



# HILLSIDE PROTECTION REPORT

▶ **FILE #:** 9-A-24-HPA **AGENDA ITEM #:** 52

**AGENDA DATE:** 9/12/2024

▶ **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:

Area of Lots/Build-out Density:

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

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

	<i>Within HP Overlay</i>	<i>Outside HP Overlay</i>	<i>Total Site</i>
<i>Disturbed</i>	18.5	4.8	23.3
<i>Undisturbed</i>	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 days to the October 3, 2024 Planning Commission meeting to align with the Special Use review of the expansion to the place of worship (9-G-24-SU).**

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 #:** 52

**AGENDA DATE:** 9/12/2024

▶ **APPLICANT:** CALVARY CHAPEL OF KNOXVILLE

OWNER(S): Calvary Chapel of Knoxville

TAX ID NUMBER: 147 030

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 3330 W GOVERNOR JOHN SEVIER HWY

▶ **LOCATION:** **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

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

▶ **EXISTING LAND USE:** **Public/Quasi Public Land (church)**

▶ **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.

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**STAFF RECOMMENDATION:**

- ▶ **Postpone for 30 days to the October 3, 2024 Planning Commission meeting to provide time for 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

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

Date of Request

9/12/2024

Scheduled Meeting Date

9-G-24-SU

/ 9-A-24-HPA

File Number(s)

## 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 \_\_\_\_\_ 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.*

*David Hurban*

Applicant Signature

David Hurban

Please Print

588-6472

Phone Number

hurban@bhm-p.com

Email

## STAFF ONLY

*Jessie Hillman*

Staff Signature

Jessie Hillman

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

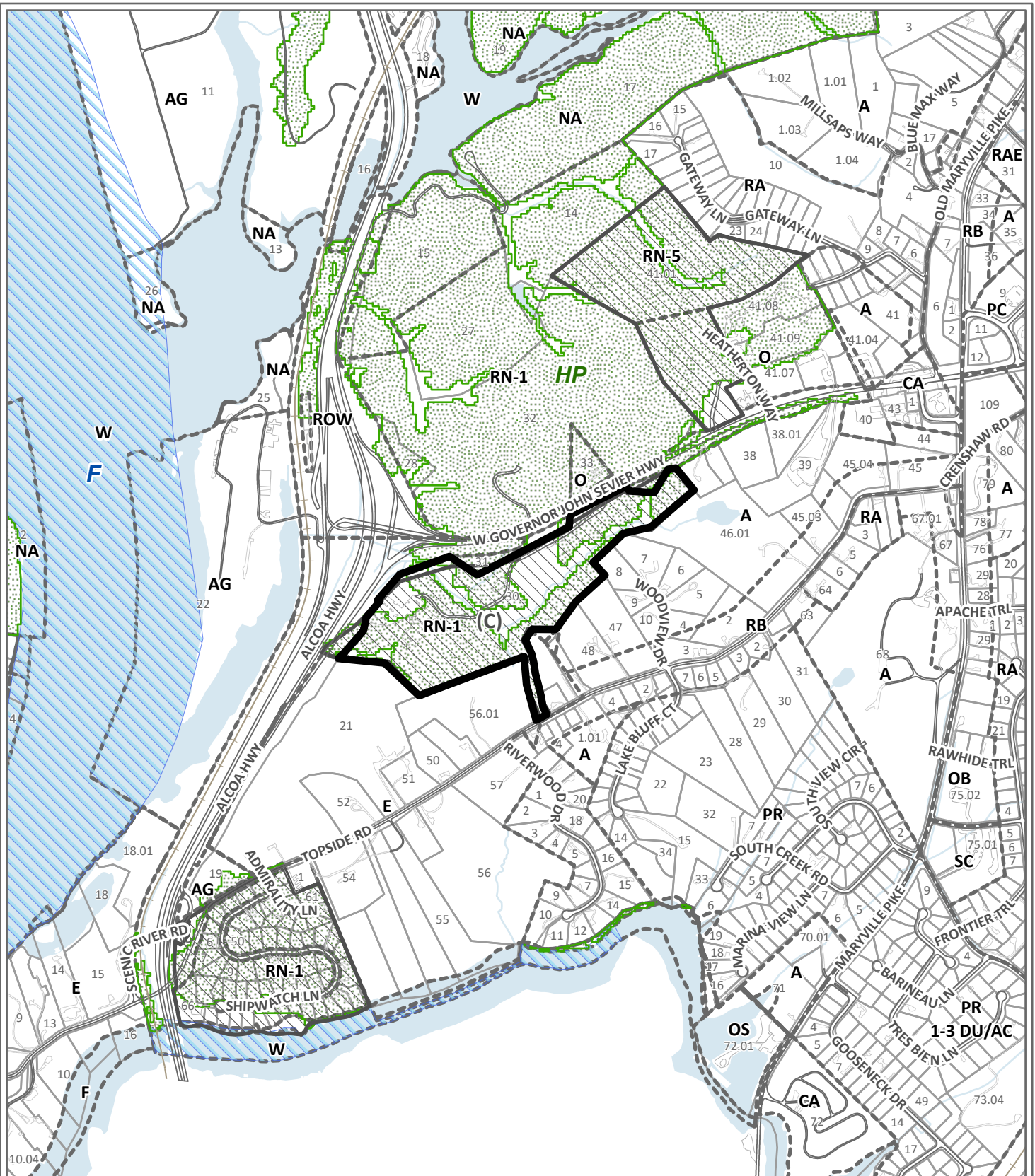
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**SPECIAL USE**

**9-G-24-SU**

Petitioner: Calvary Chapel of Knoxville

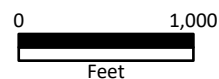


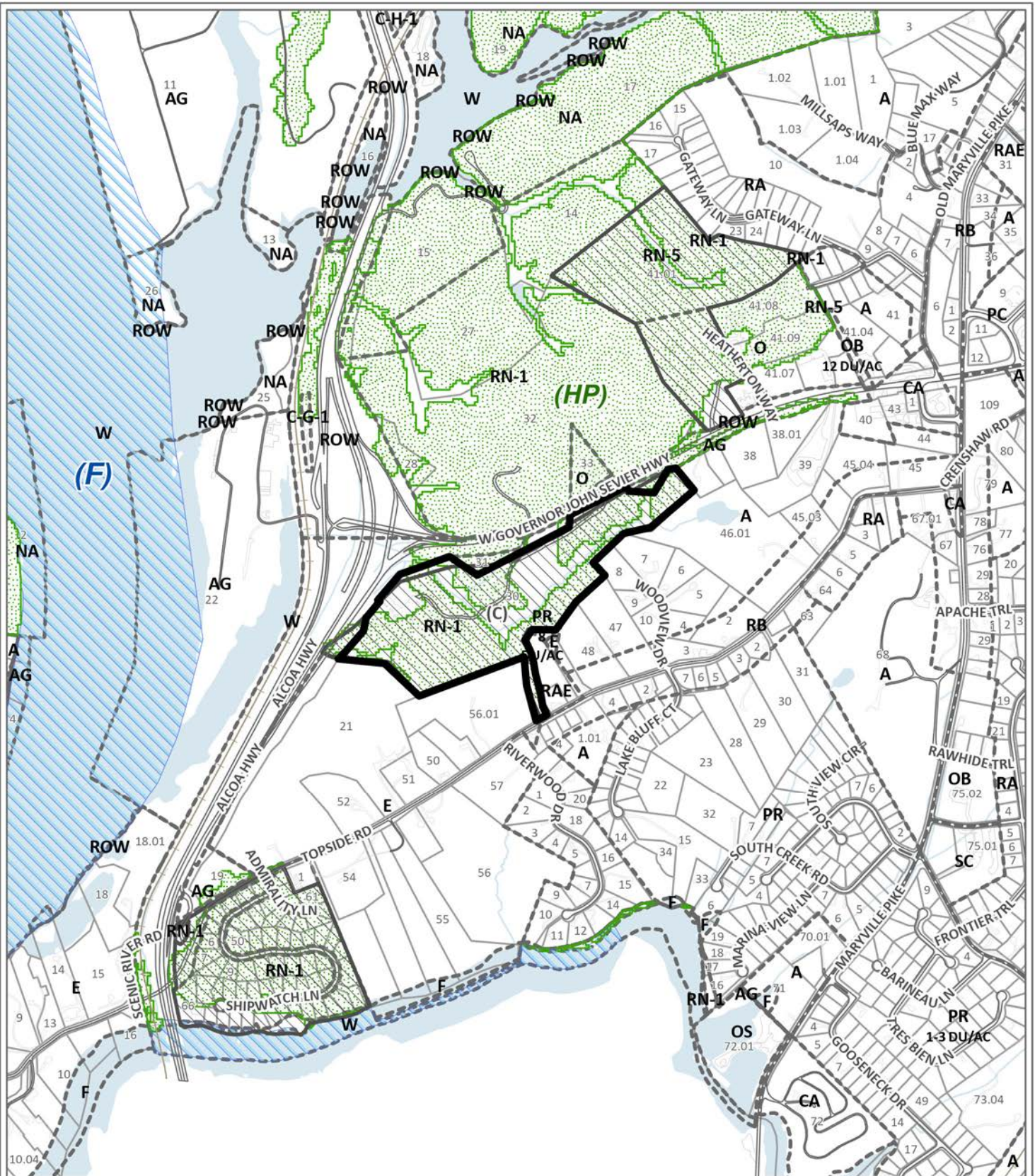
Place of worship expansion in RN-1 (C) (Single-Family Residential Neighborhood) (Previously Approved Planned District), HP (Hillside Protection Overlay)

Map No: 147  
Jurisdiction: County

Original Print Date: 8/8/2024

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





**HILLSIDE PROTECTION**

**9-A-24-HPA**

**Petitioner:** Calvary Chapel of Knoxville



Case Boundary

**Map No:** 147

**Jurisdiction:** City

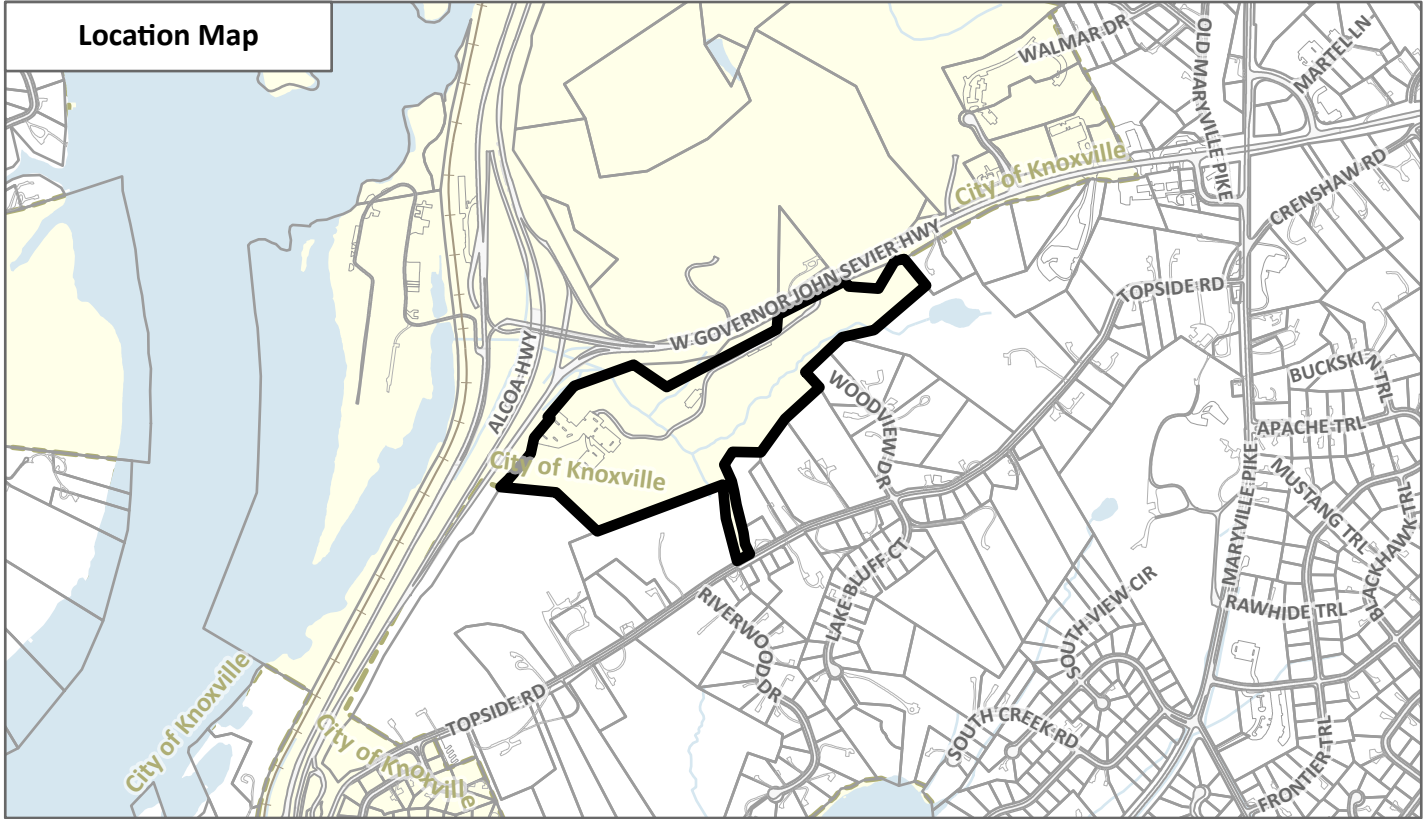
**Original Print Date:** 8/21/2024

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

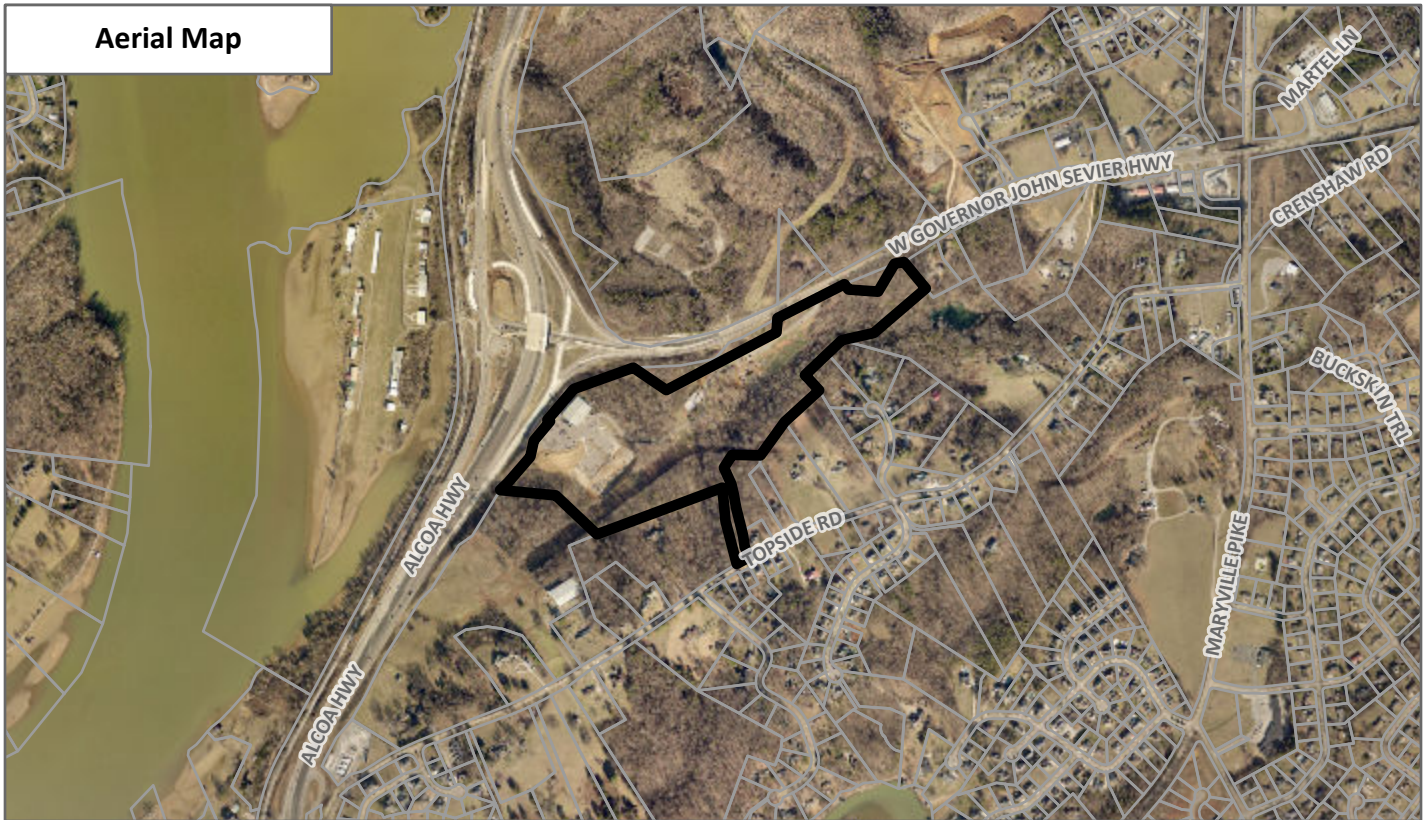


# Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

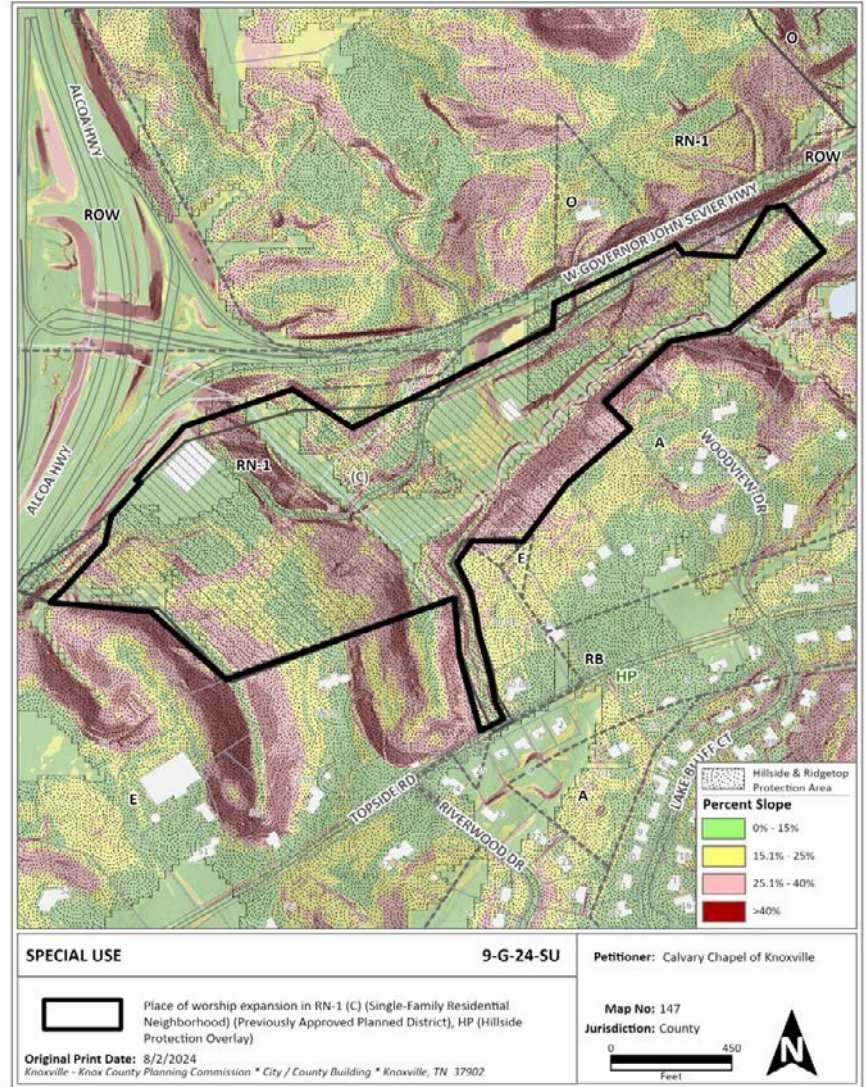
9-G-24-SU



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>1,829,383.1</b>	<b>42.0</b>			
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					
<b>Hillside Protection (HP) Area</b>	<b>1,310,766.6</b>	<b>30.1</b>	Recommended disturbance budget within HP Area	<b>622,784.7</b>	<b>14.3</b>
			Percent of HP Area	<b>47.5%</b>	







# 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
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**7/31/2024**

**9/12/2024**

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

Date Filed	Meeting Date (if applicable)	File Number(s)
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### 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

<b>Calvary Chapel of Knoxville</b>	<b>3330 W Governor John Sevier Hwy Knoxville TN</b>	<b>865-609-1385</b>
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Owner Name (if different)	Owner Address	Owner Phone / Email
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**3330 W GOVERNOR JOHN SEVIER HWY**

Property Address

**147 030**

**42 acres**

Parcel ID	Part of Parcel (Y/N)?	Tract Size
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**Knoxville Utilities Board**

**Knox-Chapman Utility District**

Sewer Provider	Water Provider	Septic (Y/N)
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### 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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

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

## 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**

Fee 2

Fee 3

Total

## AUTHORIZATION

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

\_\_\_\_\_  
Applicant Signature   **Calvary Chapel of Knoxville**  
Please Print

**7/31/2024**  
Date

Phone / Email \_\_\_\_\_

\_\_\_\_\_  
Property Owner Signature   **Calvary Chapel of Knoxville**  
Please Print

**7/31/2024**  
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

### DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) New Sanctuary and podium parking

### SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

Combine Parcels   
  Divide Parcel   
 \_\_\_\_\_ Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

### ZONING REQUEST

Pending Plat File Number

Zoning Change   
 \_\_\_\_\_ Proposed Zoning

Plan Amendment Change   
 \_\_\_\_\_ Proposed Plan Designation(s)

Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

### STAFF USE ONLY

- PLAT TYPE**  
 Staff Review   
  Planning Commission

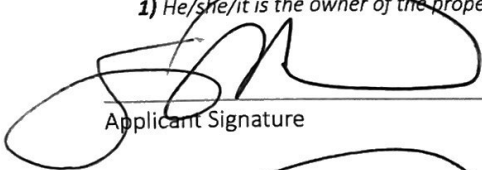
- ATTACHMENTS**  
 Property Owners / Option Holders   
  Variance Request  
 Amendment Request (*Comprehensive Plan*)

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

Fee 1	<b>\$1,600.00</b>
Fee 2	
Fee 3	
<b>Total</b>	

### 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



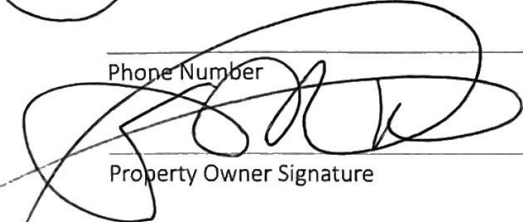
Applicant Signature

Calvary Chapel of Knoxville

Please Print

7-29-24

Date



Phone Number

Property Owner Signature

Email

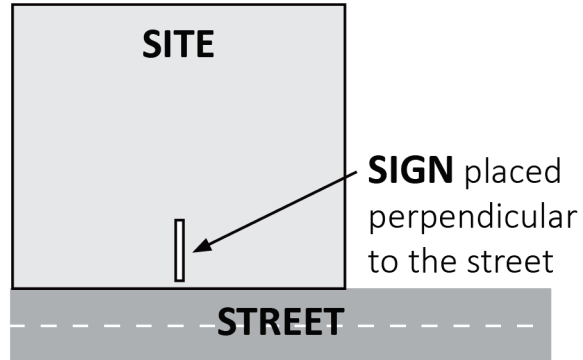
Stewen m. Kirk

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:*

\_\_\_\_\_ 08/30/2024 \_\_\_\_\_ and \_\_\_\_\_ 9/13/2024 \_\_\_\_\_  
 (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