



# SPECIAL USE REPORT

▶ **FILE #:** 6-D-26-SU

**AGENDA ITEM #:** 11

**AGENDA DATE:** 6/11/2026

▶ **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.

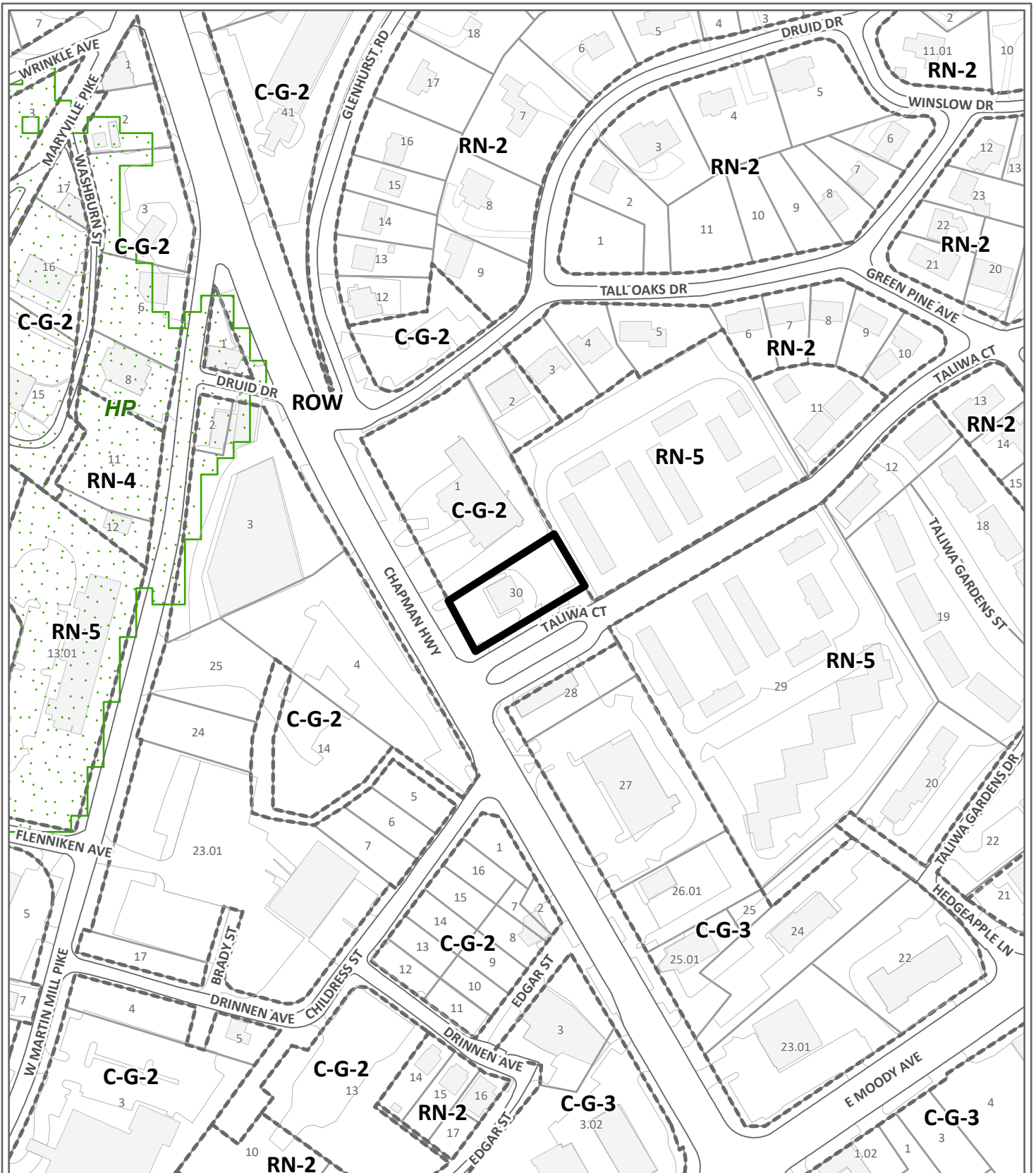
## STAFF RECOMMENDATION:

▶ Postpone the application for 30 days to the July 9, 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**

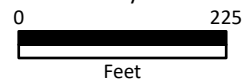
**Petitioner:** Berry Funeral Homes



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



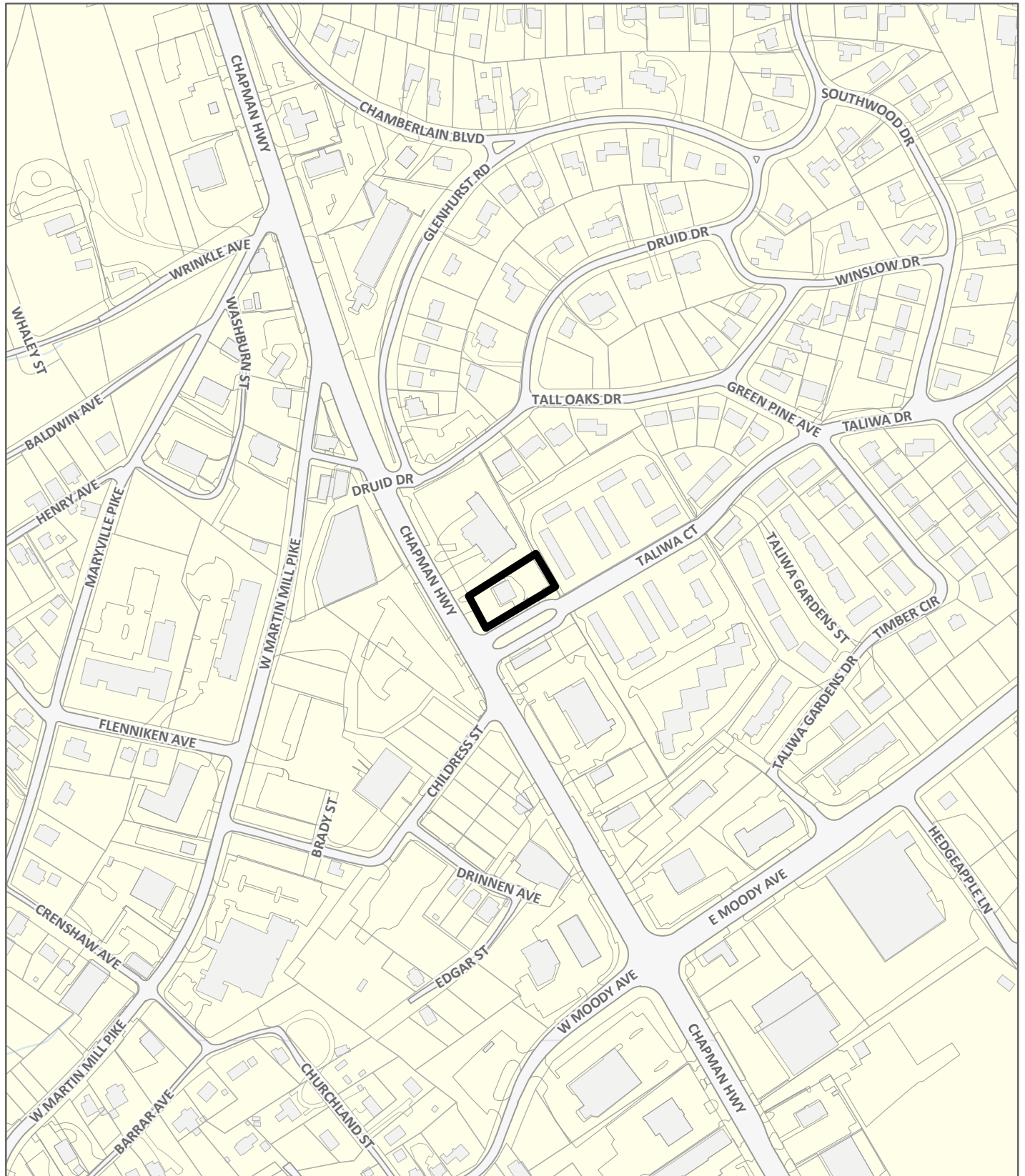
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images

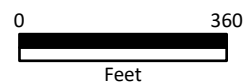


**LOCATION MAP**

**6-D-26-SU**



Case boundary



# 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