING AREA SPACES: 188
PARKING TO BE REMOVED WITH NEW SANCTUARY: 105
TOTAL WITH SANCTUARY BOLDOUT: 307

PROPOSED PARKING SPACES

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

	WITHIN HP OVERLAY	OUTSIDE HP OVERLAY	TOTAL SITE
DISTURBED AREA	12.62 AC	4.32 AC	17.09 AC
UNDISTURBED AREA	17.56 AC	7.42 AC	24.98 AC

SITE DATA:

EXISTING SITE= 42.07 ACRES.
EXISTING IMPERVIOUS= 6.03 ACRES.
EXISTING SURFACE PARKING AREA= 115,811.91 SF
PROPOSED IMPERVIOUS= 0.62 ACRES.
TOTAL POST DEVELOPMENT VEHICULAR USE AREA= 6.10 ACRES
TOTAL POST DEVELOPMENT IMPERVIOUS AREA= 6.65 ACRES
EXISTING DISTURBED AREA= 16.28 ACRES
PROPOSED DISTURBED AREA= 0.81 ACRES



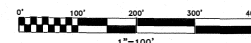
OWNER/DEVELOPER
CALVARY CHAPEL OF KNOXVILLE
C/O MARK KIRK
3330 W GOVERNOR JOHN SEVIER HWY
KNOXVILLE, TN 37920
PHONE: (865) 680-9781

12-B-23-SU

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

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	KFP	2/27/19/24	REVISED PER PLANNING COMMENTS					
CHECKED	DBH	1/17/22/24	REVISED PER PLANNING COMMENTS					

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

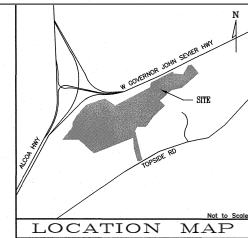


EXISTING CONDITIONS FOR CALVARY CHAPEL OF KNOXVILLE

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

25130-EX

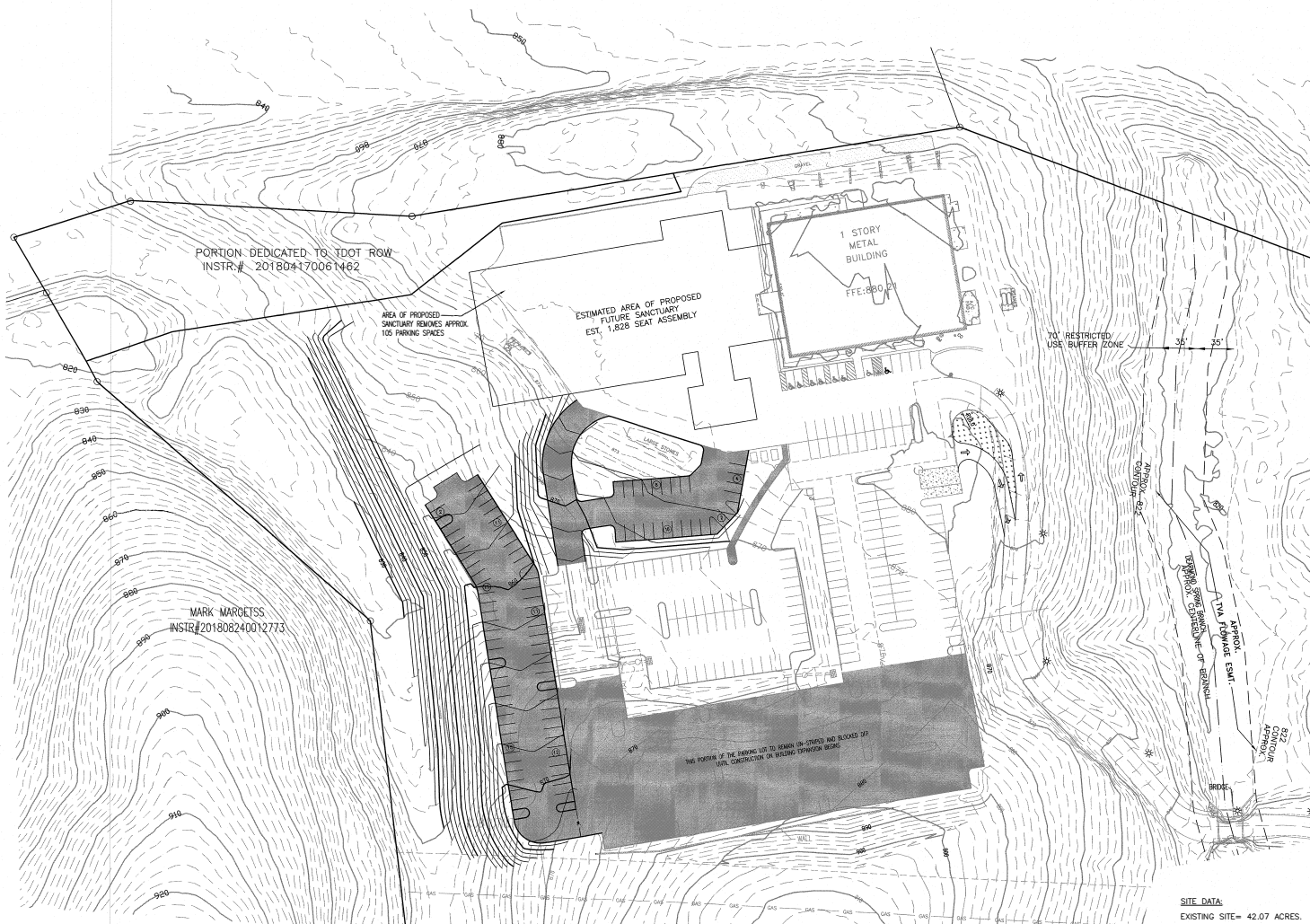
SHEET 1 OF 5 SHEET(S)
0\25130\TOPSIDE ROAD ACCESS\25130-EX.DWG



- 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:
 - ADDITION OF DRIVEWAY ACCESS ON TO TOPSIDE ROAD
 - EXPANSION OF RIGHT TURN LANE AT MAIN ENTRANCE
 - 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.

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 VAN + 7 CAR = 9 SPACES
EXISTING PARKING SPACES	
STANDARD SPACES: 289	PROPOSED SPACES: 24
ACCESSIBLE SPACES: 9	
TOTAL EXISTING SPACES: 322	
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TOTAL PARKING SPACES: 304	
UNSTRIPPED PARKING AREA SPACES: 188	PARKING TO BE REMOVED WITH NEW SANCTUARY: 106
TOTAL WITH SANCTUARY BUILDOUT: 387	
PROPOSED PARKING SPACES	
PROPOSED SPACES: 90	
TOTAL PROPOSED PARKING SPACES POST DEVELOPMENT WITH SANCTUARY BUILDOUT: 473	



SITE DATA
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	WITHIN HP OVERLAY	OUTSIDE HP OVERLAY	TOTAL SITE
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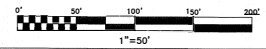
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 C/O MARK KIRK
 3350 W GOVERNOR JOHN SEWER HWY
 KNOXVILLE, TN 37920
 PHONE: (865) 680-9791

25130-BLDG

12-B-23-SU

DEED REFERENCES: PLAT INSTR# 201208240012541
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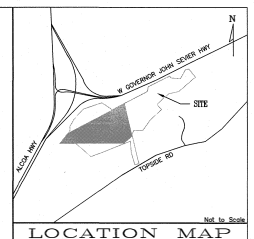
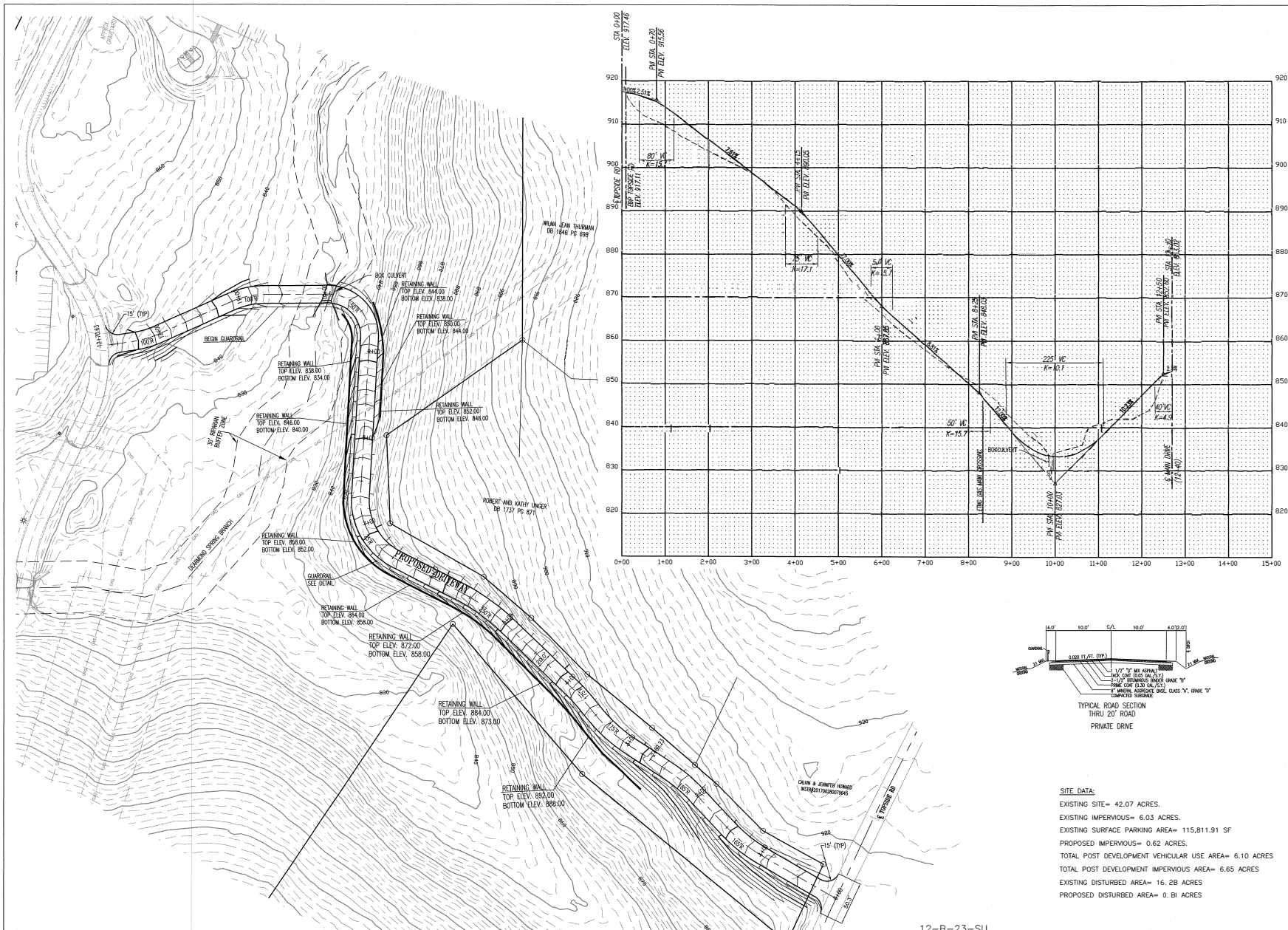
PROPOSED SANCTUARY FOR
CALVARY CHAPEL OF KNOXVILLE
 TAX MAP 147 PARCEL 30
 DISTRICT 25, KNOX COUNTY, TENNESSEE
 CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE



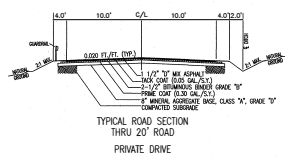
SHEET 2 OF 5 SHEET(S)
 Q:\25130\TOPSIDE ROAD ACCESS\25130-LOR.DWG

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 6336 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (605) 588-6472
 FAX: (605) 588-6473
 email@bhn-rp.com

DESIGNED	DBH	SCALE	DATE
DRAWN	KPP	HORIZONTAL: 1" = 50' VERTICAL: 2" INTERVAL	12/20/23
CHECKED	DBH	REVISION	APPR.



- NOTES:
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 - 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
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UNDISTURBED AREA	1.75 AC	7.42 AC	24.98 AC

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CALVARY CHAPEL OF KNOXVILLE
 C/O MARK KIRK
 3330 W GILCHRIST JOHN SEVER HWY
 KNOXVILLE, TN 37920
 PHONE: (665) 980-9791

12-B-23-SU

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4534 PAPER MILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (665) 588-6472
 FAX: (665) 588-6473
 email@bhn-p.com

DESIGNED	DBH				
DRAWN	KPP				
CHECKED	DBH	NO.	DATE	REVISION	APPR.
		1	1/22/24	REVISED PER PLANNING COMMENTS	
		2	2/19/24	REVISED PER PLANNING COMMENTS	

SCALE
 HORIZONTAL: 1" = 50'
 VERTICAL: 2" INTERVAL
 DATE
 12/20/23

DEED REFERENCES: PLAT INSTR# 201206240012541
 DEED REFERENCES: DEED INSTR# 201804170061462

 1" = 50'

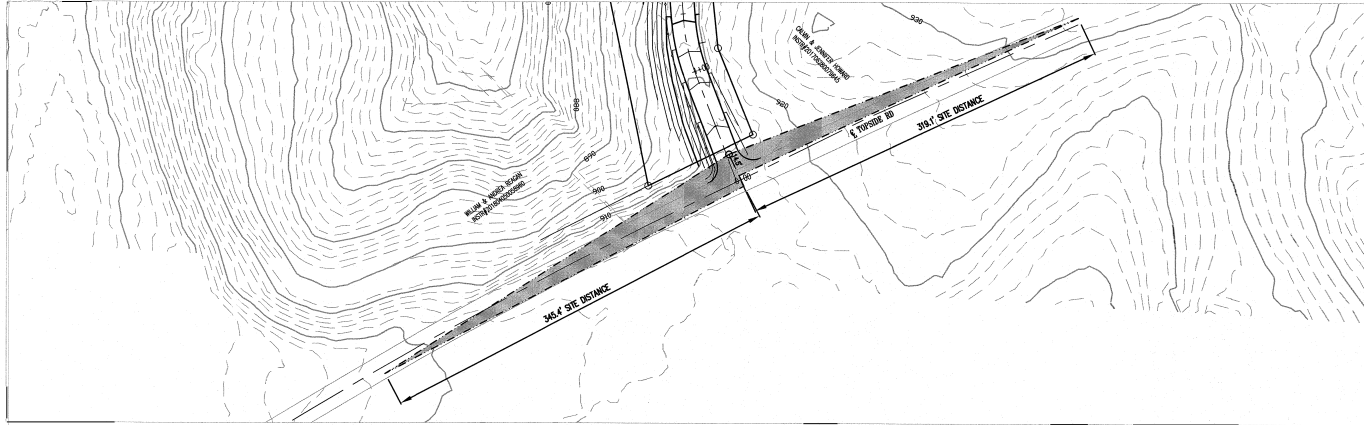
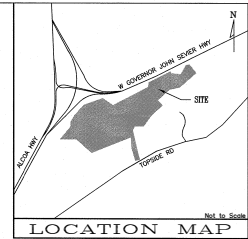
PROPOSED DRIVEWAY FOR
CALVARY CHAPEL OF KNOXVILLE
 TAX MAP 147 PARCEL 30
 DISTRICT 25, KNOX COUNTY, TENNESSEE
 CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE

25130-DW
 SHEET 3 OF 5 SHEET(S)
 025191TOPSIDE ROAD ACCESS/25130-UOR.DWG

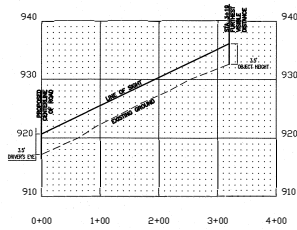
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-551-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

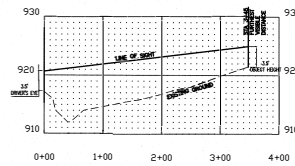
NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY.
CONTRACTOR SHALL SHORE AND
BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL
LAWS AND LOCAL ORDINANCES; TO
CONFORM WITH RECOMMENDATIONS
SET FORTH IN AGC MANUAL OF
ACCIDENT PREVENTION IN
CONSTRUCTION; TO PROTECT LIFE,
PROPERTY, OR WORK; TO AVOID
EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.
OSHA RULES SHALL BE ARIDED 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:
 - ADDITION OF DRIVEWAY ACCESS ON TO TOPSIDE ROAD
 - EXPANSION OF RIGHT TURN LANE AT MAIN ENTRANCE
 - 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



SIGHT DISTANCE PROFILE
LOOKING RIGHT

INTERSECTION SITE DISTANCE DATA:
CASE 1ST 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

INTERSECTION SITE DISTANCE DATA:
CASE 1ST 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



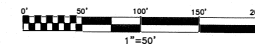
OWNER/DEVELOPER
CALVARY CHAPEL OF KNOXVILLE
C/O MARK KIRK
3330 W GOVERNOR JOHN SEVIER HWY
KNOXVILLE, TN 37920
PHONE: (865) 588-9791

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

DESIGNED	DBH								
DRAWN	KPP								
CHECKED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
		2	2/19/24	REVISED PER PLANNING COMMENTS					
		1	1/22/24	REVISED PER PLANNING COMMENTS					

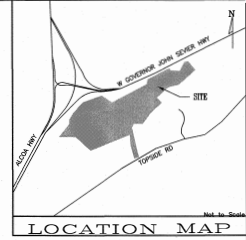
SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2" INTERVAL
DATE
12/5/23

DEED REFERENCES: INSTR. #202303020047703

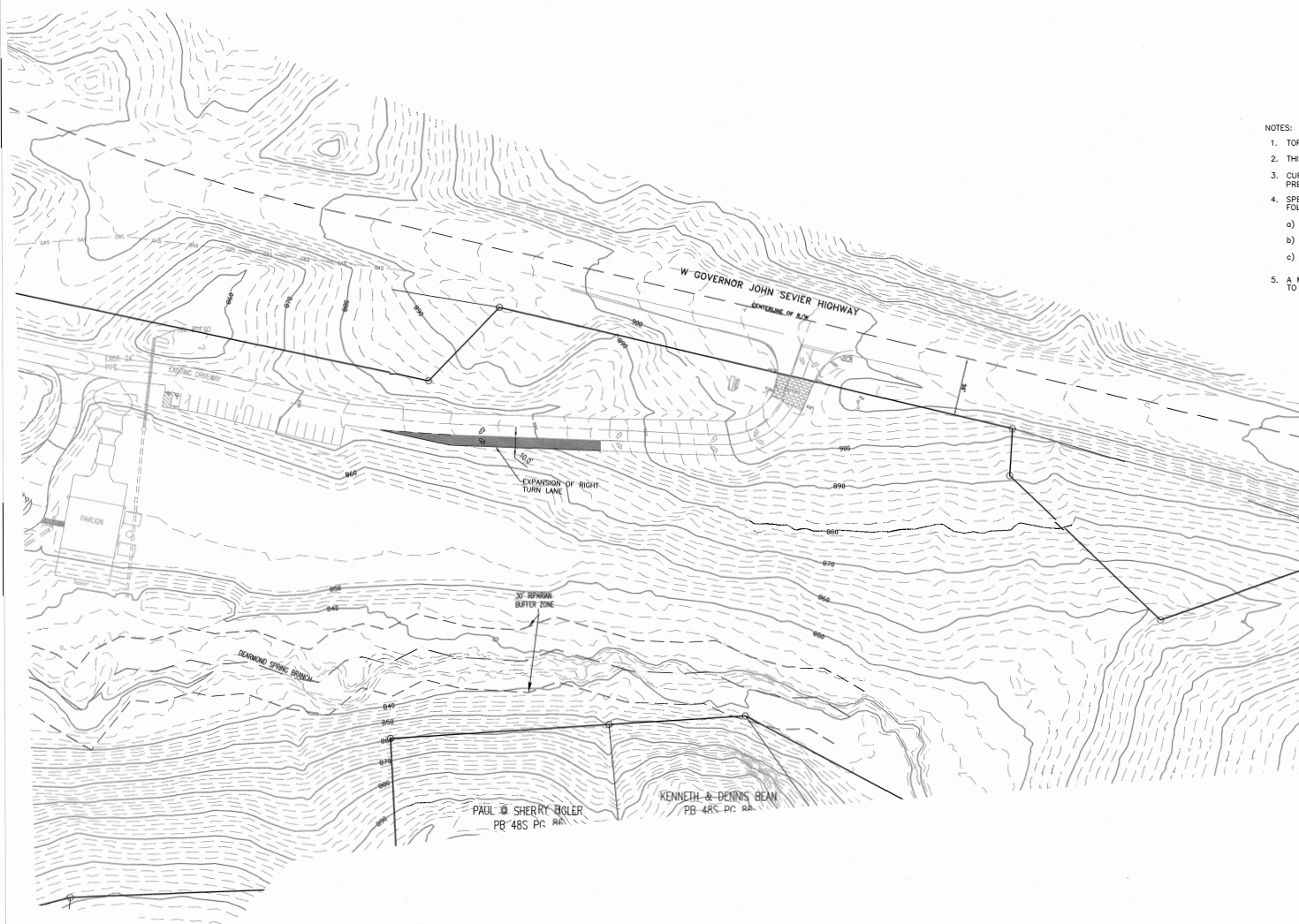


SITE DISTANCE FOR
CALVARY CHAPEL OF KNOXVILLE
TAX MAP 147 PARCEL 30
DISTRICT 25, KNOX COUNTY, TENNESSEE
CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE

25130-SD
SHEET 4 OF 5 SHEET(S)
G:\33130\TOPSIDE ROAD ACCESS\25130-SD\WORKING



- 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.



PAUL © SHERRY OGLES
PB 48S PC RB

KENNETH & DENNIS BEAN
PB 48S PC RB



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

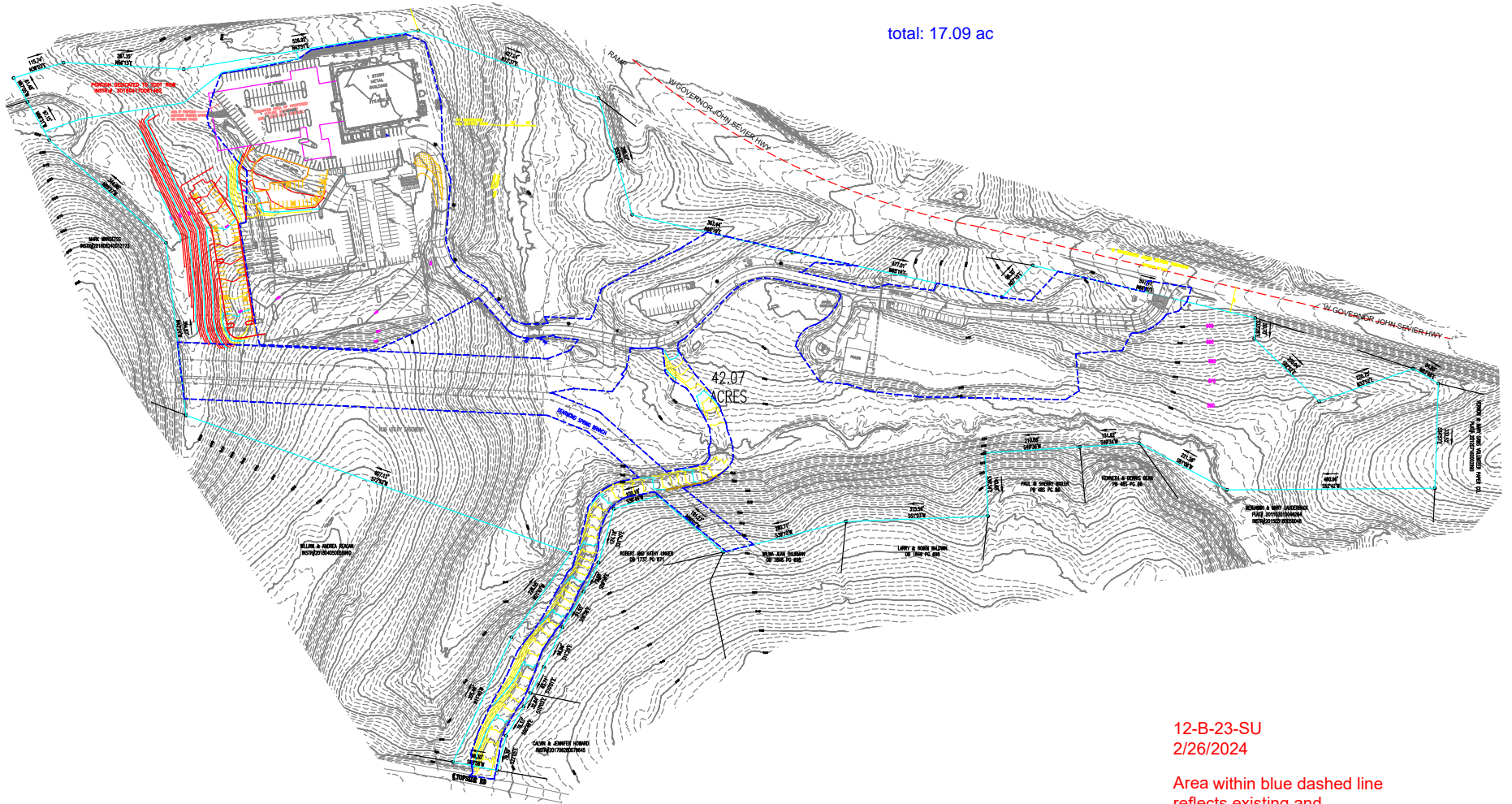
SHEET 5 OF 5 SHEET(S)
Q:\2519\TOPSIDE ROAD ACCESS\25130-LUCR.DWG

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

DESIGNED	DBH								
DRAWN	KPP								
CHECKED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
		12	2/19/24	REVISED PER PLANNING COMMENTS					
		11	1/22/24	REVISED PER PLANNING COMMENTS					

..... limits of disturbance

total: 17.09 ac



12-B-23-SU
2/26/2024

Area within blue dashed line
reflects existing and
proposed disturbance

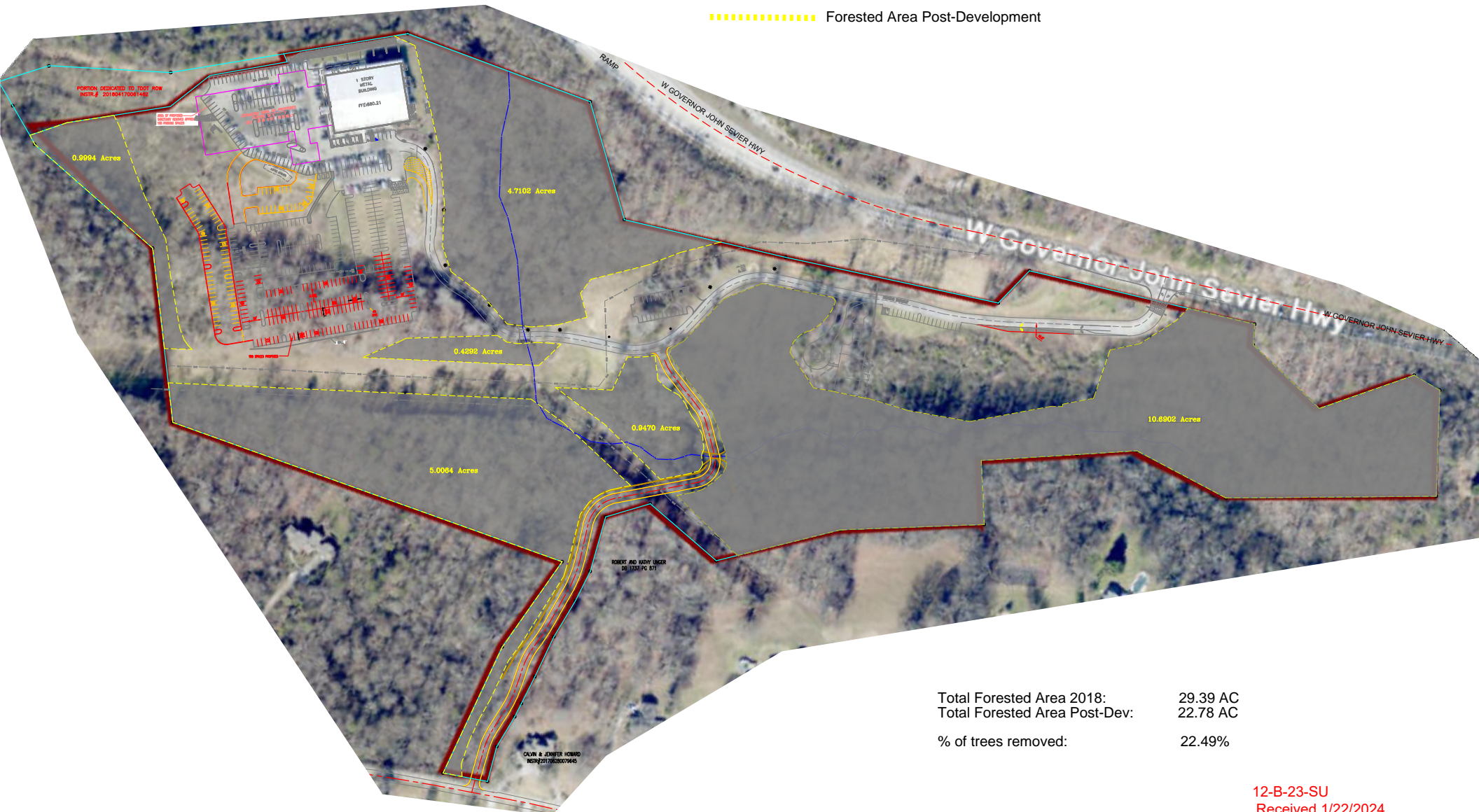
■■■■■■■■■■ Forested Area 2018



Total Forested Area: 29.39 AC

12-B-23-SU
1/22/2024

..... Forested Area Post-Development



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

12-B-23-SU
Received 1/22/2024



KNOXVILLE POLICE DEPARTMENT HOUSE OF WORSHIP CPTED SURVEY

800 Howard Baker Jr. Ave., Knoxville, TN 37915 • 865-215-7000



Calvary Church

3330 W. Governor John Sevier

[REDACTED]

Property Name

Address

E-mail

12/07/2023

Officer Gallaher

Survey Date

Survey Date

KPD Representative

Notes:

Need some type of alarm for the exit door in the kids area

Cameras on the southside of the building facing the parking lot needs adjusting

Trees on the east side need to be trimmed to avoid hiding spots

The property only has one entrance and exit point.

This will most likely cause a problem in the event of an emergency.

Talk to traffic engineering to see if they can with the planning of another entrance and exit point.

Cameras can be monitor by mobile phones

Persons Present:

Marcus Friedeman [REDACTED]

This survey is intended to assist you in improving the overall level of security. CPTED suggestions are made for the purpose of reducing the likelihood of criminal activity on your property. No guarantee can be stated or implied.

Ricky E Gallaher 12/11/2023

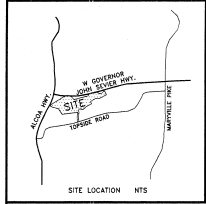
Representative

Date

Front Entrance	Approach visible from inside?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Trees/shrubs trimmed?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
	Appropriate lighting?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Entrance clearly indicated?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Directional signs?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Alarm sticker/signs?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
	Protected hinges?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
Remaining Grounds	Equipment/ladders secured?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Air conditioner unit secured?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
	Auxiliary buildings locked?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Motion sensor lights?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Appropriate lighting?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Grounds maintained?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Entrapment zones?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
	Use of bollards, etc.?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
	Gates locked?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
	Waste disposal secured?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
Windows	Additional security?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Locked?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Alternate Entrances	Secured?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Monitored?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Security	Cameras?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Cameras monitored?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Key inventory?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Schedule for key control?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
	Fire alarm/smoke detectors?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Security system?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Safe secure?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Maintain up-to-date inventory listing off site?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A	

Exhibit B: Plat showing Masterson Road Right-of-Way

25919-P



I certify that this plat qualifies under the provisions of Section 13-3-401 of the Tennessee Code Annotated and is exempt from the requirements of the Knoxville, Knox County Minimum Subdivision Regulations, because (A) no new street or utility construction is required, and (B) all resultant tracts are over (5) acres in size.

Surveyor: [Signature]
 Reg. No. 1301 Date 8-1-12

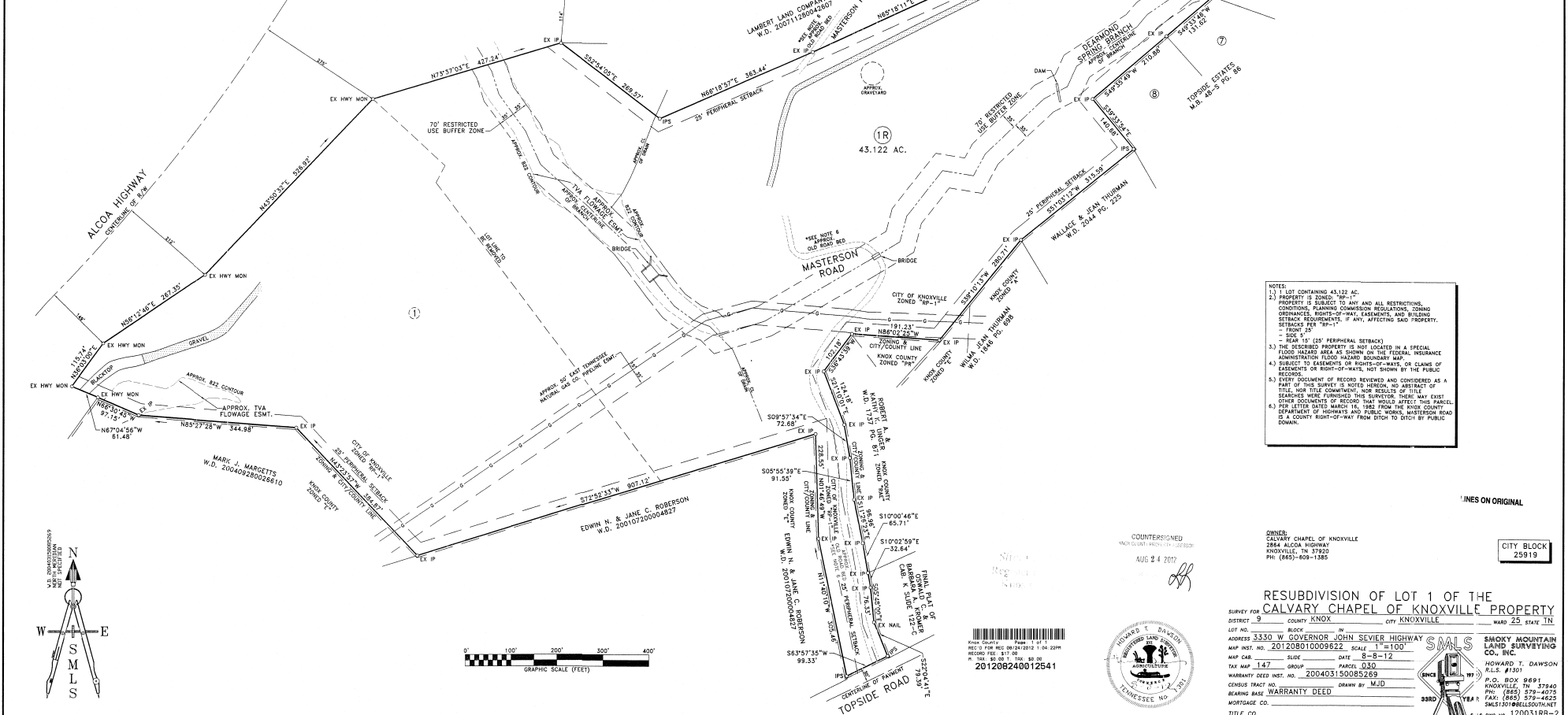
NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPERTY LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.



Certificate of Ownership and General Dedication

(I, we) Mark Kirk (owner), the undersigned owner of the property shown herein, hereby attest as my own of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I am the owner on the date of the property, and as property owner have an unrestricted right to dedicate right-of-way and/or easements as shown on this plat. I further certify that all restrictive covenants, if any, which apply to the lots or other shown on the plat or are referred to herein, with copies of the referred to covenants filed with the City of Knoxville Register of Deeds.

[Signature]



NOTES:

- 1) LOT CONTAINING 43.122 AC.
- 2) PROPERTY IS ZONED "RP-1".
- 3) THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD ZONING MAP.
- 4) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAY OR CLAIMS OF EASEMENTS OR RIGHTS-OF-WAY, NOT SHOWN BY THE PUBLIC RECORDS.
- 5) EVERY INSTRUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREIN, AND ABSTRACT OF SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- 6) PER SETTER DATED MARCH 16, 1958 FROM THE KNOX COUNTY DEPARTMENT OF HIGHWAYS AND PUBLIC WORKS, MASTERSON ROAD IS A COUNTY RIGHT-OF-WAY FROM OTHER TO BE OPEN BY PUBLIC DEDICATION.

INES ON ORIGINAL

OWNER:
 CALVARY CHAPEL OF KNOXVILLE
 2884 ALCOA HIGHWAY
 KNOXVILLE, TN 37920
 PH: (865)-608-1588

CITY BLOCK
 25919

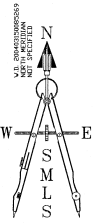
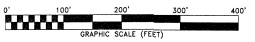
RESUBDIVISION OF LOT 1 OF THE
 CALVARY CHAPEL OF KNOXVILLE PROPERTY

DISTRICT 9 COUNTY KNOX CITY KNOXVILLE WARD 25, STAFF 1N

LOT NO. _____ BLOCK _____ IN _____
 ADDRESS 3330 W GOVERNOR JOHN SEVIER HIGHWAY
 MAP DIST. NO. 201208010008222 SCALE: 1"=100'
 MAP CAR. SLIDE _____ DATE 8-8-12
 TAX MAP 147 GROUP _____ PARCEL 030
 WARRANTY DEED INSTR. NO. 200403150085269
 CONVEY TRACT NO. _____ DRAWN BY: MJD
 BEARING BASE: WARRANTY DEED
 MORTGAGE CO. _____
 TITLE CO. _____



COUNTERSIGNED
 AUG 24 2012



25919-P

25919-P

EXECUTIVE SUMMARY

Preface:

Calvary Knoxville is proposing several construction projects to expand their external road access and building capacity. Calvary Knoxville is located at 3330 West Governor John Sevier Highway in South Knoxville, TN. The proposed road projects include constructing a new 20-foot-wide internal driveway on their campus for a Secondary Entrance to the south at Topside Road and lengthening the exiting northbound right-turn lane at their existing entrance at W. Governor John Sevier Highway by 145 feet. The building project will include constructing a larger sanctuary adjacent to their existing sanctuary, which will more than double their seating capacity. The construction of the Secondary Entrance and exiting right-turn lane extension are anticipated to be open for vehicles by the end of 2024. The sanctuary expansion is anticipated to be built and open for worship services by 2027.

This report's primary purpose is to determine and evaluate the potential impacts of the development on the adjacent transportation system. This report is a Transportation Impact Letter (TIL) and follows the requirements established by Knoxville/Knox County Planning. The City of Knoxville prepared the scope of work for this TIL since the Church property is in Knoxville. However, the Church's existing entrance ties into a Tennessee Department of Transportation (TDOT) highway, and the Secondary Entrance is proposed to tie into Topside Road, an existing roadway outside the City in Knox County, TN. Recommendations and mitigation measures are offered if transportation operations are projected to be below recognized engineering standards in the 2024 and 2027 conditions.

Results:

The significant findings of this report include the following:

- In 2024, when the new Secondary Entrance to Topside Road is built, vehicle delays and queues for exiting vehicles will be reduced on the existing Church Driveway at the W. Governor John Sevier Highway intersection.
- In 2027, when the new sanctuary is built and open for worship services, the peak generated trips are estimated to be nearly three times the current levels and will significantly increase the exiting vehicle delays and queues on the existing Church Driveway at W. Governor John Sevier Highway. Due to the projected increased attendance and generated vehicle trips by the new and larger sanctuary in 2027,

the existing Church Driveway at W. Governor John Sevier Highway intersection is likely to be overwhelmed during the Sunday morning peak periods, even with the availability of the Secondary Entrance to Topside Road. In particular, the exiting Church attendees during the Sunday peak periods of 10:45 – 11:45 am and 12:15 – 1:15 pm are projected to experience the most significant delays and vehicle queues while attempting to enter W. Governor John Sevier Highway.

Recommendations:

The following recommendations are offered based on the analyses to minimize the impacts of the Church's expansion on the adjacent transportation system while attempting to achieve an acceptable traffic flow and improved safety. More details regarding all the recommendations are discussed at the end of the report.

W. Governor John Sevier Highway at the Existing Church Driveway:

- A Stop Sign (R1-1) is not currently posted for the Church Driveway approach at W. Governor John Sevier Highway. It is recommended that a Stop Sign (R1-1) be installed for this approach at the existing white stop bar as soon as possible.
- It is recommended that the eastbound right-turn lane on W. Governor John Sevier Highway at the Church Driveway be slightly widened and lengthened to accommodate the increased attendance when the new Church sanctuary is constructed. This improvement should be made before the opening of the new sanctuary in 2027. This lane should be widened to 11 feet from its current width of 9.5 feet. It is recommended that the storage length be increased to 210 feet and the existing lane taper of 15:1 be maintained. With a lane width of 11 feet, the taper at 15:1 would be 165 feet. The total length of the taper and storage will be 375 feet, which will fit within the constraint of the existing slope and guardrail on the south side of W. Governor John Sevier Highway. The new lane taper and lane extension should begin at the end of this existing guardrail. The existing width of the paved shoulder on W. Governor John Sevier Highway (~ 3 feet) should also be maintained along the proposed lane extension.
- Due to the projected failing conditions on Sunday mornings in 2027 when the new sanctuary is open for worship services, it is recommended that the Church employ law enforcement officers to direct traffic at the Church Driveway and W. Governor John Sevier Highway. A law enforcement presence will be imperative to ensure safe operations during Sunday morning services with increased traffic at the intersection in 2027. Based on the observations and calculations, at a minimum, it

is recommended that law enforcement be present from 10:45 - 11:45 am and 12:30 - 1:00 pm on Sunday mornings to provide orderly and safe operations at the intersection, particularly for exiting vehicles. It should be noted that this recommendation must be coordinated with the Knoxville Police Department, and their services cannot be guaranteed.

- The Church should consider installing a single overhead roadway light to delineate the existing Church Driveway at the highway for travel at night or in low-light conditions. This lighting would be ideally placed adjacent to the Church Driveway and off W. Governor John Sevier Highway and would illuminate the intersection.

Topside Road at the Proposed Secondary Entrance:

- A Stop Sign (R1-1) with a 24" white stop bar is recommended to be installed for the Secondary Entrance approach at Topside Road. The stop bar should be applied a minimum of 4 feet away from the edge of Topside Road, placed at the desired stopping point that maximizes the sight distance.
- Intersection sight distance at the Secondary Entrance at Topside Road must not be impacted by existing vegetation, future landscaping, or signage. Currently, vegetation on the northeast side of the proposed driveway's location will need removal. Based on a posted speed limit of 30-mph on Topside Road, the required intersection sight distance is 300 feet for exiting left and right-turning vehicles. The available sight distances from the Secondary Entrance on Topside Road will be adequate based on the measurements conducted by a land surveyor.
- Due to the relative narrowness of Topside Road (pavement width ~ 18.5 feet), it is recommended that the driveway radius on the southwest corner for the Secondary Entrance at Topside Road be a minimum of 30 feet. The current radius in the design plans shows a radius of 25 feet. A larger radius will allow right-turning exiting vehicles from the Secondary Entrance to minimize encroachment onto the opposite lane on Topside Road.
- The new internal driveway for the Secondary Entrance will be a private drive, and the Church should consider a lockable gate that would prevent any unnecessary traffic from cutting through the campus. However, the details and plans must be coordinated with the city fire department if a gated entrance is provided. If a gate is provided, the installation should comply with the Manual of Uniform Traffic Control Devices (MUTCD) Section 2B.76 and meet retro-reflectivity requirements listed in the MUTCD.

- The Church should post two signs on the new internal driveway facing entering traffic from Topside Road at the Secondary Entrance. Since this driveway should only be used for Church activities, a “No Thru Traffic” Sign (R5-12) and a “No Trucks” Sign (R5-2) are recommended to be installed on a single post. Likewise, a “No Thru Traffic” Sign (R5-12) should be installed off W. Governor John Sevier Highway at the existing Church Driveway. This sign at the existing Church Driveway should be installed inside the property facing W. Governor John Sevier Highway.
- The Church should consider installing a single overhead roadway light to delineate the proposed Secondary Driveway at Topside Road for travel at night or in low-light conditions while minimizing its effect on the adjacent houses. This lighting would be ideally placed adjacent to the proposed Secondary Driveway and off Topside Road and would illuminate the intersection.

CONCLUSIONS & RECOMMENDATIONS

The following is an overview of recommendations to minimize the transportation impacts of the Calvary Knoxville proposed expansion on the adjacent transportation system while attempting to achieve an acceptable traffic flow and safety level.



W. Governor John Sevier Highway at the Existing Church Entrance: When the Secondary Entrance to Topside Road for Calvary Knoxville is constructed and opened by 2024, the Sunday peak period calculations for the intersection of W. Governor John Sevier Highway at the existing Church Entrance resulted in reasonable vehicle delays and queues. Providing a Secondary Entrance will reduce the existing northbound vehicle delays and queues currently being experienced by Church attendees. However, once the new sanctuary is constructed and open for worship services in 2027, the Sunday peak period projected level of service calculations for this intersection resulted in very high vehicle delays and queues for exiting vehicles even with a Secondary Entrance.

1a) A Stop Sign (R1-1) is not currently posted for the Church Driveway approach at W. Governor John Sevier Highway. It is recommended that a Stop Sign (R1-1) be installed for this approach at the existing white stop bar as soon as possible.

1b) It is recommended that the eastbound right-turn lane on W. Governor John Sevier Highway at the Church Driveway be slightly widened and lengthened to accommodate the increased attendance when the new Church sanctuary is constructed. This improvement should be made before the opening of the new sanctuary in 2027. This lane should be widened



to 11 feet from its current width of 9.5 feet. It is recommended that the storage length be increased to 210 feet and the existing lane taper of 15:1 be maintained. With a lane

width of 11 feet, the taper at 15:1 would be 165 feet. The total length of the taper and storage will be 375 feet, which will fit within the constraint of the existing slope and guardrail on the south side of W. Governor John Sevier Highway. The new lane taper and lane extension should begin at the end of this existing guardrail. The existing width of the paved shoulder on W. Governor John Sevier Highway (~ 3 feet) should also be maintained along the proposed lane extension.

- 1c) Due to the projected failing conditions on Sunday mornings in 2027 when the new sanctuary is open for worship services, it is recommended that the Church employ law enforcement officers to direct traffic at the Church Driveway and W. Governor John Sevier Highway. A law enforcement officer currently does not direct traffic on Sundays at the intersection, and the Church has been told in the past that they are not available. However, a law enforcement presence will be imperative to ensure safe operations during Sunday morning services with increased traffic at the intersection in 2027. Based on the observations and calculations, at a minimum, it is recommended that law enforcement be present from 10:45 - 11:45 am and 12:30 - 1:00 pm on Sunday mornings to provide orderly and safe operations at the intersection, particularly for exiting vehicles. It should be noted that this recommendation must be coordinated with the Knoxville Police Department, and their services cannot be guaranteed. If a law enforcement presence is not made available, the exiting Church vehicle delays and queues can be expected to be very large and potentially result in additional exiting traffic using the Secondary Entrance at Topside Road.
- 1d) The Church should consider installing a single overhead roadway light to delineate the existing Church Driveway at the highway for travel at night or in low-light conditions. This lighting would be ideally placed adjacent to the Church Driveway and off W. Governor John Sevier Highway and would illuminate the intersection.
- 1e) It is possible that more or fewer motorists will use the Secondary Entrance than estimated in this report, which would directly impact the existing Church Driveway entrance operations. After construction has been completed in 2024 and 2027, follow-up studies may be necessary if the projected conditions presented in this study do not materialize.



Topside Road at the Proposed Secondary Entrance: This intersection's 2024 and 2027 projected level of service calculations resulted in low vehicle delays and queues.

2a) A Stop Sign (R1-1) with a 24" white stop bar is recommended to be installed for the Secondary Entrance approach at Topside Road. The stop bar should be applied a minimum of 4 feet away from the edge of Topside Road, placed at the desired stopping point that maximizes the sight distance.

2b) Intersection sight distance at the Secondary Entrance at Topside Road must not be impacted by existing vegetation, future landscaping, or signage. Currently, vegetation on the northeast side of the proposed driveway's location will need removal.



**Existing Vegetation Needing Removal for the
Secondary Entrance at Topside Road
(Looking Northeast)**

Based on a posted speed limit of 30-mph on Topside Road, the required intersection sight distance is 300 feet for exiting left and right-turning

vehicles. The available sight distances from the Secondary Entrance on Topside Road will be adequate based on the measurements conducted by BHN&P's land surveyor.

2c) Due to the relative narrowness of Topside Road (pavement width ~ 18.5 feet), it is recommended that the driveway radius on the southwest corner for the Secondary Entrance at Topside Road be a minimum of 30 feet. The current radius in the BHN&P plans shows a radius of 25 feet. A larger radius will allow right-turning exiting vehicles from the Secondary Entrance to minimize encroachments onto the opposite lane on Topside Road.

The Secondary Entrance is shown in BHN&P's plans 60 feet from the existing driveway at the 3429 Topside Road residence. The driveway edge clearance is 16 feet, greater than the minimum edge clearance of 5 feet shown in Knox County's regulations.

2d) The new internal driveway for the Secondary Entrance will be a private drive, and the

Church should consider a lockable gate that would prevent any unnecessary traffic from cutting through the campus. However, the details and plans must be coordinated with the city fire department if a gated entrance is provided. If a gate is provided, the installation should comply with the Manual of Uniform Traffic Control Devices (MUTCD) Section 2B.76 and meet retro-reflectivity requirements listed in the MUTCD.

- 2e) The Church should post two signs on the new internal driveway facing entering traffic from Topside Road at the Secondary Entrance. Since this driveway should only be used for Church activities, a “No Thru Traffic” Sign (R5-12) and a “No Trucks” Sign (R5-2) are recommended to be installed on a single post. Likewise, a “No Thru Traffic” Sign (R5-12) should be installed off W. Governor John Sevier Highway at the existing Church Driveway. This sign at the existing Church Driveway should be installed inside the property facing W. Governor John Sevier Highway.



- 2f) The Church should consider installing a single overhead roadway light to delineate the proposed Secondary Driveway at Topside Road for travel at night or in low-light conditions while minimizing its effect on the adjacent houses. This lighting would be ideally placed adjacent to the proposed Secondary Driveway and off Topside Road and would illuminate the intersection.
- 2g) It is possible that more or fewer motorists will use the Secondary Entrance than estimated in this report, which would directly impact the intersection operations. After construction has been completed in 2024 and 2027, follow-up studies may be necessary if the projected conditions presented in this study do not materialize.



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

<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	Total Number of Lots Created
<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 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	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** Date: **10/30/2023**
Please Print

Phone / Email: _____
Property Owner Signature: **Brad Bassitt Calvary Chapel of Knoxville** Date: **10/30/2023**
Please Print



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

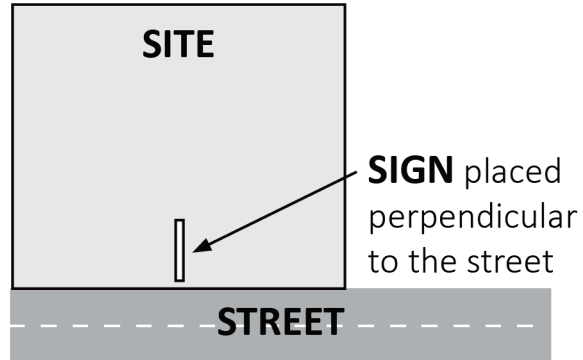
Brad Bassitt

10/30/23

Please Print

Date Paid

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:

_____ December 1, 2023 _____ and _____ December 15, 2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Kaity Wozek

Date: 11/17/2023

File Number: 12-B-23-SU

- Sign posted by Staff
- Sign posted by Applicant