



SPECIAL USE REPORT

▶ **FILE #:** 6-D-26-SU **AGENDA ITEM #:** 12

POSTPONEMENT(S): 6/11/2026 **AGENDA DATE:** 7/9/2026

▶ **APPLICANT:** BERRY FUNERAL HOMES

OWNER(S): Berry Funderal Homes

TAX ID NUMBER: 109 I E 030 [View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 3708 CHAPMAN HWY

▶ **LOCATION:** Northeast side of Chapman Hwy, north side of Taliwa Ct

▶ **APPX. SIZE OF TRACT:** 17596 square feet

SECTOR PLAN: South City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Chapman Highway, a four-lane major arterial with a center turn lane within a right-of-way which varies between 90 ft and 95 ft and via Taliwa Court, a median divided local street with a 23-ft pavement width within a 100-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Goose Creek

▶ **ZONING:** C-G-2 (General Commercial)

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Parking lot

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Office - C-G-2 (General Commercial)

South: Office - C-G-3 (General Commercial)

East: Multifamily residential - RN-5 (General Residential Neighborhood)

West: Agriculture/forestry/vacant land- C-G-2 (General Commercial)

NEIGHBORHOOD CONTEXT: This area is comprised of commercial uses concentrated along Chapman Highway consisting of retail, office, and service operations. Residential neighborhoods on local streets extend beyond the Chapman Highway commercial corridor, made up of single family dwellings on small lots and multifamily apartment developments.

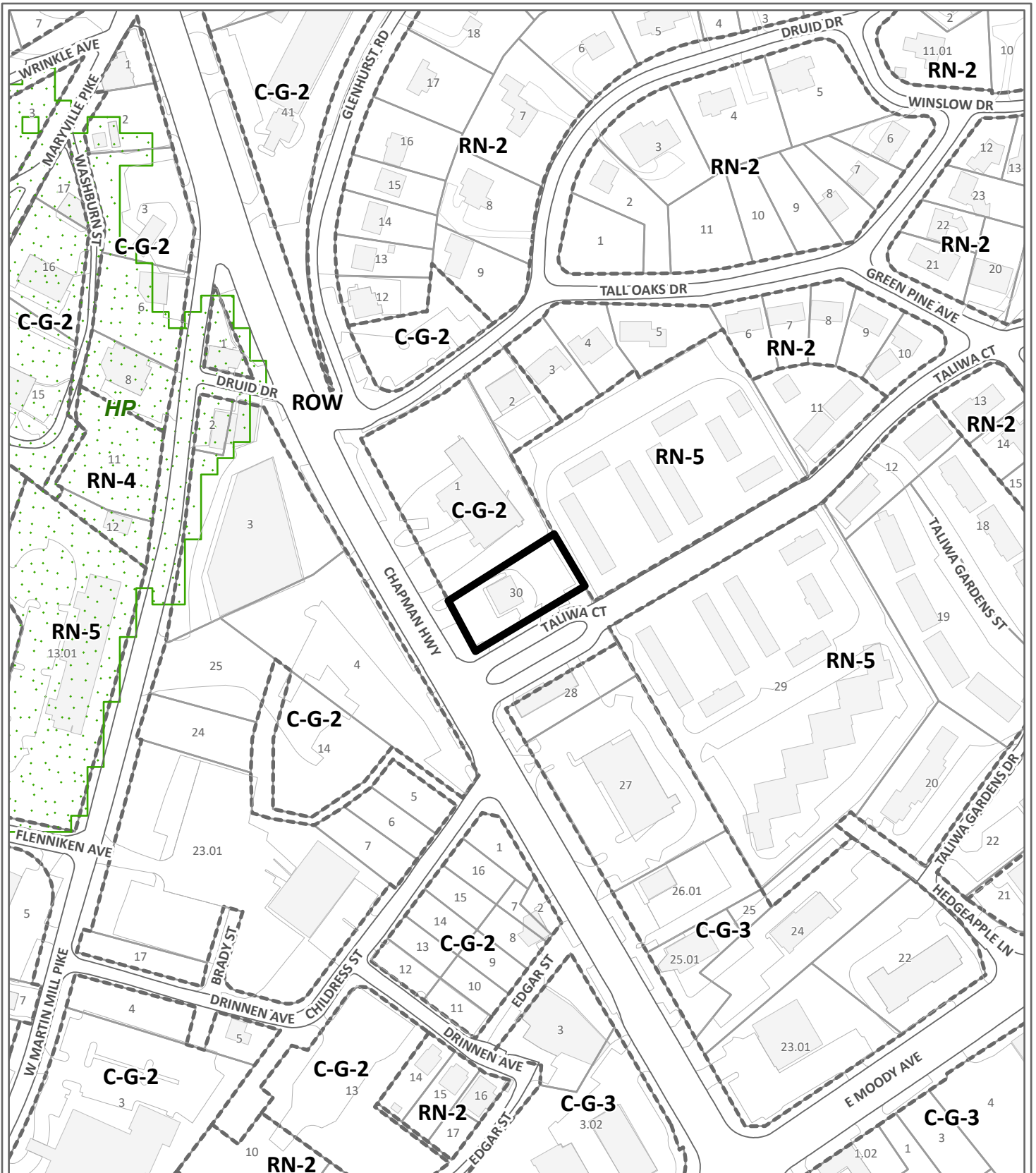
STAFF RECOMMENDATION:

▶ Postpone the application for 30 days to the August 13, 2026 Planning Commission meeting, as requested by the applicant.

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.



SPECIAL USE

6-D-26-SU

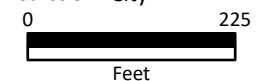
Petitioner: Berry Funeral Homes



Parking lot in C-G-2 (General Commercial)

Map No: 109

Jurisdiction: City



Original Print Date: 4/29/2026

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

Exhibit A. Contextual Images



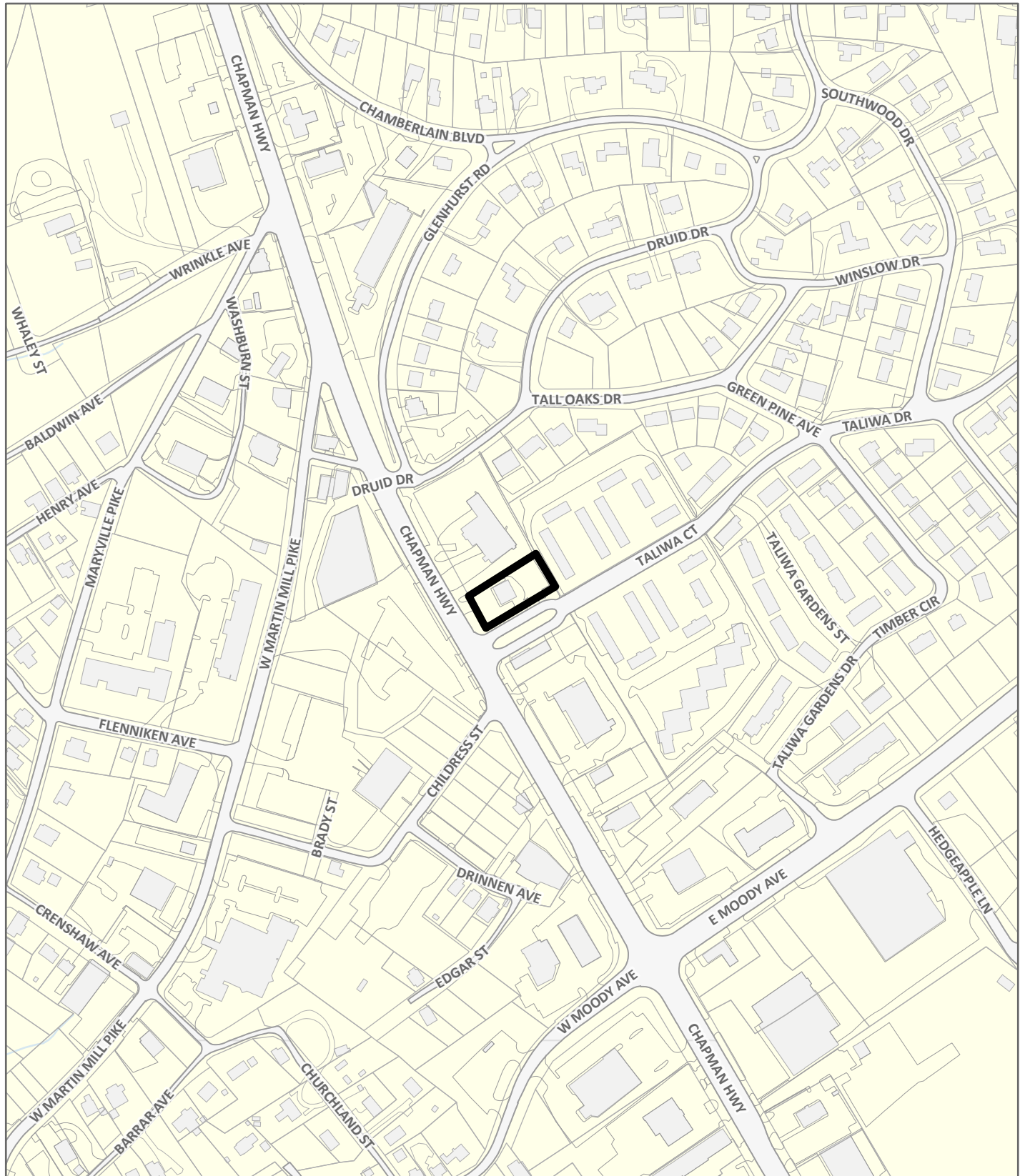
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

6-D-26-SU

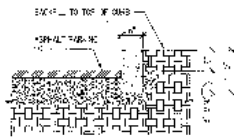


Case boundary

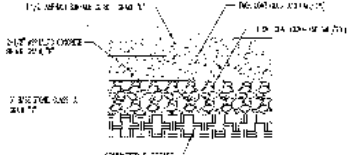


NOTE:
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF UTILITIES BY FIELD AND TIE-IN AND SHALL BE RESPONSIBLE FOR COORDINATING WITH UTILITIES TO VERIFY AND APPROVE ALL EXISTING UTILITIES. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF UTILITIES BY FIELD AND TIE-IN AND SHALL BE RESPONSIBLE FOR COORDINATING WITH UTILITIES TO VERIFY AND APPROVE ALL EXISTING UTILITIES.

NOTE:
 CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION.



INTERNAL PARKING LOT
 8" CURB DETAIL
 NOT TO SCALE



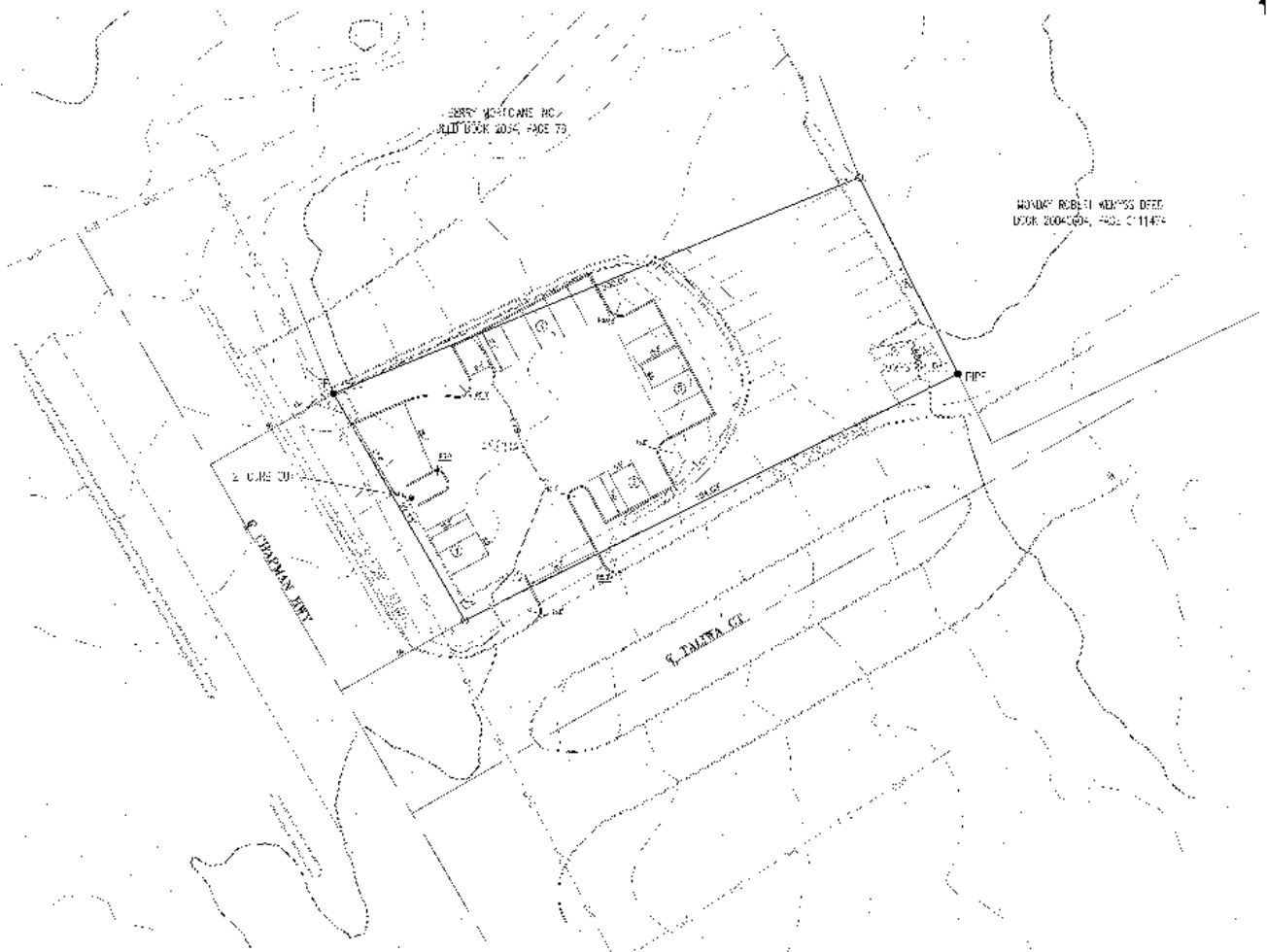
8" CURB DETAIL
 NOT TO SCALE



NOTE:
 14-DAY NOTICE TO ADVERTISE WORK OR CONSTRUCTION OF PUBLIC WORK CONTRACTS
 TENNESSEE ONE CALL
 1-800-35-1111
 RECORD AND SAVE A COPY OF THIS DRAWING.

SITE AREA
 LOT AREA: 0.18 ACRES
 DISTURBED AREA: 0.18 ACRES
 VEHICULAR USE AREA: 0.18 ACRES
 DISTURBED AREA: 0.18 ACRES

DESIGNED BY: JAMES L. NORVELL & ASSOCIATES, INC.
 PROJECT NO.: 2024-001
 DATE: 04/28/2026
 SHEET NO.: 11 OF 11
 DRAWN BY: J. NORVELL
 CHECKED BY: J. NORVELL
 DATE: 04/28/2026



- 1. ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED ON THIS PLAN.
- 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF UTILITIES BY FIELD AND TIE-IN AND SHALL BE RESPONSIBLE FOR COORDINATING WITH UTILITIES TO VERIFY AND APPROVE ALL EXISTING UTILITIES.
- 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF UTILITIES BY FIELD AND TIE-IN AND SHALL BE RESPONSIBLE FOR COORDINATING WITH UTILITIES TO VERIFY AND APPROVE ALL EXISTING UTILITIES.
- 4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF UTILITIES BY FIELD AND TIE-IN AND SHALL BE RESPONSIBLE FOR COORDINATING WITH UTILITIES TO VERIFY AND APPROVE ALL EXISTING UTILITIES.
- 5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF UTILITIES BY FIELD AND TIE-IN AND SHALL BE RESPONSIBLE FOR COORDINATING WITH UTILITIES TO VERIFY AND APPROVE ALL EXISTING UTILITIES.
- 6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF UTILITIES BY FIELD AND TIE-IN AND SHALL BE RESPONSIBLE FOR COORDINATING WITH UTILITIES TO VERIFY AND APPROVE ALL EXISTING UTILITIES.
- 7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF UTILITIES BY FIELD AND TIE-IN AND SHALL BE RESPONSIBLE FOR COORDINATING WITH UTILITIES TO VERIFY AND APPROVE ALL EXISTING UTILITIES.
- 8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF UTILITIES BY FIELD AND TIE-IN AND SHALL BE RESPONSIBLE FOR COORDINATING WITH UTILITIES TO VERIFY AND APPROVE ALL EXISTING UTILITIES.
- 9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF UTILITIES BY FIELD AND TIE-IN AND SHALL BE RESPONSIBLE FOR COORDINATING WITH UTILITIES TO VERIFY AND APPROVE ALL EXISTING UTILITIES.
- 10. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF UTILITIES BY FIELD AND TIE-IN AND SHALL BE RESPONSIBLE FOR COORDINATING WITH UTILITIES TO VERIFY AND APPROVE ALL EXISTING UTILITIES.

6-D-26-SU
 submitted 4/28/2026



DESIGNED BY:
 JAMES L. NORVELL & ASSOCIATES, INC.
 1000 W. MAIN ST., SUITE 200
 MEMPHIS, TN 38103

JAMES L. NORVELL & ASSOCIATES, INC.
 1000 W. MAIN ST., SUITE 200
 MEMPHIS, TN 38103
 (901) 525-1111
 www.jlnorvell.com

NO.	DESCRIPTION	DATE	BY	CHECKED
1	DESIGNED	04/28/2026	J. NORVELL	J. NORVELL
2	DRAWN	04/28/2026	J. NORVELL	J. NORVELL
3	CHECKED	04/28/2026	J. NORVELL	J. NORVELL

SCALE
 1" = 20'
 1" = 40'
 1" = 80'

JULY REFERENCES: DFD BOOK 1219, PAGE 319

SITE PLAN FOR
 PARKING EXPANSION 3708 CHADMAN TOWY
 TAX MAP 106 PARCEL 106A000
 DISTRICT 8, CIVIL CORP., TENNESSEE
 CITY BLOCK 2841-2A, WITH 5073, C. 1 OF 3005VILLE

25820 511
 457' x 111'
 8 SHEETS

Public Notice and Community Engagement

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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

05/30/2026

Date to be Posted

06/12/2026

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting


Applicant Signature

DAVID Harbin
Applicant Name

4.24.26
Date