

HILLSIDE PROTECTION REPORT

► **FILE #:** 9-A-24-HPA

AGENDA ITEM #: 43

AGENDA DATE: 10/3/2024

► **APPLICANT:** CALVARY CHAPEL OF KNOXVILLE

OWNER: Cavalry 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

SECTOR PLAN: South County

► **PRESENT ZONING:** RN-1 (c) (Single-Family Residential Neighborhood) (Previously Approved Planned District)

► **EXISTING LAND USE:** place of worship

► **PROPOSED USE:** place of worship

WORK DESCRIPTION: The proposed parish and parking lot expansion exceeds permitted disturbance by at least .76 acres

WAS SLOPE ANALYSIS CONDUCTED? Yes

FOR RESIDENTIAL ONLY:

Number of Lots: 0

Area of Lots/Build-out Density:

FOR RESIDENTIAL, NON-RESIDENTIAL, AND MIXED-USE:

Total Site Acreage and Total Disturbed Area (acres or square feet):

| | Within HP Overlay | Outside HP Overlay | Total Site |
|-------------|-------------------|--------------------|------------|
| Disturbed | 18.5 | 4.8 | 23.3 |
| Undisturbed | 11.6 | 7.0 | 18.6 |

Previously Disturbed Area:

17.72 acres of disturbance within the HP overlay is previous disturbance

STAFF RECOMMENDATION:

► **Postpone for 30 day to the November 14, 2024 Planning Commission meeting per the applicant's request.**

If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



SPECIAL USE REPORT

| | | | |
|----------------------------------|--|----------------------------------|------------------|
| ► FILE #: | 9-G-24-SU | AGENDA ITEM #: | 43 |
| POSTPONEMENT(S): | 9/12/2024 | AGENDA DATE: | 10/3/2024 |
| ► APPLICANT: | CALVARY CHAPEL OF KNOXVILLE | | |
| OWNER(S): | Calvary Chapel of Knoxville | | |
| <hr/> | | | |
| 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: | N/A (Within 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 | | |
| FIRE DISTRICT: | Knoxville Fire Department | | |
| WATERSHED: | Tennessee River | | |
| <hr/> | | | |
| ► ZONING: | RN-1 (C) (Single-Family Residential Neighborhood) (Previously Approved Planned District), HP (Hillside Protection Overlay) | | |
| ► EXISTING LAND USE: | Public/Quasi Public Land | | |
| ► PROPOSED USE: | Sanctuary and podium parking for a place of worship expansion | | |
| 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 November 14, 2024 Planning Commission meeting to provide time to evaluate a revised Traffic 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

Calvary Chapel of Knoxville

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

Date of Request

10/3/2024

File Number(s)

Scheduled Meeting Date

9-G-24-SU/ 9-A-24-HPA

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 November 14, 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

Dylan Jackson
Please Print

865-588-6472
Phone Number

dylan@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

October 2022



Request to Postpone • Table • Withdraw

Calvary Chapel

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

Date of Request

9/12/2024

Scheduled Meeting Date

File Number(s)

9-G-24-SU / 9-A-24-HPA

POSTPONE

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SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

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

WITHDRAW

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TABLE

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AUTHORIZATION

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


Applicant Signature

David Hurbin
Please Print

588-6472
Phone Number

hurbin@blm-p.com
Email

STAFF ONLY


Staff Signature

Jessie Hillman
Please Print

Date Paid

☒ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

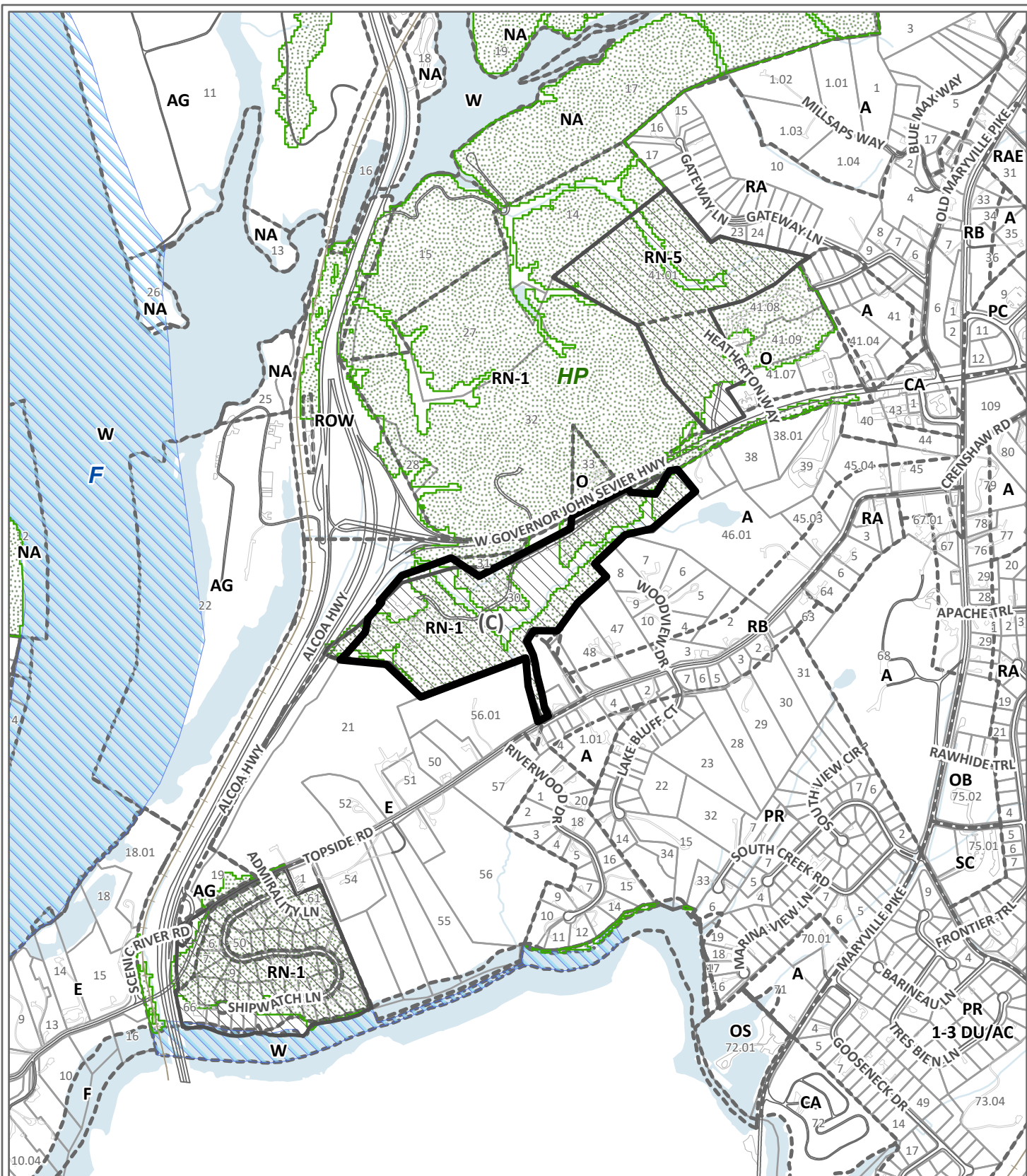
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



SPECIAL USE

9-G-24-SU

Petitioner: Calvary Chapel of Knoxville



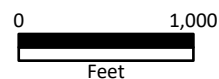
Place of worship expansion in RN-1 (C) (Single-Family Residential Neighborhood) (Previously Approved Planned District), HP (Hillside Protection Overlay)

Original Print Date: 8/8/2024

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

Map No: 147

Jurisdiction: County





HILLSIDE PROTECTION

9-A-24-HPA

Petitioner: Calvary Chapel of Knoxville



Case Boundary

Original Print Date: 8/21/2024

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

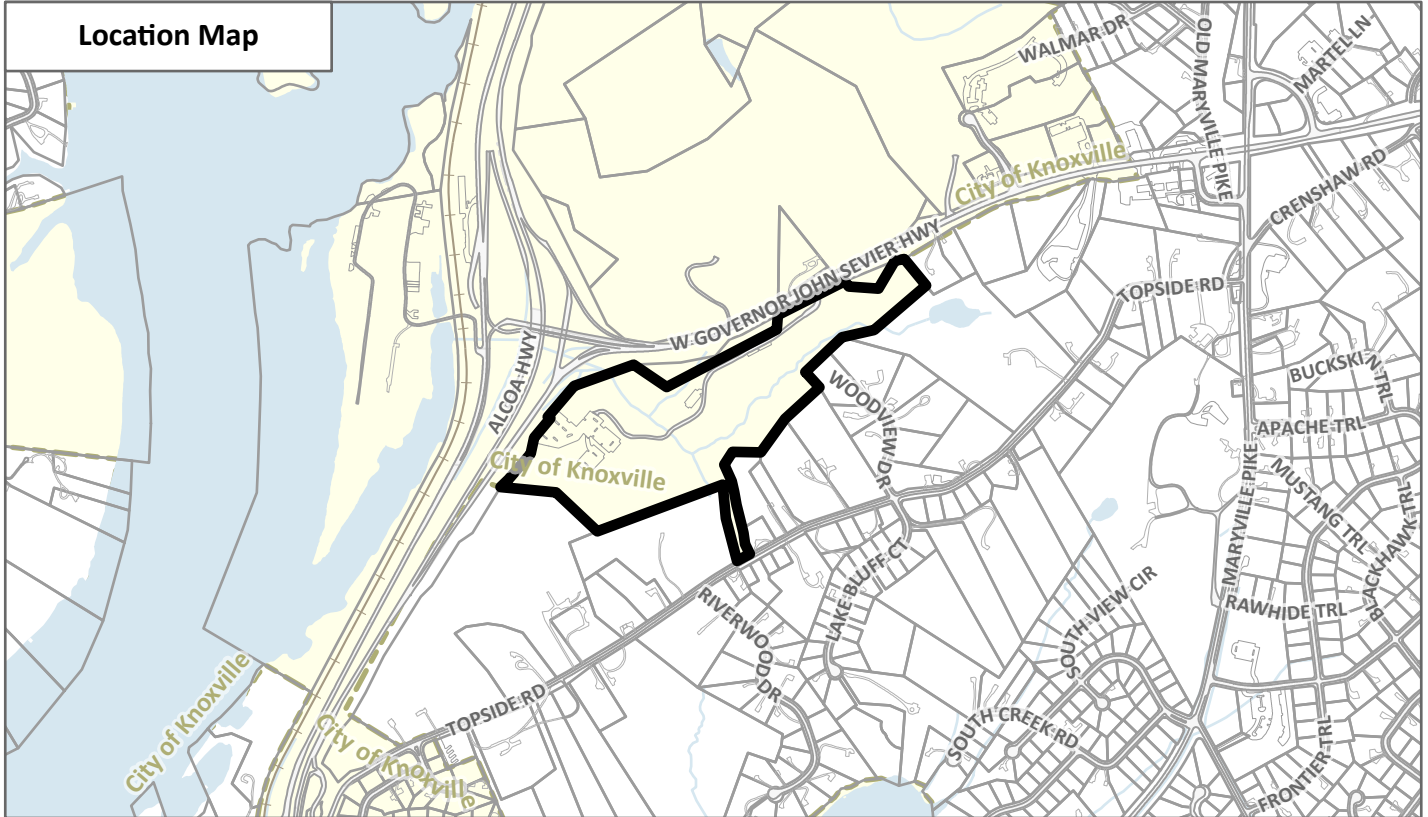
Map No: 147

Jurisdiction: City

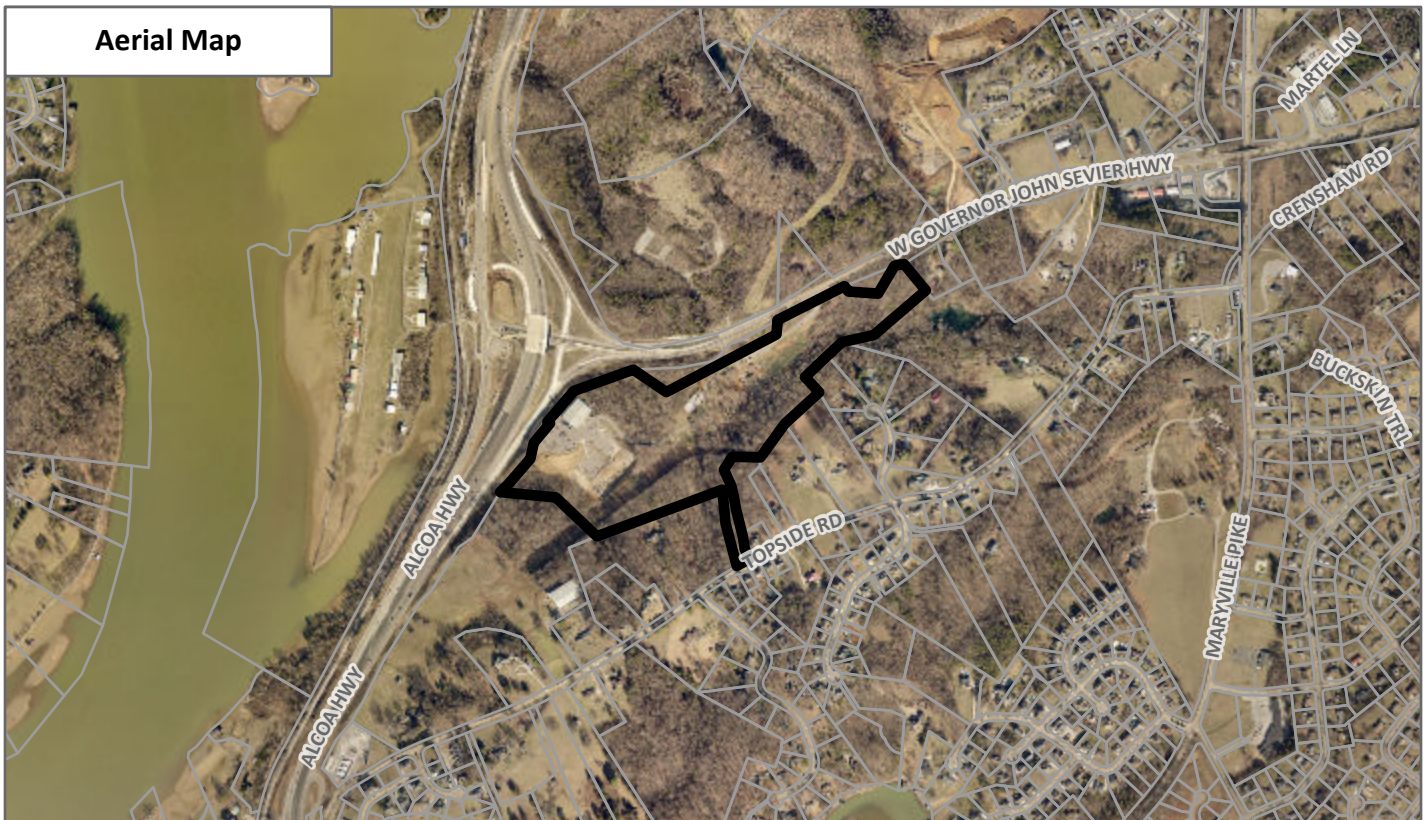


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

9-G-24-SU

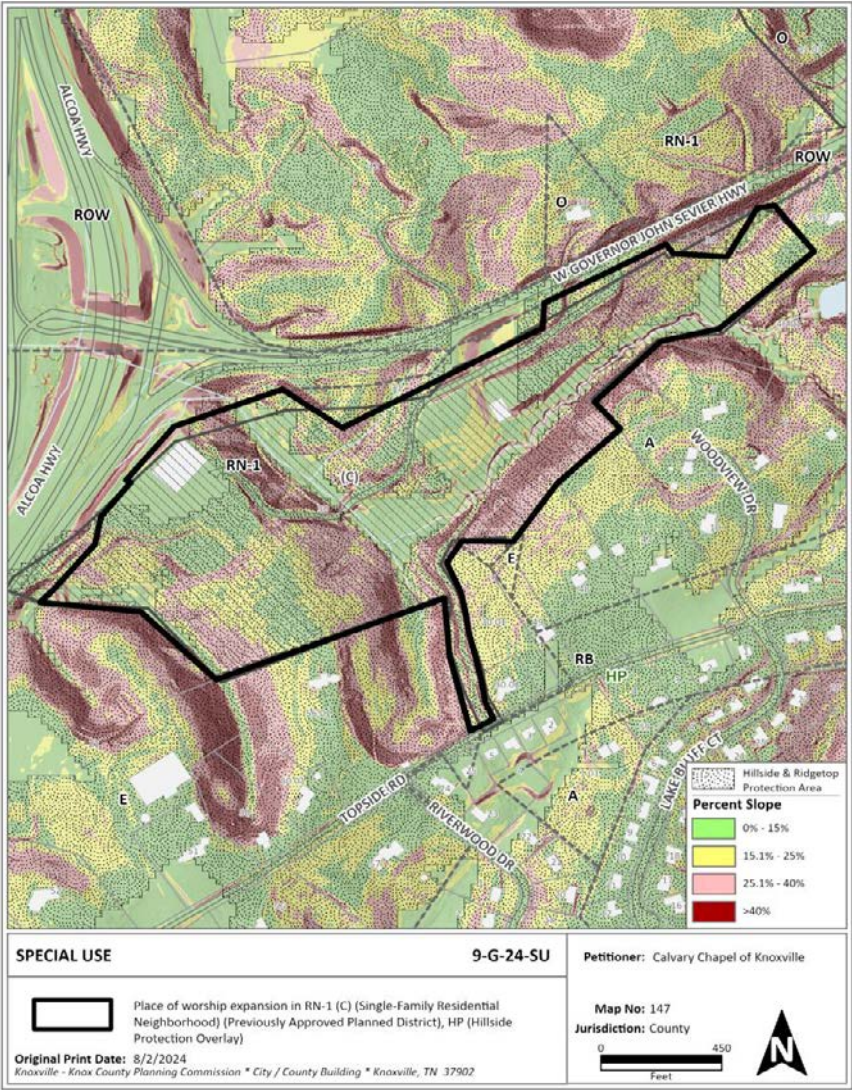


Case boundary

0 1,000
Feet



| CATEGORY | SQFT | ACRES | RECOMMENDED DISTURBANCE BUDGET (Percent) | DISTURBANCE AREA (Sqft) | DISTURBANCE AREA (Acres) |
|-------------------------------|-------------|-------|---|----------------------------|--------------------------------|
| Total Area of Site | 1,829,383.1 | 42.0 | | | |
| Non-Hillside | 518,616.5 | 11.9 | N/A | | |
| 0-15% Slope | 339,721.0 | 7.8 | 100% | 339,721.0 | 7.8 |
| 15-25% Slope | 361,199.0 | 8.3 | 50% | 180,599.5 | 4.1 |
| 25-40% Slope | 414,795.0 | 9.5 | 20% | 82,959.0 | 1.9 |
| Greater than 40% Slope | 195,051.6 | 4.5 | 10% | 19,505.2 | 0.4 |
| Ridgetops | | | | | |
| Hillside Protection (HP) Area | 1,310,766.6 | 30.1 | Recommended disturbance budget within HP Area | 622,784.7 | 14.3 |
| | | | Percent of HP Area | 47.5% | |





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Calvary Chapel of Knoxville

Applicant Name

Affiliation

7/31/2024

9/12/2024

9-G-24-SU / 9-A-24-HPA

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.

David Harbin Batson, Himes, Norvell and Poe

Name / Company

4334 Papermill Dr. Dr. Knoxville TN 37909

Address

865-588-6472 / harbin@bhn-p.com

Phone / Email

CURRENT PROPERTY INFO

Calvary Chapel of Knoxville

3330 W Governor John Sevier Hwy Knoxville TN

865-609-1385

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

Knoxville Utilities Board

Knox-Chapman Utility District

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) **Sanctuary and podium parking for a place of worship expansion**

Related City Permit Number(s)

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 Rezoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

\$1,600.00

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.

Calvary Chapel of Knoxville

7/31/2024

Applicant Signature

Please Print

Date

Phone / Email

Calvary Chapel of Knoxville

7/31/2024

Property Owner Signature

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 ☐ PA
☐ Rezoning

Calvary Chapel of Knoxville

Applicant Name

Affiliation

7/29/24

9/12/24

File Number(s)

Date Filed

Meeting Date (if applicable)

9-G-24-SU

CORRESPONDENCE

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

- ☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

David Harbin

Batson, Himes, Norvell & Poe

Name

Company

4334 Papermill Drive

Knoxville

TN

37909

Address

City

State

ZIP

8655886472

harbin@bhn-p.com

Phone

Email

CURRENT PROPERTY INFO

3330 W. Governor John Sevier Hwy

8656091385

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3330 W. Governor John Sevier Hwy

147 030

Property Address

Parcel ID

Knox Chapman

Knox Chapman

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

April 2024

DEVELOPMENT REQUEST

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

☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) **New Sanctuary and podium parking**

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
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

Fee 2

Fee 3

Total

\$1,600.00

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

Calvary Chapel of Knoxville

Please Print

Date

7-29-24

Phone Number

Email

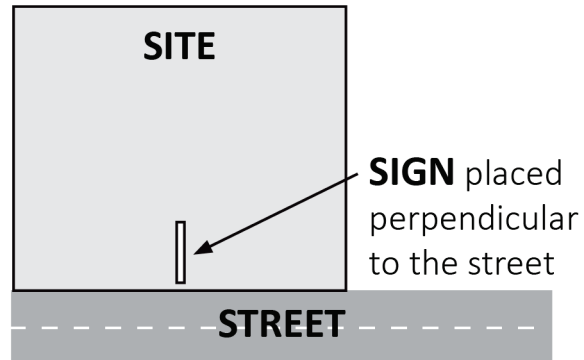
Property Owner Signature

Please Print

07/31/2024, SG

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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Calvary Chapel of Knoxville

Date: 07/31/2024

File Number: 9-G-24-SU



Sign posted by Staff



Sign posted by Applicant