



SPECIAL USE REPORT

► **FILE #:** 6-D-26-SU **AGENDA ITEM #:** 32

POSTPONEMENT(S): 6/11/2026, 7/9/26, 8/13/26, 9/10/2026 **AGENDA DATE:** 10/1/2026

► **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:

► Approve the request for a parking lot as depicted on the site plan, subject to 6 conditions.

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including, but not limited to, Article 12 (Landscape).
2. Meeting all applicable requirements of the City of Knoxville Urban Forestry Division.
3. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections.
4. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
5. Meeting all applicable requirements of the Tennessee Department of Transportation (TDOT).
6. Removing the existing abandoned sign from the property.

COMMENTS:

This request is for a standalone parking lot at the corner of Chapman Highway and Taliwa Court, intended to provide additional parking for the adjacent funeral home. The funeral home has been using the rear portion of the subject parcel for an additional access and parking area for over 50 years. A one-story commercial structure on the parcel was demolished last year after being vacant for almost 10 years. The applicant wants to reconfigure the parcel for a total of 34 parking spaces.

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 MU-SD, SC-4 (Mixed Use Special District, Chapman Highway District - Downtown to Martin Mill Pike) land use classification of the South City Sector Plan and the One Year Plan recommends higher intensity mixed-use development along this corridor. A stand-alone parking lot is generally not desirable in this corridor; however, the parcel has been vacant and has served as a parking area for the adjacent funeral home for many years, as described above.
- B. The request to reconfigure and continue using this parcel as a parking area is consistent with the General Plan's Development Policy 9.3, to ensure the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.
- C. Per TDOT and City Engineering requirements, the proposal removes the existing access to Chapman Highway, consolidates the two existing access points on Taliwa Court into one, and replaces the unnecessary pavement area along Taliwa Court with a landscape buffer. These will improve pedestrian safety and are consistent with the General Plan's Development Policy 2.13, which encourages ensuring that pedestrian needs are met and that the continuity of the sidewalk network is achieved.
- D. The Chapman Highway Corridor Study (2006) recommends that new landscaping should be provided with each development, including street trees and landscaped front yards to provide shade and visual relief (p.40). A perimeter landscape yard will be provided along Chapman Highway and Taliwa Court to screen the parking lot and enhance the pedestrian-scale environment.

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

- A. The C-G-2 district is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. A standalone parking area requires special use approval.
- B. A perimeter landscape yard (Article 12.5), interior parking lot landscape (Article 12.6) , and buffer yard (Article 12.8) shall be provided to comply with the requirements of the zoning ordinance, subject to review and approval by the City's Urban Forestry Division during the permitting phase.

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 Chapman Highway corridor between W Martin Mill Pike and E Moody Avenue is primarily characterized by office and commercial uses, with parking lots facing the street, and several vacant lots. The proposed use is consistent with the area and the parcel's longstanding use.

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. The proposed use is not expected to have any significant adverse impacts on adjacent properties. A Class B buffer yard shall be installed along the eastern side to provide a visual screen for the adjacent multifamily development. Existing healthy vegetation may count towards this requirement.

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

- A. The proposed use is not expected to draw substantial additional traffic through any residential streets.

Vehicles coming from Chapman Highway can use the boulevard section of Taliwa Court to turn left without using the residential segment of the street. There are multiple other available access points to the funeral home. As described above, the proposed access redesign and landscaping will improve pedestrian safety.

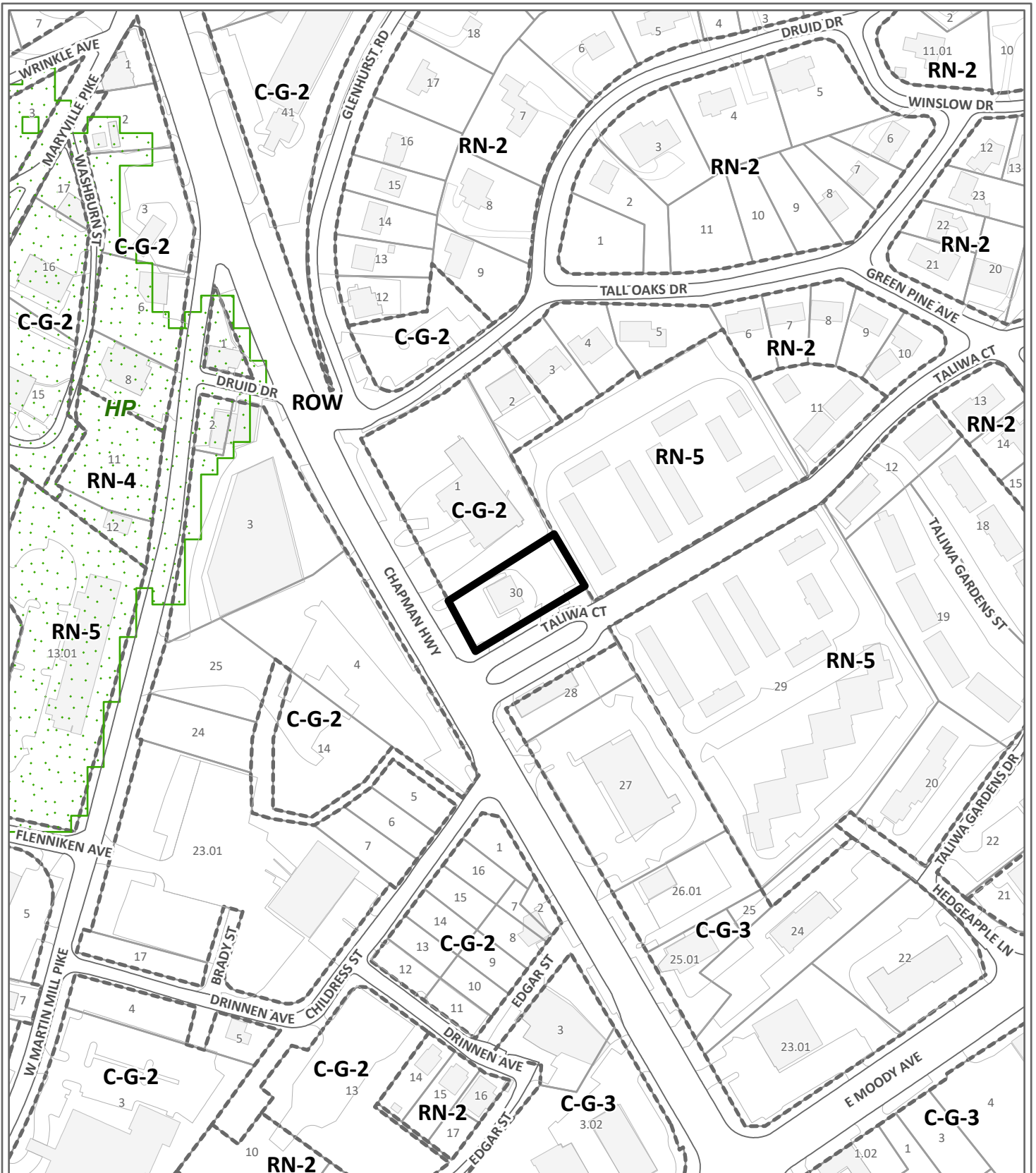
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses or environmental factors immediately surrounding the subject property that would pose a potential hazard or have an undesirable impact on the proposed use.

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)

Original Print Date: 4/29/2026

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

Map No: 109

Jurisdiction: City

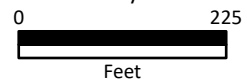


Exhibit A. Contextual Images



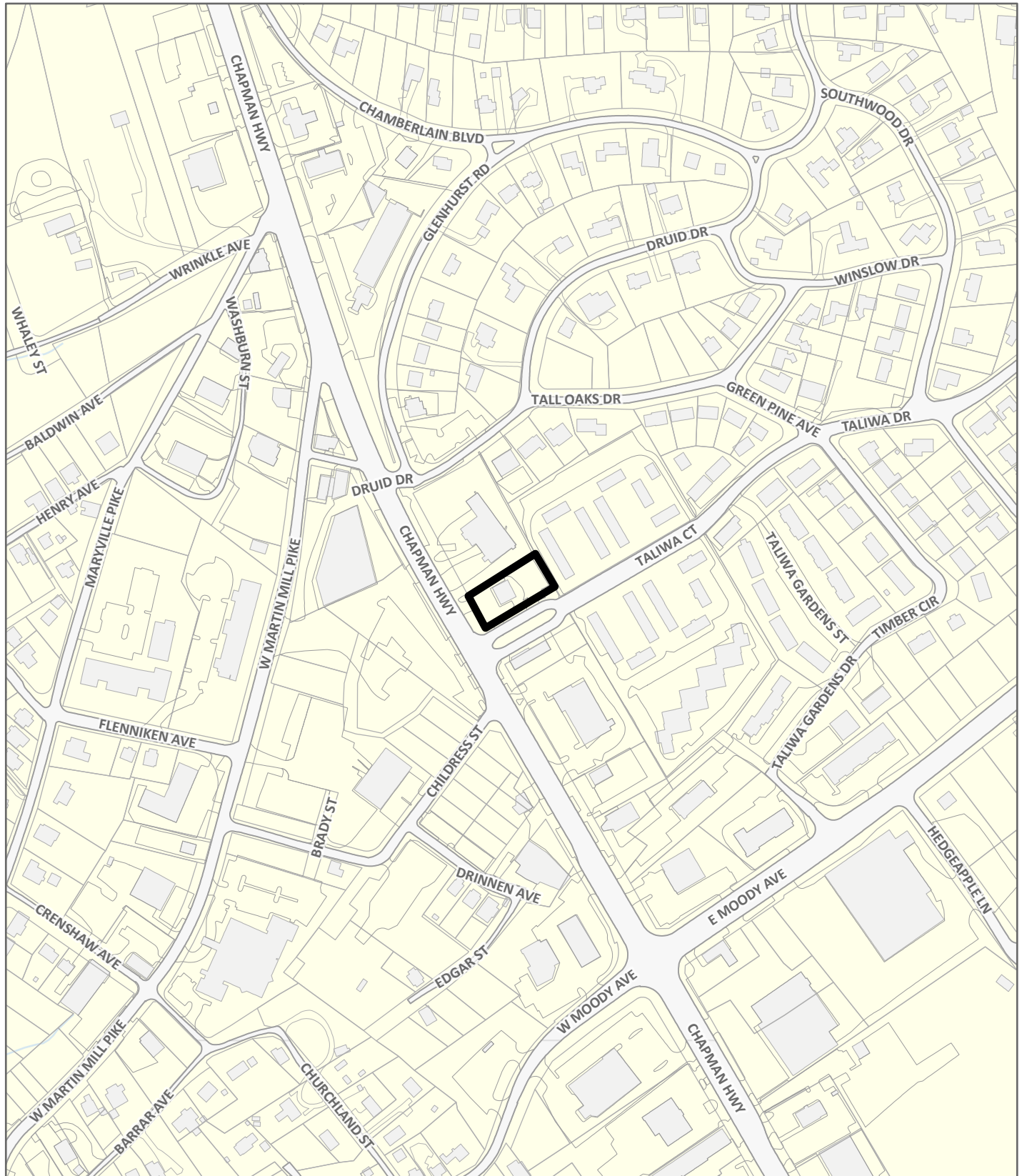
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

6-D-26-SU



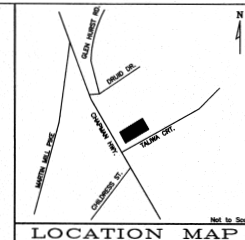
Case boundary



OSHA RULES SHALL BE ABIDED BY.

CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER.



1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
2. TOPOGRAPHICAL INFORMATION PROVIDED BY KGIS DATA.
3. THE PROPERTY IS ZONED C-G-2.
4. THIS PROPERTY CONTAINS 16,625 S.F. AND IS A VACANT LOT. THE DESIGN PLANS SHOW THE PROPOSED PARKING EXPANSION FOR BERRY FUNERAL HOME.
5. SPECIAL USE FOR THIS PROPERTY TO ALLOW A STAND-ALONE PARKING LOT WITH NO BUILDINGS IN THE C-G ZONE.
6. ENTIRE PARKING LOT TO HAVE 6" RAISED CURB.

EXISTING SITE= 0.38 ACRES.
EXISTING IMPERVIOUS= 0.35 ACRES.
PROPOSED IMPERVIOUS= 0.30 ACRES.
VEHICULAR USE AREA= 0.30 ACRES.
DISTURBED AREA= 0.26 ACRES.

MINIMUM
0.33 PER PERSON AT DESIGN CAPACITY
= 0.33 X 200 PEOPLE
= 66 SPACES

MAXIMUM
0.67 PER PERSON AT DESIGN CAPACITY
= 0.67 X 200 PEOPLE
= 134 SPACES

STANDARD SPACES:	87
ACCESSIBLE SPACES:	4
TOTAL EXISTING SPACES:	91



OWNER/DEVELOPER
M L & THOMAS H. GOODMAN
3708 CHAPMAN HWY
KNOXVILLE, TN 37920

6-D-S6-SU

EXISTING CONDITIONS FOR
3708 CHAPMAN HWY
TAX MAP 109 PARCEL 109IE030
DISTRICT 9, KNOX COUNTY, TENNESSEE
CITY BLOCK 25460, 25TH WARD, CITY OF KNOXVILLE

25223-EX

SHEET 1 OF 3 SHEET(S)
Q:\25223\25223 UOR.D

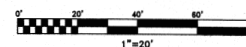
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Rev 9.21.2026

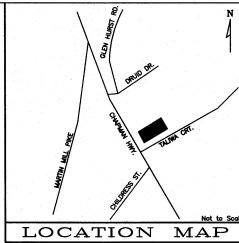
 **BATSON, HIMES, NORVELL & POE**
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@hbn-e.com

[illegible]

SCALE	
HORIZONTAL: 1" = 20'	
VERTICAL: 2" INTERVAL	
DATE	
03/11/26	

DEED REFERENCES: DEED BOOK 1219, PAGE 919





NOTES:

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6. ENTIRE PARKING LOT TO HAVE 6" RAISED CURB.
7. ALL NONCOMPLIANT AND UNNECESSARY CURB CUTS AND APPURTENANCES (CURBS, GUTTERS, SIDEWALKS) ON CHAPMAN HWY MUST BE REPLACED OR LANDSCAPED IN ACCORDANCE WITH REDEVELOPMENT REQUIREMENTS.

SITE DATA:

EXISTING SITE= 0.38 ACRES.
EXISTING IMPERVIOUS= 0.35 ACRES.
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FUNERAL HOME PARKING REQUIREMENTS

MINIMUM
0.33 PER PERSON AT DESIGN CAPACITY
= 0.33 X 200 PEOPLE
= 66 SPACES

MAXIMUM
0.67 PER PERSON AT DESIGN CAPACITY
= 0.67 X 200 PEOPLE
= 134 SPACES

EXISTING PARKING SPACES

STANDARD SPACES: 87
ACCESSIBLE SPACES: 4
TOTAL EXISTING SPACES: 91

PROPOSED PARKING SPACES

PROPOSED STANDARD SPACES: 23
PROPOSED COMPACT SPACES: 3
PROPOSED ACCESSIBLE SPACES: 2
EXISTING SPACES: 6
TOTAL PARKING SPACES: 34

TOTAL COMBINED PARKING SPACES

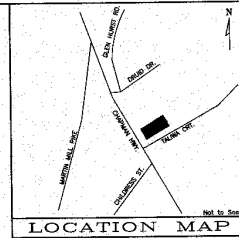
STANDARD SPACES: 103
COMPACT SPACES: 3
ACCESSIBLE SPACES: 6
TOTAL PARKING SPACES: 112



OWNER/DEVELOPER
M. L. & THOMAS H. GOODMAN
3708 CHAPMAN HWY
KNOXVILLE, TN 37920

6-D-S6-SU

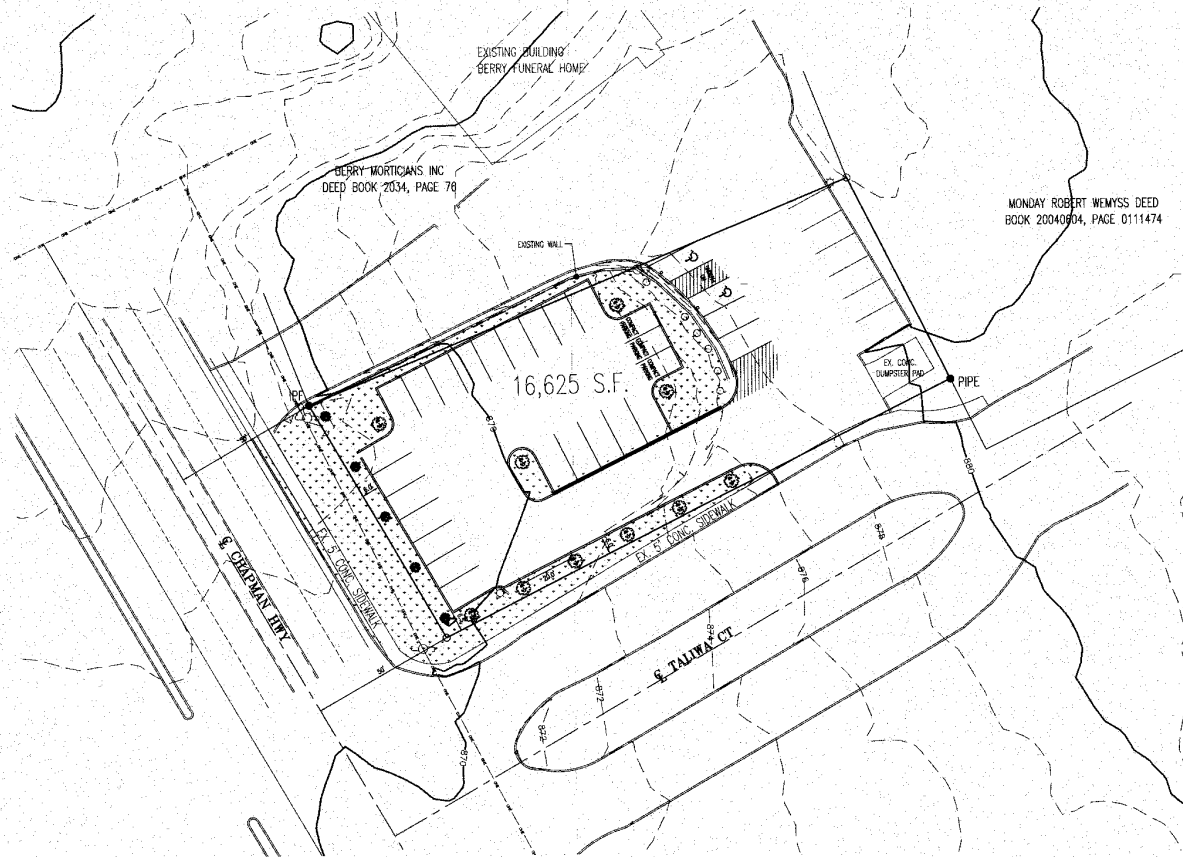
BATSON, HIMES, NORVELL & POE REGISTERED ENGINEERS & LAND SURVEYORS 4334 PAPERMILL DRIVE KNOXVILLE, TENNESSEE 37909 PHONE: (865) 588-6472 FAX: (865) 588-6473 email@bhn-r.com	DESIGNED: DBH DRAWN: BLT CHECKED: DBH NO. DATE REVISION APPR. NO. DATE REVISION APPR.	SCALE HORIZONTAL: 1"= 20' VERTICAL: 2" INTERVAL DATE 03/11/26	DEED REFERENCES: DEED BOOK 1219, PAGE 919 1"=20'	PROPOSED PARKING ADDITION FOR 3708 CHAPMAN HWY TAX MAP 109 PARCEL 109IE030 DISTRICT 9, KNOX COUNTY, TENNESSEE CITY BLOCK 25460, 25TH WARD, CITY OF KNOXVILLE	25223-SP SHEET 2 OF 3 SHEET(S) Q:\25223\25223 UOR.DWG
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PLANT MATERIAL SCHEDULE			
SYMBOL	QTY	COMMON NAME	MINIMUM SIZE
	10	EVERGREEN TREE	2" O.L. 6' HT MIN AT PLANTING
	5	CRANBERRY BUSH	2" O.L. 3' HT MIN AT PLANTING



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 KNOXVILLE, TN 37909

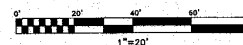
6-D-S6-SU

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 4334 PATERSON DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (615) 586-6472
 FAX: (615) 586-6473
 emc@bhn-p.com

DESIGNED	DRAWN	CHECKED	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DBH	BLT	DBH								

SCALE
 HORIZONTAL: 1"= 20'
 VERTICAL: 2" INTERVAL
 DATE
 09/21/26

DEED REFERENCES: DEED BOOK 1219, PAGE 919



PRELIMINARY LANDSCAPE PLAN FOR
 3708 CHAPMAN HWY
 TAX MAP 109 PARCEL 109/E030
 DISTRICT 9, KNOX COUNTY, TENNESSEE
 CITY BLOCK 25460, 25TH WARD, CITY OF KNOXVILLE

25223-LP

SHEET 3 OF 3 SHEET(S)
 01/25/23/25223 UOR.DWG

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

06/12/2026

Date to be Posted

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