

SPECIAL USE REPORT

► **FILE #:** 6-D-26-SU **AGENDA ITEM #:** 15

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

► **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.

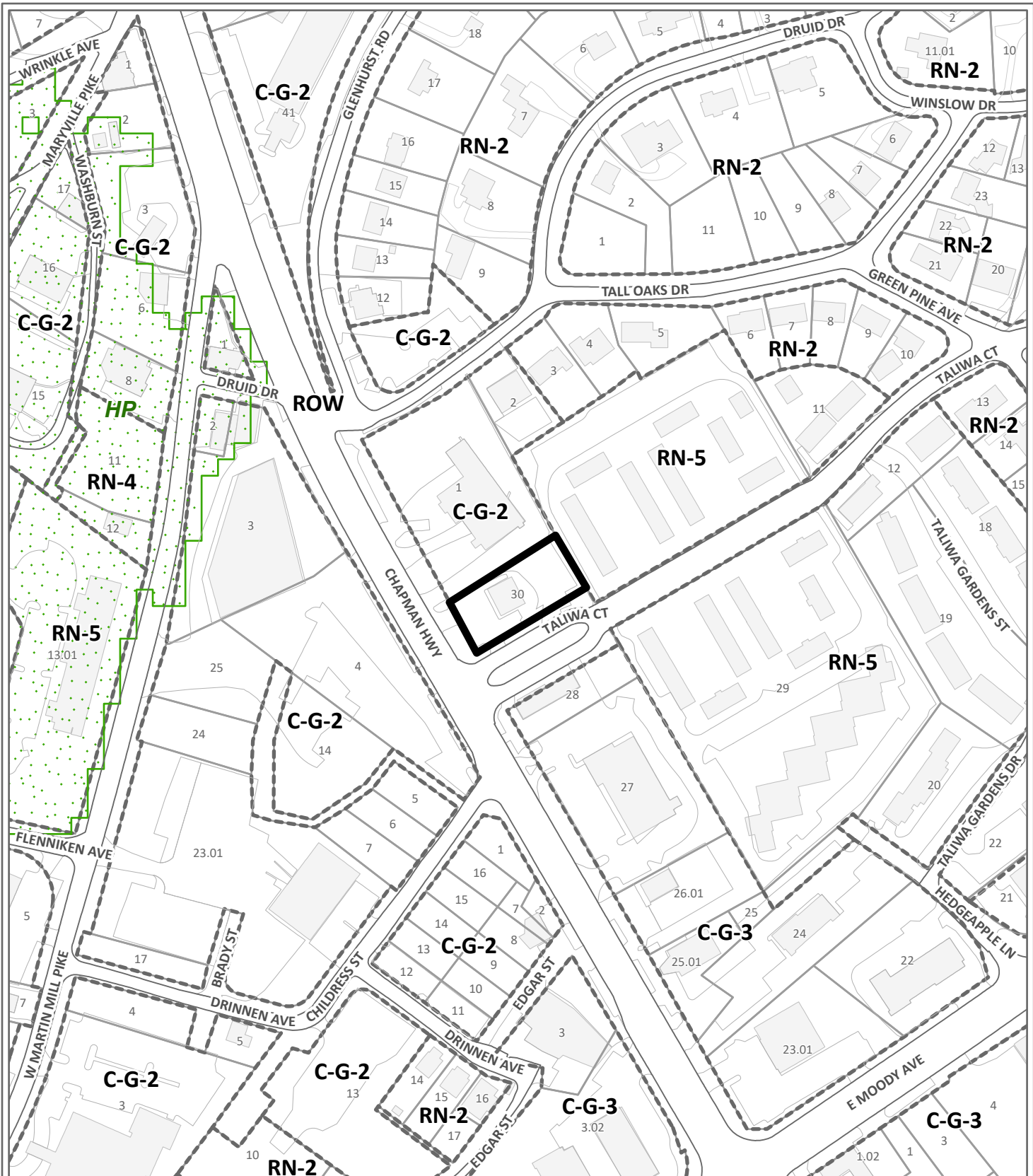
STAFF RECOMMENDATION:

► Postpone the application for 30 days to the October 1, 2026 Planning Commission meeting to allow time for preparing required revisions.

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

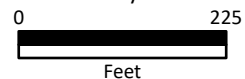


Exhibit A. Contextual Images



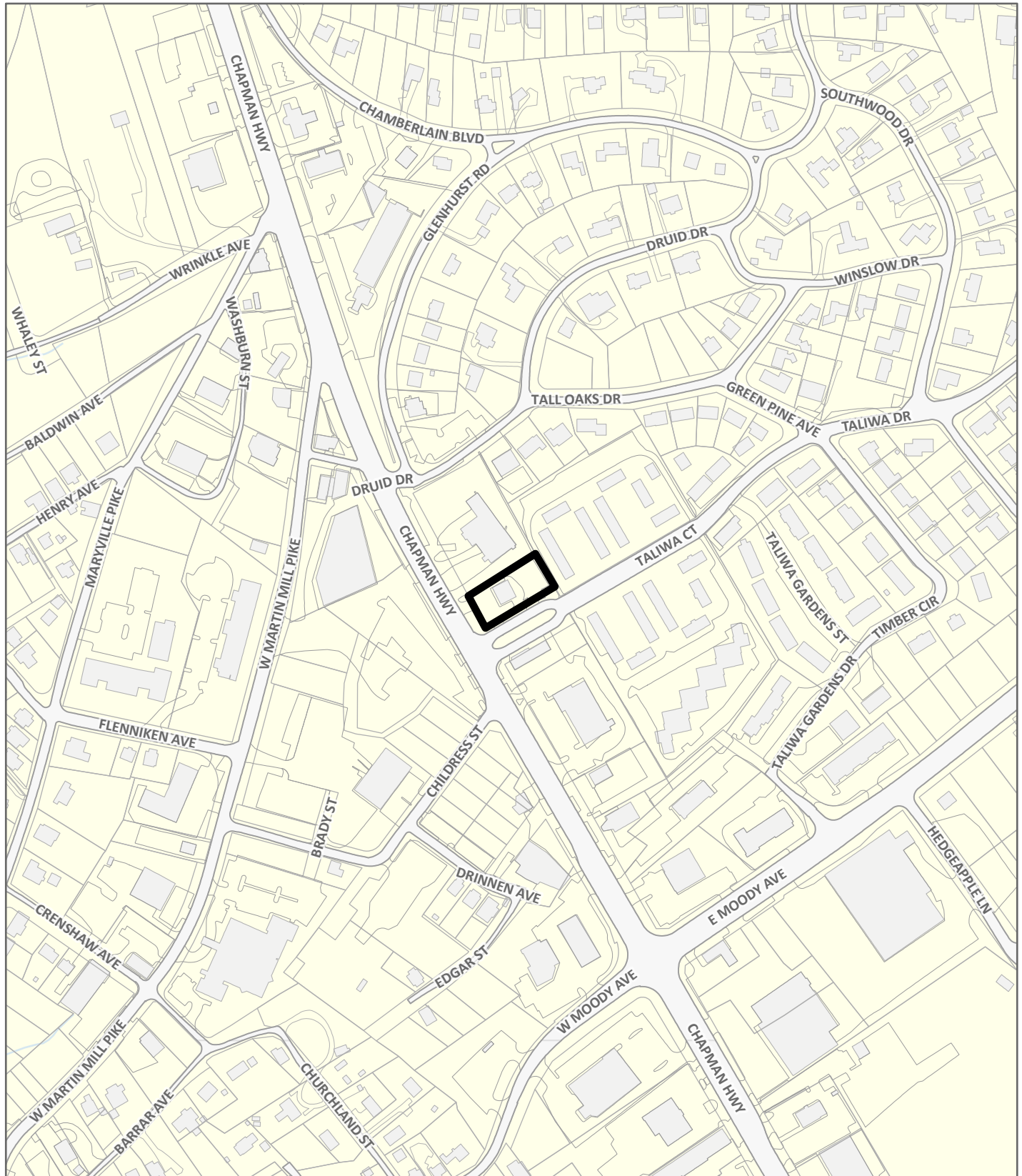
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

6-D-26-SU



Case boundary



NOTE:

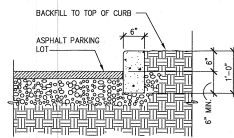
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACC. MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

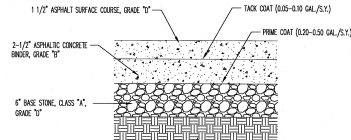
OSHA RULES SHALL BE ABIDED BY.

NOTE:

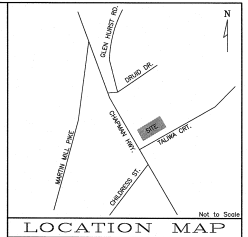
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



INTERNAL PARKING LOT
6" CURB DETAIL
NOT TO SCALE



LIGHT DUTY PAVEMENT SECTION
NOT TO SCALE



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.

SITE DATA:

EXISTING SITE= 0.38 ACRES.
EXISTING IMPERVIOUS= 0.35 ACRES.
PROPOSED IMPERVIOUS= 0.32 ACRES.
VEHICULAR USE AREA= 0.26 ACRES.
DISTURBED AREA= 0.22 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

EXISTING PARKING SPACES

STANDARD SPACES: 77

ACCESSIBLE SPACES: 4

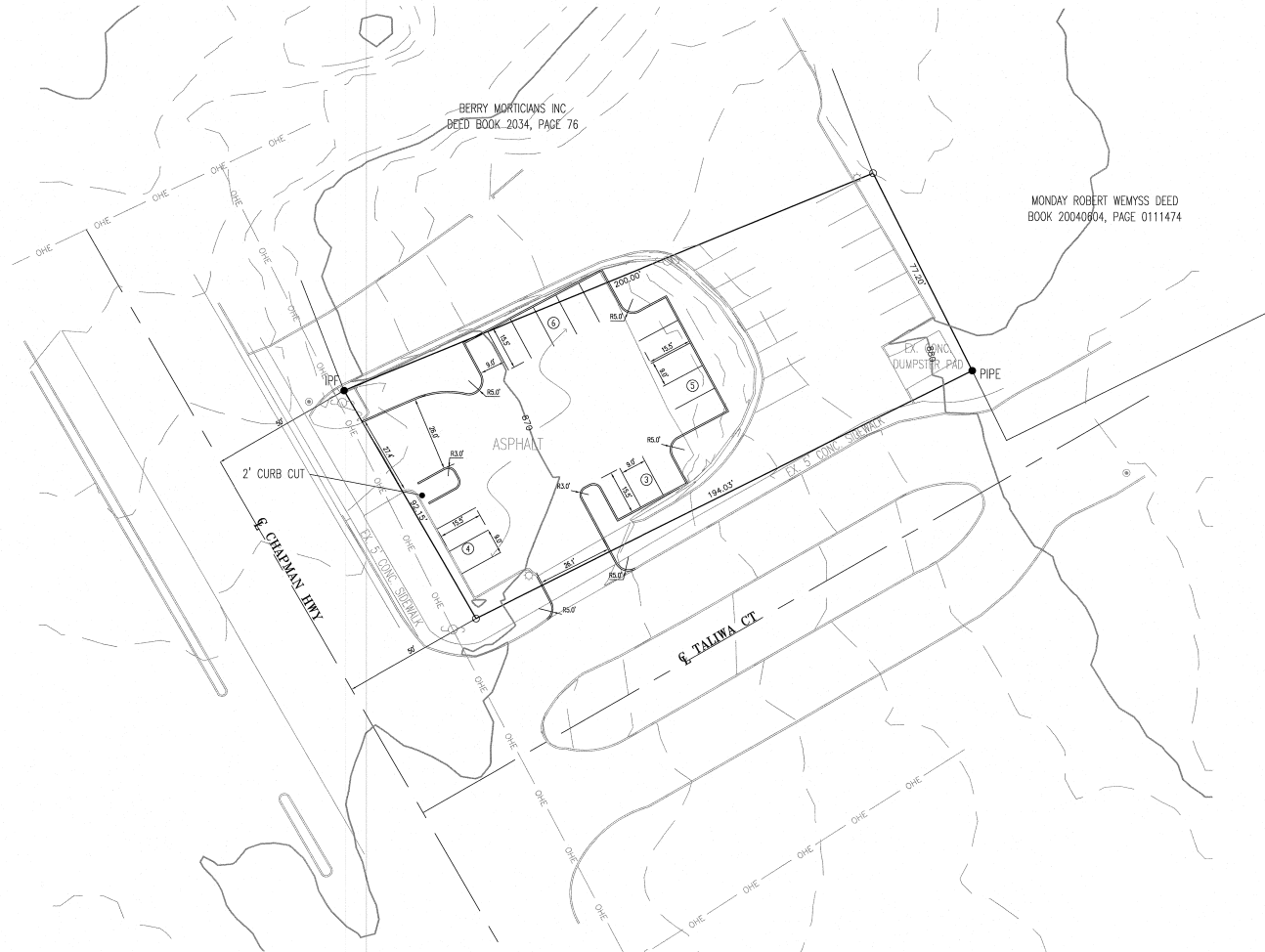
TOTAL EXISTING SPACES: 81

PROPOSED PARKING SPACES

PROPOSED SPACES: 18

EXISTING SPACES REMAINING: 63

TOTAL PARKING SPACES: 81



NOTES:

1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
2. 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS. 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS AS SHOWN.
3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
4. THIS PROPERTY IS ZONED C-6-2.
5. THIS PROPERTY CONTAINS 16,622 S.F. AND IS A VACANT LOT. THE DESIGN PLANS SHOW THE PROPOSED PARKING EXPANSION.
6. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
7. UTILITY PROVIDERS:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRICITY: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T SOUTHEAST
8. ENTIRE PARKING LOT TO HAVE 6" RASSED CURB.

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



OWNER/DEVELOPER
M. L. & THOMAS H. GOODMAN
3708 CHAPMAN HWY
KNOXVILLE, TN 37930



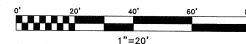
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4354 PARSONS DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
enr@bhn-p.com

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

SCALE
HORIZONTAL: 1"= 20'
VERTICAL: 2" INTERVAL

DATE
03/11/26

DEED REFERENCES: DEED BOOK 1219, PAGE 919



SITE PLAN FOR
PARKING EXPANSION 3708 CHAPMAN HWY

TAX MAP 109 PARCEL 109IE030
DISTRICT 9, KNOX COUNTY, TENNESSEE
CITY BLOCK 25460, 25TH WARD, CITY OF KNOXVILLE

25223-SP

SHEET 3 OF 5 SHEET(S)
0:\25223\25223.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