



# APPEAL OF DECISION

(Please Note: Original application and staff report are made a part of this application.)

Type:  One Year Plan Amendment  Sector Plan Amendment  Rezoning  Variance  
 Street Name Change  Right-of-Way Closure  
 Certificate of Appropriateness  Other: \_\_\_\_\_

Decision by:  Planning Staff  Planning Commission  Other: \_\_\_\_\_ Date of Decision: 3/7/2024

Jurisdiction:  City 1 Council District  County \_\_\_\_\_ Commission District

Original Applicant Name: Kaitly Wozek / Batson, Himes, Norvell & Poe Original File Number: 12-B-23-SU

Name of Owner of Subject Property: Calvary Chapel of Knoxville

Description of Subject Property (Include city block and parcel number or lot number): 3330 W. Governor John Sevier Highway, Knoxville, Tennessee Tax ID Number 147 030

Zoning map of all property within 300 feet of the subject property is attached.

### DECISION BEING APPEALED

Request for a driveway to Topside Road

### REASON FOR THE APPEAL

Attach additional pages, if necessary. \_\_\_\_\_  
Decision of the Planning Commission was erroneous, for among other things, that the application does not meet the conditions for a special use approval and that applicant is not able to meet conditions recommended by traffic study.

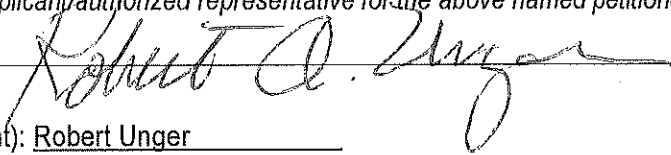
### PETITIONER INFORMATION

Name of Petitioner: Robert Unger\*

Petitioner's Interest in the Matter (Include a description of affected property owned by Petitioner): Adjacent Property Owner and nearby Property Owner.

\*See Attached Pages for Additional Appellants

Application Authorization: I hereby certify that I am the applicant/authorized representative for the above named petitioner.

Signature: 

All correspondence should be sent to: Name (Print): Robert Unger

3427 Topside Rd Knoxville TN 37920-6032  
Street Address City State Zip

Phone: (865) 389-8608 Fax: \_\_\_\_\_ E-mail: Robb.unger@gmail.com

#### For Planning Staff Use Only

Application Accepted by Planning Staff Member: Oscar Inquez

Appeal Fee Amount: \$500 Date Appeal Received: 3/18/2024

#### BODY WHO WILL HEAR THE APPEAL & MEETING DATE OF THE APPEAL

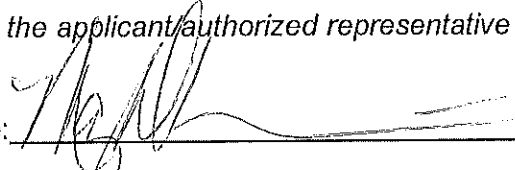
City Council - 6 p.m. <u>Apr 16 2024</u> Month • Date • Year	County Commission - 7 p.m. _____ Month • Date • Year	City BZA - 4 p.m. _____ Month • Date • Year	<input type="checkbox"/> Planning Commission - 1:30 p.m. _____ Month • Date • Year
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**PETITIONER INFORMATION**

Name of Petitioner: Additional Appellant – Mary D. Miller

Petitioner's Interest in the Matter (Include a description of affected property owned by  
Petitioner): homeowner in subdivision which utilizes road church wants to access

Application Authorization: *I hereby certify that I am the applicant/authorized representative of  
for the above named petitioner.*

Signature: 

All correspondence should be sent to: Name (Print): Mary D. Miller

<u>3918 Shipwatch Lane</u>	<u>Knoxville</u>	<u>TN</u>	<u>37920</u>
Street Address	City	State	Zip

Phone: (865) 934-4000 Fax: \_\_\_\_\_ E-mail: mmiller@millerlaw.solutions

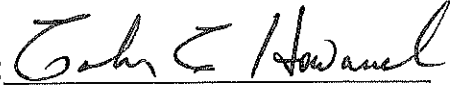
**PETITIONER INFORMATION**

Name of Petitioner: Additional Appellant – Calvin Howard

Petitioner's Interest in the Matter (Include a description of affected property owned by Petitioner): Owner of property adjacent to proposed driveway/road to Topside Road.

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Application Authorization: *I hereby certify that I am the applicant/authorized representative of for the above named petitioner.*

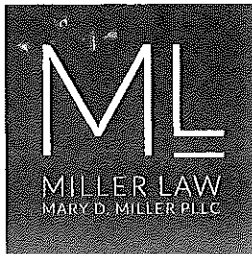
Signature: 

All correspondence should be sent to:

Name (Print): Calvin Howard

<u>3429 Topside Road</u>	<u>Knoxville</u>	<u>TN</u>	<u>37920</u>
Street Address	City	State	Zip

Phone: (865) 679-1825 Fax: \_\_\_\_\_ Email: choward@bandhtaxservices.com



MILLER LAW | MARY D. MILLER, PLLC  
MARY MILLER

March 18, 2024

**VIA HAND DELIVERY**

Knoxville – Knox County Planning Commission  
400 Main Street, Suite 403  
Knoxville, TN 37902


Re: Appeal of Decision of Knoxville/Knox County Planning Commission  
Case No. 12-B-23-SU – Property Located at 3330 W. Governor John Sevier Highway,  
Knoxville, Tennessee

To Whom it May Concern:

Please find enclosed an Appeal of Decision for the subject property located at 3330 W. Governor John Sevier Highway, Knoxville, Tennessee. We have also enclosed a check in the amount of \$500.00 for the filing fee.

If you have any questions, please let me know. Thank you for your attention to this matter.

Best Regards,



Mary D. Miller  
MDM:sk

Enclosure

cc: Robert Unger (via email)  
Calvin Howard (via email)  
Ben Mullins (via email)

{00102249.DOCX }

P.O. BOX 52227 KNOXVILLE, TN 37950 | TELEPHONE (865) 934-4000  
FAX: (865) 934-4001 | EMAIL: MMILLER@MILLERLAW.SOLUTIONS  
EMAIL FOR COURT FILINGS & SERVICE OF PLEADINGS:  
MMILLERSERVICE@MILLERLAW.SOLUTIONS  
WWW.MILLERLAW.SOLUTIONS



# SPECIAL USE REPORT

▶ **FILE #:** 12-B-23-SU **AGENDA ITEM #:** 25  
 POSTPONEMENT(S): 12/14/2023, 2/8/2024 **AGENDA DATE:** 3/7/2024  
 ▶ **APPLICANT:** KAITY WOZEK / BATSON, HIMES, NORVELL & POE  
 OWNER(S): Brad Bassitt 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: Urban Growth Area (Inside 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

WATERSHED: Tennessee River

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

▶ **EXISTING LAND USE:** **Public / Quasi Public Land**

▶ **PROPOSED USE:** **New driveway on Topside Road and expansion of existing right turn lane on W Governor John Sevier Highway**

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

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**STAFF RECOMMENDATION:**

► **Approve the request for a driveway to Topside Road and a minor expansion of the right turn lane on the driveway to W Governor John Sevier Highway, subject to 5 conditions.**

- 1) Closing the Masterson Road ROW on the property before permitting the driveway to Topside Road.
- 2) Implementing all safety recommendations from the traffic study for both access points that are agreed upon by City of Knoxville Engineering and Knox County Engineering.
- 3) Ensure that any lighting at the Topside Road entrance and driveway does not create a nuisance for surrounding residential properties.
- 4) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 5) Meeting all applicable requirements of the City of Knoxville Engineering Department.

With conditions noted above, this request meets the requirements of the former RP-1 zoning district (current RN-1© / HP zoning district) and the criteria for approval of a special use for modifications to previously approved planned districts per Article 1.4.G.

**COMMENTS:**

A use-on-review approval was granted by the Planning Commission in 2004 for the construction of Calvary Church as well as the accessory uses of an amphitheater and recreational fields. A driveway to Topside Road was approved on the condition that access be limited to Sundays and one midweek service, and that the driveway be gated and secured at all other times (11-G-03-UR). When the church was built in 2013, a driveway to W Governor John Sevier Highway was constructed, but not to Topside Road. The amphitheater and recreational fields were not constructed at that time.

In 2019, a use-on-review approval was granted for a parking lot expansion to 267 spaces, a children's play area south of the parking lot, and a prayer garden/gazebo and multiuse greenspace along the main driveway (4-H-19-UR). At that Planning Commission meeting, a condition was added to prohibit access to Topside Road in response to community concern about traffic impact. The Commissioners described how the condition could be removed through a separate special use request for access to Topside Road. After approval, the parking lot was expanded, and the multiuse greenspace was developed. The children's play area south of the parking lot was not constructed.

In 2021, special use approval was granted for a parking lot expansion to 304 spaces, which was the maximum permitted for the church's 607-seat sanctuary. Approval was also granted for a covered pavilion and an event quarters/ storage space in the multiuse greenspace area. These projects were implemented in 2022. The parking lot expansion took over the space previously approved for the children's play area.

In 2022, special use approval was granted for another parking lot expansion by 189 spaces with the condition that only 304 spaces be accessible until the anticipated sanctuary expansion to 1,700 seats was approved and constructed.

The current special use request is for driveway access to Topside Road and a minor expansion of the right turn lane on the driveway to W Governor John Sevier Hwy. The applicant provided a study from the Knoxville Police Department indicating that an additional entry and exist point is needed in the event of an emergency. Most of the proposed driveway to Topside Road will follow the old road bed of Masterson Road, a public right-of-way that will need to be closed before permitting. Since the church is expected to expand to 1,700 seats in the future, a traffic study was conducted for both access points and is included in this package. The site plan shows the anticipated church expansion and additional parking that is not within the scope of this special use review.

**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 proposed driveway to Topside Road and minor expansion of the driveway to W Governor John Sevier Highway is consistent with the General Plan's development policy 10.3 to involve school, police and fire officials in land use planning at the sector, neighborhood, and site plan levels. The applicant consulted with the police department, who determined that an additional entry and exit point is necessary to improve the safety of the church and its members in the event of an emergency.

B. This request is supported by the One Year Plan's location criteria for cultural facilities. It states that churches should be located throughout the community in close proximity to major residential areas, and that sites should afford safe and convenient access to both local and through traffic. The minor expansion of the

driveway to W Governor John Sevier Highway, a major arterial street, and the additional driveway to Topside Road, a minor collector street, improve safety and convenience of access to and from the site. The traffic study did not indicate that through traffic on Topside Road would be significantly impacted, and focuses instead on congestion concerns with the church's current access to W Governor John Sevier Highway.

C. A slope analysis was conducted in accordance with the Hillside and Ridgetop Protection Plan. The site has 30.1 acres within the HP (Hillside Protection) overlay and the maximum disturbance permitted is 14.1 acres. A gas easement through the property has disturbed a significant portion of the HP overlay. The majority of the proposed driveway to Topside Road will follow the previously disturbed path of Masterson Road. Considering the need for a Topside Road driveway to reduce safety and congestion concerns at the existing ingress and egress, as well as the property's zoning status as a previously approved planned district from a time when the HP overlay did not exist, the proposed disturbance of 0.81 is deemed acceptable.

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

A. The previously approved RP-1 (Planned Residential) zoning district is the operative zoning for the property, and it is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.

B. Increasing access to a church is consistent with the intent of the RP-1 zone to permit limited nonresidential uses that are compatible with the character of the district. The church property is wooded and provides a large buffer to the residential uses to the south and southeast. The new driveway would access Topside Road on the bed of an unused public right-of-way called Masterson Road, which is reflected and described in note 6 of the attached plat. The proposed driveway could legally be redeveloped as a public street. Closing Masterson Road and converting it to a private driveway is more compatible with the surrounding residential context.

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 church was built in 2013 and is an established and compatible use in the area. The sanctuary building is located near Alcoa Highway and has large forest buffers between it and surrounding residential properties.

B. Increasing access to the existing place of worship will improve emergency response capabilities and relieve some congestion and safety concerns at the W Governor John Sevier Highway ingress and egress.

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. Surrounding residents have expressed concern that the traffic generated by the Topside Road driveway will endanger the community and congest this narrow collector street. The traffic impact letter provides six recommendations on safety measures for the new driveway, which will be incorporated into the permitting process with City and County Engineering.

B. The traffic report emphasizes congestion and safety concerns with the existing driveway to W Governor John Sevier Highway, and how access to Topside Road will alleviate vehicle delays and safety issues at that pinch point.

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

A. Topside Road is classified as a minor collector street, not a local residential street, which means it is used to connect neighborhoods to arterials or major collector streets. The Calvary Church's calendar shows that church service, when the largest numbers of people travel to the church, does not occur during peak traffic times. Those service hours are Wednesday at 7pm, Saturday at 6pm and throughout Sunday. It is not anticipated that this secondary access point will significantly impact travel times on Topside Road.

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. The proposed access to Topside Road will mitigate hazards for Calvary Church members by providing an alternative to entering and exiting on a major arterial street near an intersection with Alcoa Highway.

B. Beyond access, there are no other features of the property that pose an apparent risk to the existing use.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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.



The Planning Commission met in regular session on March 7, 2024, at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

## 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Karyn Adams	** Ms. Nancy Barger	A Mr. Miles Biggs
Ms. Tamara Boyer	Mr. Louis Browning	Mr. Logan Higgins
Mr. Tim Hill, Chair	Mr. John Huber	Mr. Richard Levenson
Ms. Amy Midis	Mr. Chris Ooten, Vice Chair	Ms. Katie Overton
Ms. Marité Pérez	Mr. Nathaniel Shelso	Mr. Eddie Smith

A – Absent from the meeting, \*\* Left early in the meeting, A – Absent from the meeting

## 25. KAITY WOZEK / BATSON, HIMES, NORVELL & POE

12-B-23-SU

3330 W. Governor John Sevier Hwy. / Parcel ID 147 030. Proposed use: New driveway on Topside Road and expansion of existing right turn lane on W Governor John Sevier Highway in RN-1 (C) (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 1.

### 1. STAFF RECOMMENDATION

Approve the request for a driveway to Topside Road and a minor expansion of the right turn lane on the driveway to W Governor John Sevier Highway, subject to 5 conditions.

### 2. MOTION (HIGGINS) AND SECOND (SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**



# Request to Postpone • Table • Withdraw

Kaity Wozek

11/27/23

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

Date of Request

12/14/23

Scheduled Meeting Date

File Number(s)

12-B-23-SU

## 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 February 2024 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.*

*Kaity Wozek*

Applicant Signature

Kaity Wozek

Please Print

865-588-6472

Phone Number

kpatterson@bhn-p.com

Email

## STAFF ONLY

*Jessie Hillman*

Staff Signature

Jessie Hillman

Please Print

No Fee

Date Paid

Eligible for Fee Refund?  Yes  No

Amount:

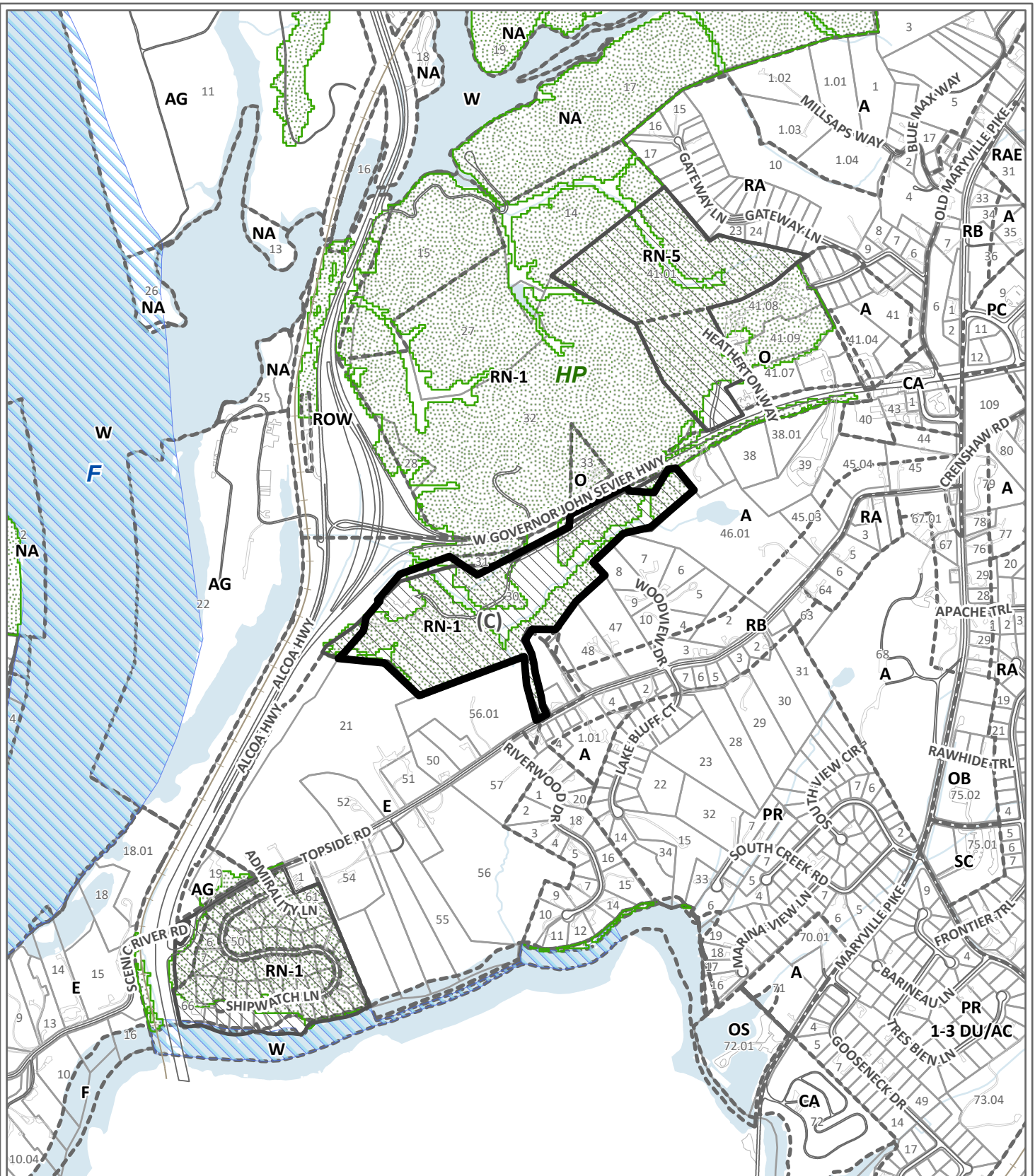
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**SPECIAL USE**

**12-B-23-SU**

**Petitioner:** Wozek / Batson, Himes, Norvell & Poe

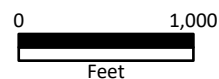


New driveway on Topside Road and expansion of existing right turn lane. in RN-1 (Single-Family Residential Neighborhood), HP

**Map No:** 147  
**Jurisdiction:** County

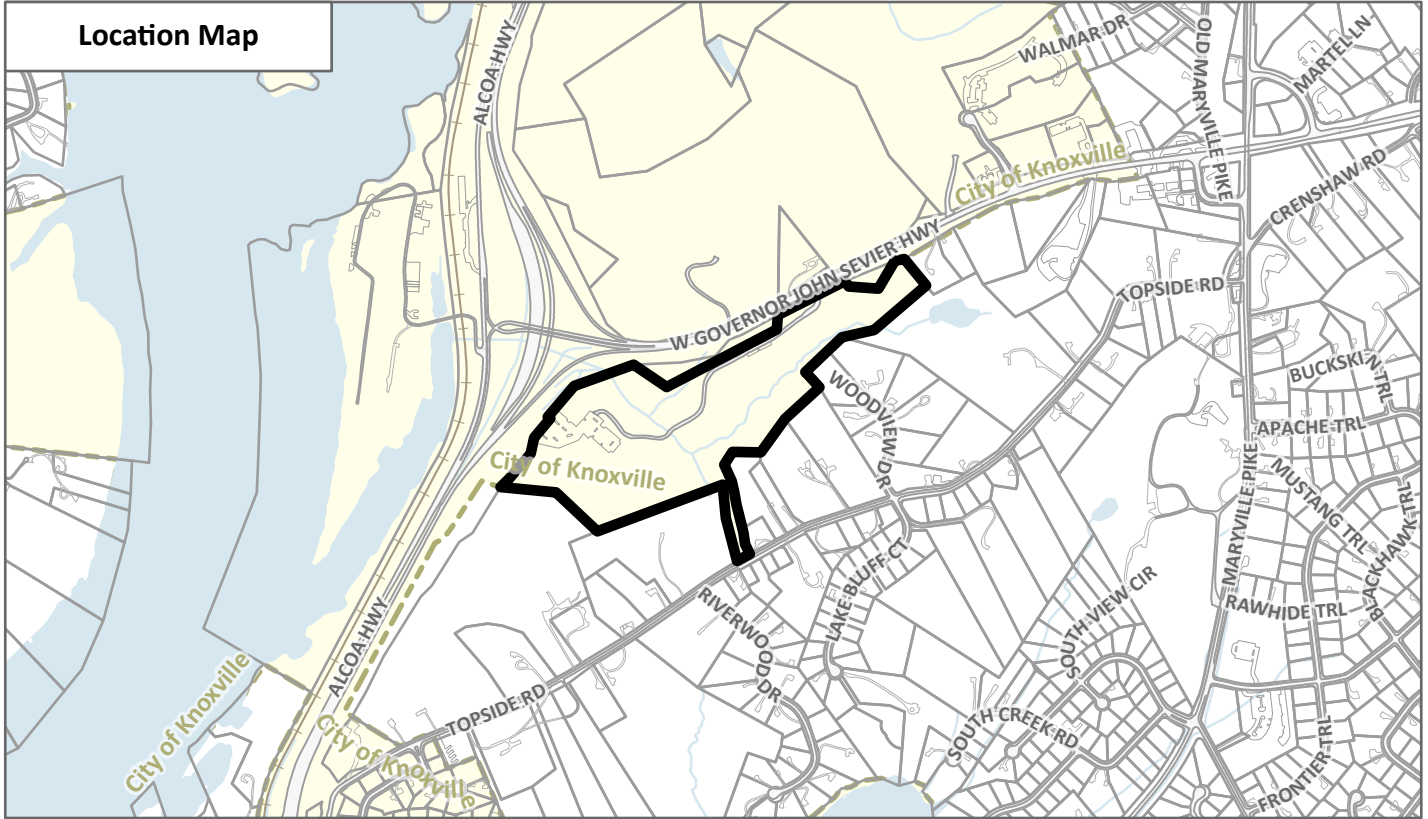
**Original Print Date:** 11/6/2023

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



# Exhibit C: Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

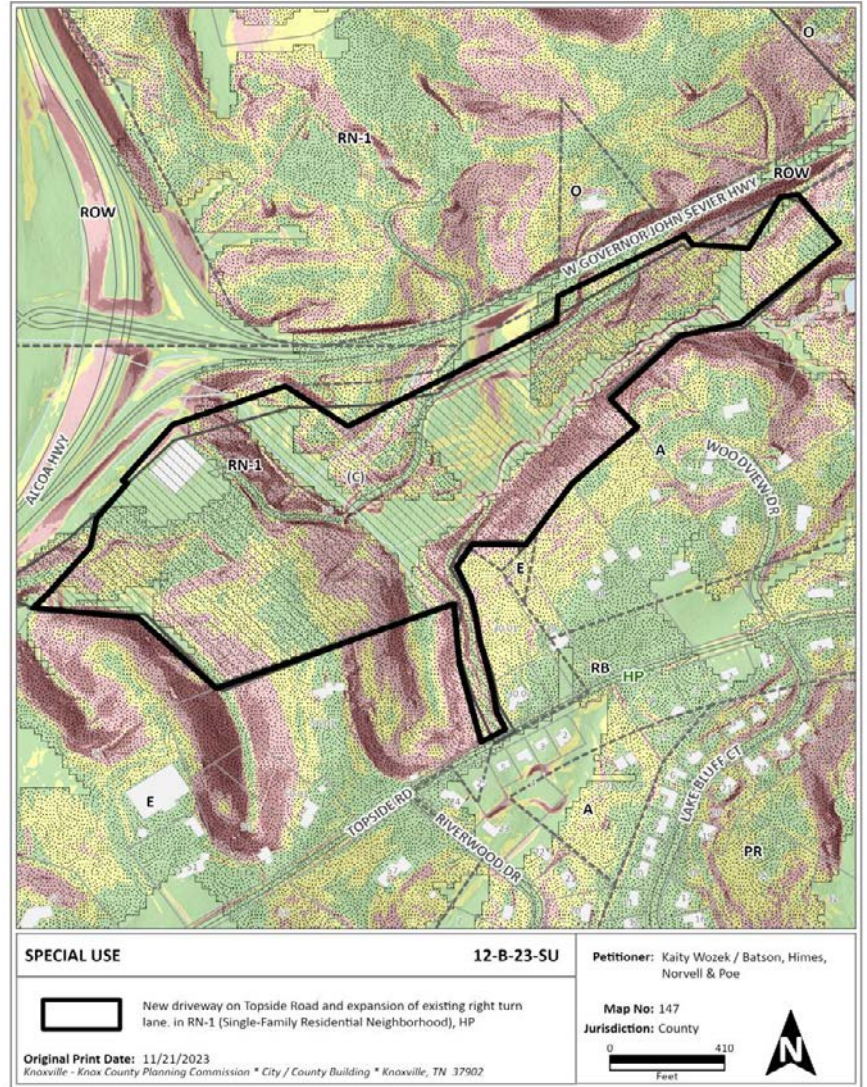
12-B-23-SU



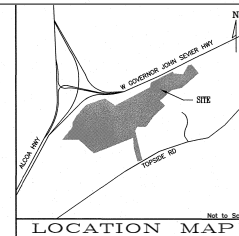
Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>1,829,383.2</b>	<b>42.0</b>			
Non-Hillside	518,616.5	11.9	N/A		
0-15% Slope	318,813.8	7.3	100%	318,813.8	7.3
15-25% Slope	382,890.1	8.8	50%	191,445.0	4.4
25-40% Slope	416,818.1	9.6	20%	83,363.6	1.9
Greater than 40% Slope	192,244.6	4.4	10%	19,224.5	0.4
Ridgetops					
<b>Hillside Protection (HP) Area</b>	1,310,766.7	30.1	Recommended disturbance budget within HP Area	<b>612,847.0</b>	<b>14.1</b>
			Percent of HP Area	<b>46.8%</b>	







- NOTES:
- TOPOGRAPHIC INFORMATION PROVIDED BY KGIS DATA.
  - THIS PROPERTY CONTAINS APPROXIMATELY 41.02 ACRES.
  - CURRENT ZONING: RN-1/HP PREVIOUS ZONING: RP-1 (OPERATIVE)
  - SPECIAL USE FOR THIS PROPERTY TO ALLOW THE FOLLOWING:
    - ADDITION OF DRIVEWAY ACCESS ON TO TOPSIDE ROAD
    - EXPANSION OF RIGHT TURN LANE AT MAIN ENTRANCE
    - EXPANSION OF PARKING LOT TO MEET PARKING MINIMUMS FOR PROPOSED SANCTUARY
  - A MAXIMUM OF 25% OF TREES MAY BE REMOVED ACCORDING TO THE TREE PROTECTION ORDINANCE.

**PLACE OF WORSHIP PARKING TABLE REQUIREMENTS**

**MINIMUM**

0.25 SPACES PER SEAT IN MAIN ASSEMBLY  
 = 1,828 SEATS X 0.25 SPACES  
 = 457 SPACES

**MAXIMUM**

0.50 SPACES PER SEAT IN MAIN ASSEMBLY  
 = 1,828 SEATS X 0.50 SPACES  
 = 914 SPACES

**ACCESSIBLE SPACES**

PARKING SPACES PROVIDED: 401-500  
 ACCESSIBLE SPACES REQUIRED: 2 VAN + 7 CAR = 9 SPACES

**EXISTING PARKING SPACES**

STANDARD SPACES: 289  
 PERVIOUS SPACES: 24  
 ACCESSIBLE SPACES: 9  
 TOTAL EXISTING SPACES: 322

**PARKING SPACES APPROVED UNDER 11-C-22-SU**

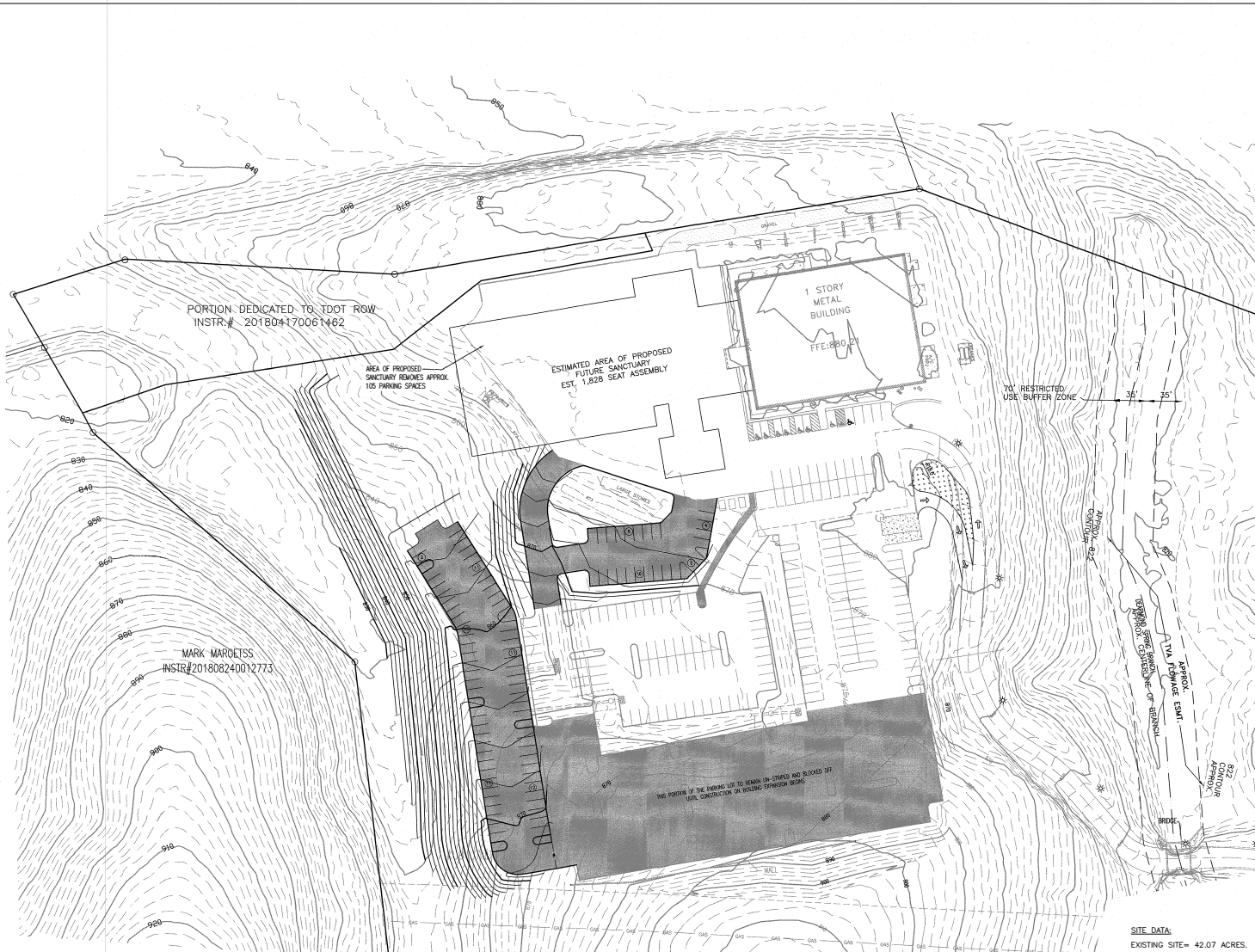
EXISTING SPACES TO BE REMOVED: 17  
 PROPOSED SPACES (ALLOWED): 233  
 EXISTING SPACES: 289  
 TOTAL PARKING SPACES: 304  
 UNSTROPED PARKING AREA SPACES: 188  
 PARKING TO BE REMOVED WITH NEW SANCTUARY: 106  
 TOTAL WITH SANCTUARY BUILDOUT: 387

**PROPOSED PARKING SPACES**

PROPOSED SPACES: 90  
 TOTAL PROPOSED PARKING SPACES POST DEVELOPMENT WITH SANCTUARY BUILDOUT: 473



OWNER/DEVELOPER  
**CALVARY CHAPEL OF KNOXVILLE**  
 C/O MARK KIRK  
 3350 W GOVERNOR JOHN SEWER HWY  
 KNOXVILLE, TN 37920  
 PHONE: (865) 680-9791



**SITE DATA**

EXISTING SITE= 42.07 ACRES.  
 EXISTING IMPERVIOUS= 6.03 ACRES.  
 EXISTING SURFACE PARKING AREA= 115,811.91 SF  
 PROPOSED IMPERVIOUS= 0.62 ACRES.  
 TOTAL POST DEVELOPMENT VEHICULAR USE AREA= 6.10 ACRES  
 TOTAL POST DEVELOPMENT IMPERVIOUS AREA= 6.65 ACRES  
 EXISTING DISTURBED AREA= 16.28 ACRES  
 PROPOSED DISTURBED AREA= 0.81 ACRES

	WITHIN HP OVERLAY	OUTSIDE HP OVERLAY	TOTAL SITE
DISTURBED AREA	12.62 AC	4.32 AC	17.09 AC
UNDISTURBED AREA	17.56 AC	7.42 AC	24.98 AC

12-B-23-SU

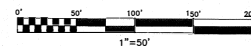
DEED REFERENCES: PLAT INSTR# 201208240012541  
 DEED REFERENCES: DEED INSTR# 201804170061462

PROPOSED SANCTUARY FOR  
**CALVARY CHAPEL OF KNOXVILLE**

25130-BLDG

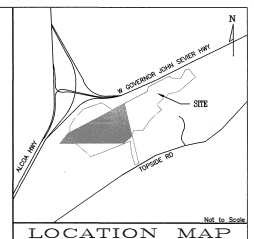
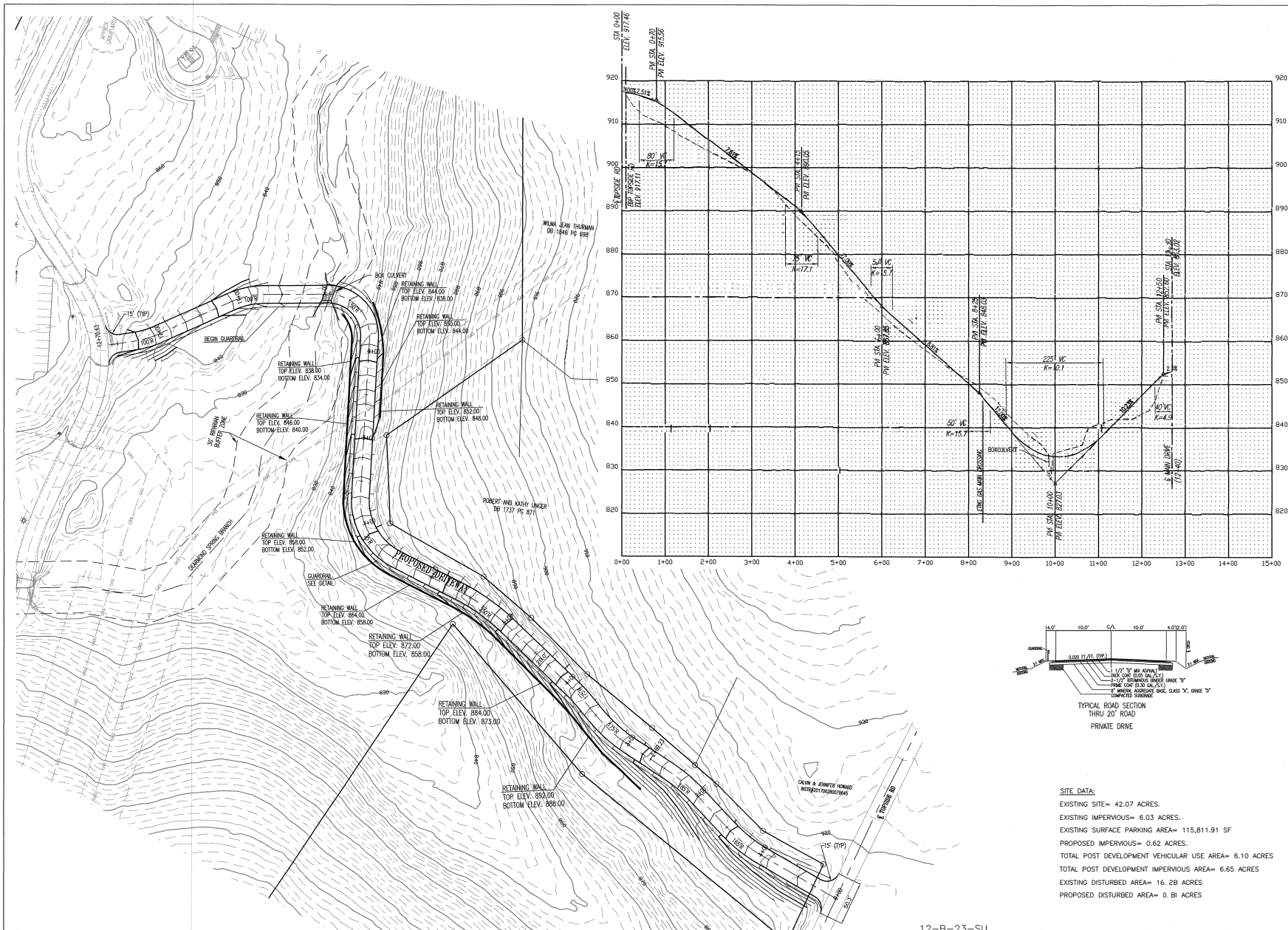
TAX MAP 147 PARCEL 30  
 DISTRICT 25, KNOX COUNTY, TENNESSEE  
 CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE

SHEET 2 OF 5 SHEET(S)  
 Q:\25130\TOPSIDE ROAD ACCESS\25130-LOR.DWG

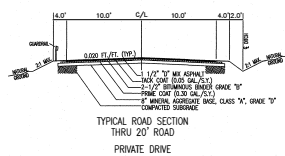


**BATSON, HIMES, NORVELL & POE**  
 REGISTERED ENGINEERS & LAND SURVEYORS  
 6336 PAPERMILL DRIVE  
 KNOXVILLE, TENNESSEE 37909  
 PHONE: (605) 588-6472  
 FAX: (605) 588-6473  
 email@batson.com

DESIGNED	DBH	SCALE	DATE
DRAWN	KPP	HORIZONTAL: 1" = 50' VERTICAL: 2" INTERVAL	12/20/23
CHECKED	DBH	REVISION	APPR.



- NOTES:
1. TOPOGRAPHIC INFORMATION PROVIDED BY MGS DATA.
  2. THIS PROPERTY CONTAINS APPROXIMATELY 41.02 ACRES.
  3. CURRENT ZONING: RN-1/HP PREVIOUS ZONING: RP-1 (OPERATIVE)
  4. SPECIAL USE FOR THIS PROPERTY TO ALLOW THE FOLLOWING:
    - a) ADDITION OF DRIVEWAY ACCESS ON TO TOPSIDE ROAD
    - b) EXPANSION OF RIGHT TURN LANE AT MAIN ENTRANCE
    - c) EXPANSION OF PARKING LOT TO MEET PARKING MINIMUMS FOR PROPOSED SANCTUARY
  5. A MAXIMUM OF 25% OF TREES MAY BE REMOVED ACCORDING TO THE TREE PROTECTION ORDINANCE.



	WITHIN HP OVERLAY	OUTSIDE HP OVERLAY	TOTAL SITE
DISTURBED AREA	12.62 AC	4.32 AC	17.94 AC
UNDISTURBED AREA	1.75 AC	7.42 AC	24.98 AC

**SITE DATA:**  
 EXISTING SITE= 42.07 ACRES.  
 EXISTING IMPERVIOUS= 6.03 ACRES.  
 EXISTING SURFACE PARKING AREA= 115,811.91 SF  
 PROPOSED IMPERVIOUS= 0.62 ACRES.  
 TOTAL POST DEVELOPMENT VEHICULAR USE AREA= 6.10 ACRES  
 TOTAL POST DEVELOPMENT IMPERVIOUS AREA= 6.65 ACRES  
 EXISTING DISTURBED AREA= 16.28 ACRES  
 PROPOSED DISTURBED AREA= 0.81 ACRES



OWNER/DEVELOPER  
**CALVARY CHAPEL OF KNOXVILLE**  
 C/O MARK KIRK  
 3330 W GOVERNOR JOHN SEVIER HWY  
 KNOXVILLE, TN 37920  
 PHONE: (665) 980-9791

**BATSON, HIMES, NORVELL & POE**  
 REGISTERED ENGINEERS & LAND SURVEYORS  
 1534 PAPER MILL DRIVE  
 KNOXVILLE, TENNESSEE 37909  
 PHONE: (665) 588-6472  
 FAX: (665) 588-6473  
 email@bhn-p.com

DESIGNED	DBH				
DRAWN	KPP				
CHECKED	DBH				
NO.	DATE	REVISION	APPR.	NO.	DATE
1	1/22/24	REVISED PER PLANNING COMMENTS			
2	2/19/24	REVISED PER PLANNING COMMENTS			

SCALE  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 2" INTERVAL  
 DATE  
 12/20/23

DEED REFERENCES: PLAT INSTR# 201206240012541  
 DEED REFERENCES: DEED INSTR# 201804170061462  
  
 1" = 50'

PROPOSED DRIVEWAY FOR  
**CALVARY CHAPEL OF KNOXVILLE**  
 TAX MAP 147 PARCEL 30  
 DISTRICT 25, KNOX COUNTY, TENNESSEE  
 CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE

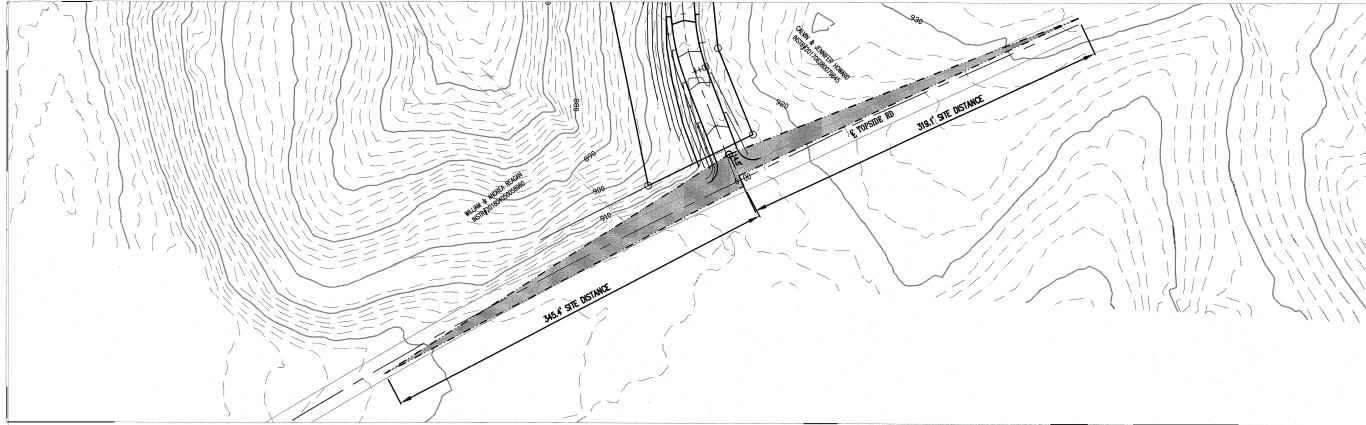
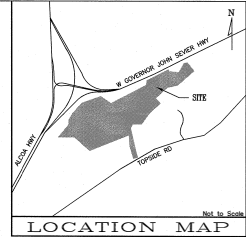
25130-DW  
 SHEET 3 OF 5 SHEET(S)  
 025130/TOPSIDE ROAD ACCESS/25130-UDR.DWG



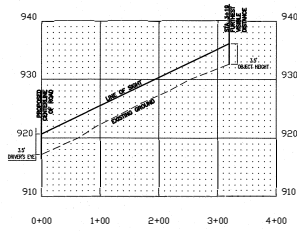
NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK  
OR CONSTRUCTION CONTRACTOR MUST  
CONTACT:  
TENNESSEE ONE-CALL  
1-800-561-1111  
RECORD AND SAVE YOUR CONFIRMATION  
NUMBER.

NOTE:  
CONTRACTOR TO NOTIFY ENGINEER  
BEFORE START OF CONSTRUCTION

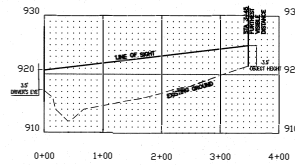
NOTE:  
CONTRACTOR IS RESPONSIBLE FOR  
ALL TRENCH SAFETY.  
CONTRACTOR SHALL SHORE AND  
BRACE ALL OPEN CUT TRENCHES AS  
REQUIRED BY STATE AND FEDERAL  
LAWS AND LOCAL ORDINANCES; TO  
CONFORM WITH RECOMMENDATIONS  
SET FORTH IN AGC MANUAL OF  
ACCIDENT PREVENTION IN  
CONSTRUCTION; TO PROTECT LIFE,  
PROPERTY, OR WORK; TO AVOID  
EXCESSIVELY WIDE CUTS IN  
UNSTABLE MATERIAL.  
OSHA RULES SHALL BE ARIDED BY



- NOTES:
- TOPOGRAPHIC INFORMATION PROVIDED BY KGIS DATA.
  - THIS PROPERTY CONTAINS APPROXIMATELY 41.02 ACRES.
  - CURRENT ZONING: RN-1/HP  
PREVIOUS ZONING: RP-1 (OPERATIVE)
  - SPECIAL USE FOR THIS PROPERTY TO ALLOW THE FOLLOWING:
    - ADDITION OF DRIVEWAY ACCESS ON TO TOPSIDE ROAD
    - EXPANSION OF RIGHT TURN LANE AT MAIN ENTRANCE
    - EXPANSION OF PARKING LOT TO MEET PARKING MINIMUMS FOR PROPOSED SANCTUARY
  - A MAXIMUM OF 25% OF TREES MAY BE REMOVED ACCORDING TO THE TREE PROTECTION ORDINANCE.



SIGHT DISTANCE PROFILE  
LOOKING LEFT



SIGHT DISTANCE PROFILE  
LOOKING RIGHT

INTERSECTION SITE DISTANCE DATA:  
CASE 1ST RIGHT TURN FROM STOP  
POSTED SPEED LIMIT:  
30 MPH FROM NORTH (V)  
ASSUMPTIONS:  
GRADE <math>+3\%</math>  
6.5s TIME GAP  
USING AASHTO TABLE 9-9;  
DESIGN ISD= 290 FT  
PROVIDED ISD= 319 FT  
KNOX COUNTY REQ. 10X POSTED  
SPEED LIMIT= 300 FT

INTERSECTION SITE DISTANCE DATA:  
CASE 1ST LEFT TURN FROM STOP  
POSTED SPEED LIMIT:  
30 MPH FROM SOUTH (V)  
ASSUMPTIONS:  
GRADE <math>+3\%</math>  
7.5s TIME GAP  
USING AASHTO TABLE 9-7;  
DESIGN ISD= 335 FT  
PROVIDED ISD= 345 FT  
KNOX COUNTY REQ. 10X POSTED  
SPEED LIMIT= 300 FT

12-B-23-SU



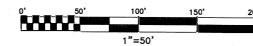
OWNER/DEVELOPER  
CALVARY CHAPEL OF KNOXVILLE  
C/O MARK KIRK  
3330 W GOVERNOR JOHN SEVIER HWY  
KNOXVILLE, TN 37920  
PHONE: (865) 588-9791

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

DESIGNED	DBH								
DRAWN	KPP								
CHECKED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
		2	2/19/24	REVISED PER PLANNING COMMENTS					
		1	1/22/24	REVISED PER PLANNING COMMENTS					

SCALE  
HORIZONTAL: 1" = 50'  
VERTICAL: 2" INTERVAL  
DATE  
12/5/23

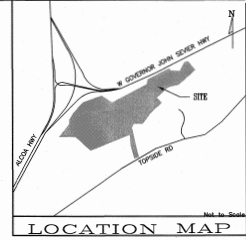
DEED REFERENCES: INSTR. #202303020047703



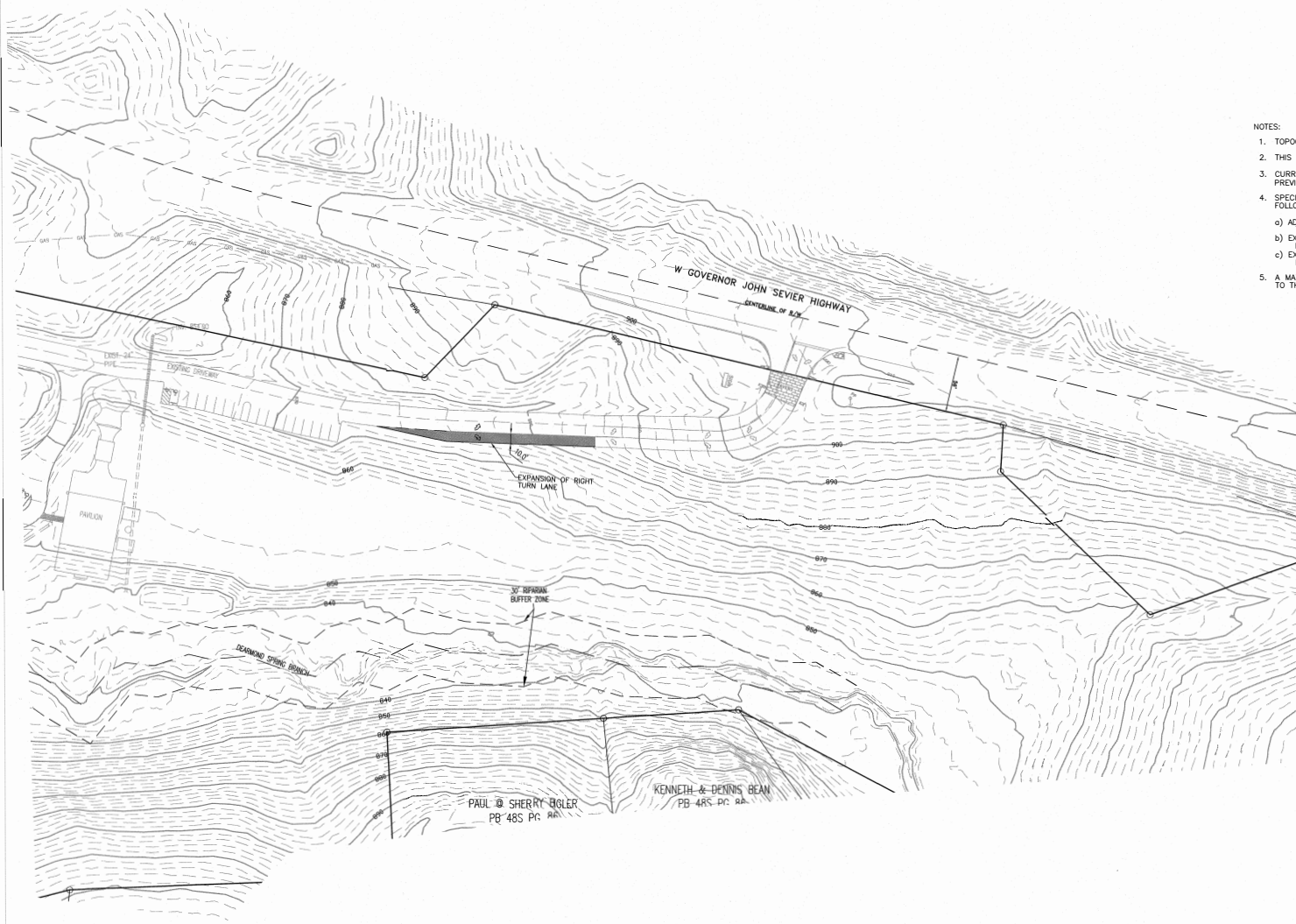
SITE DISTANCE FOR  
CALVARY CHAPEL OF KNOXVILLE  
TAX MAP 147 PARCEL 30  
DISTRICT 25, KNOX COUNTY, TENNESSEE  
CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE

25130-SD

SHEET 4 OF 5 SHEET(S)  
03/23/20, TOPSIDE ROAD  
AD2383/25130-10R(ENR)



- NOTES:
1. TOPOGRAPHIC INFORMATION PROVIDED BY KGIS DATA.
  2. THIS PROPERTY CONTAINS APPROXIMATELY 41.02 ACRES.
  3. CURRENT ZONING: RN-1/HP  
PREVIOUS ZONING: RP-1 (OPERATIVE)
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    - a) ADDITION OF DRIVEWAY ACCESS ON TO TOPSIDE ROAD
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  5. A MAXIMUM OF 25% OF TREES MAY BE REMOVED ACCORDING TO THE TREE PROTECTION ORDINANCE.



PAUL © SHERRY OGLES  
PB 48S PC RB

KENNETH & DENNIS BEAN  
PB 48S PC RB



OWNER/DEVELOPER  
CALVARY CHAPEL OF KNOXVILLE  
C/O MARK KIRK  
3330 W GOVERNOR JOHN SEVIER HWY  
KNOXVILLE, TN 37920  
PHONE: (865) 680-9791

12-B-23-SU

DEED REFERENCES: PLAT INSTR# 201208240012541  
DEED REFERENCES: DEED INSTR# 201804170061462

SCALE  
HORIZONTAL: 1" = 50'  
VERTICAL: 2" INTERVAL

DATE  
12/20/23

1" = 50'

PROPOSED TURN LANE EXPANSION FOR  
CALVARY CHAPEL OF KNOXVILLE

TAX MAP 147 PARCEL 30  
DISTRICT 25, KNOX COUNTY, TENNESSEE  
CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE

25130-TL

SHEET 5 OF 5 SHEET(S)  
Q:\2519\TOPSIDE ROAD ACCESS\25130-LUCR.DWG

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

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	KPP	12/20/24	REVISED PER PLANNING COMMENTS					
CHECKED	DBH	11/22/24	REVISED PER PLANNING COMMENTS					



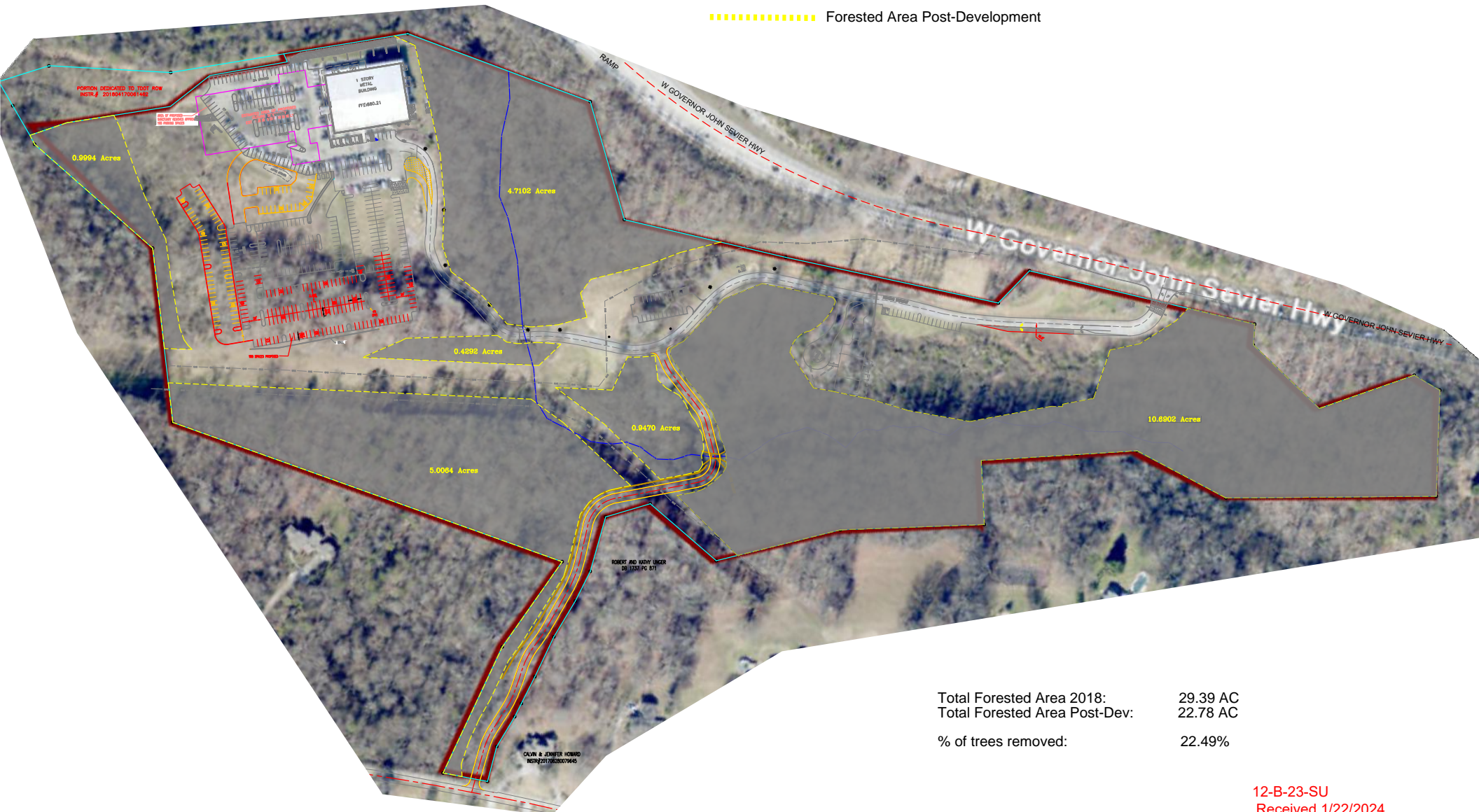
Forested Area 2018



Total Forested Area: 29.39 AC

12-B-23-SU  
1/22/2024

..... Forested Area Post-Development



Total Forested Area 2018:	29.39 AC
Total Forested Area Post-Dev:	22.78 AC
% of trees removed:	22.49%

12-B-23-SU  
Received 1/22/2024



# KNOXVILLE POLICE DEPARTMENT HOUSE OF WORSHIP CPTED SURVEY

800 Howard Baker Jr. Ave., Knoxville, TN 37915 • 865-215-7000



<u>Calvary Church</u>	<u>3330 W. Governor John Sevier</u>	<u>[REDACTED]</u>
Property Name	Address	E-mail
<u>12/07/2023</u>		<u>Officer Gallaher</u>
Survey Date	Survey Date	KPD Representative

**Notes:**

Need some type of alarm for the exit door in the kids area

Cameras on the southside of the building facing the parking lot needs adjusting

Trees on the east side need to be trimmed to avoid hiding spots

The property only has one entrance and exit point.

This will most likely cause a problem in the event of an emergency.

Talk to traffic engineering to see if they can with the planning of another entrance and exit point.

Cameras can be monitor by mobile phones

**Persons Present:**

Marcus Friedeman [REDACTED]

\_\_\_\_\_  
\_\_\_\_\_

This survey is intended to assist you in improving the overall level of security. CPTED suggestions are made for the purpose of reducing the likelihood of criminal activity on your property. No guarantee can be stated or implied.

Ricky E Gallaher 12/11/2023

Representative

Date

<b>Front Entrance</b>	Approach visible from inside?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Trees/shrubs trimmed?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
	Appropriate lighting?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Entrance clearly indicated?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Directional signs?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Alarm sticker/signs?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
	Protected hinges?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
<b>Remaining Grounds</b>	Equipment/ladders secured?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Air conditioner unit secured?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
	Auxiliary buildings locked?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Motion sensor lights?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Appropriate lighting?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Grounds maintained?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Entrapment zones?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
	Use of bollards, etc.?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
	Gates locked?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
	Waste disposal secured?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
<b>Windows</b>	Additional security?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Locked?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
<b>Alternate Entrances</b>	Secured?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Monitored?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
<b>Security</b>	Cameras?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Cameras monitored?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Key inventory?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Schedule for key control?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
	Fire alarm/smoke detectors?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Security system?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Safe secure?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
	Maintain up-to-date inventory listing off site?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A



## EXECUTIVE SUMMARY

### Preface:

Calvary Knoxville is proposing several construction projects to expand their external road access and building capacity. Calvary Knoxville is located at 3330 West Governor John Sevier Highway in South Knoxville, TN. The proposed road projects include constructing a new 20-foot-wide internal driveway on their campus for a Secondary Entrance to the south at Topside Road and lengthening the exiting northbound right-turn lane at their existing entrance at W. Governor John Sevier Highway by 145 feet. The building project will include constructing a larger sanctuary adjacent to their existing sanctuary, which will more than double their seating capacity. The construction of the Secondary Entrance and exiting right-turn lane extension are anticipated to be open for vehicles by the end of 2024. The sanctuary expansion is anticipated to be built and open for worship services by 2027.

This report's primary purpose is to determine and evaluate the potential impacts of the development on the adjacent transportation system. This report is a Transportation Impact Letter (TIL) and follows the requirements established by Knoxville/Knox County Planning. The City of Knoxville prepared the scope of work for this TIL since the Church property is in Knoxville. However, the Church's existing entrance ties into a Tennessee Department of Transportation (TDOT) highway, and the Secondary Entrance is proposed to tie into Topside Road, an existing roadway outside the City in Knox County, TN. Recommendations and mitigation measures are offered if transportation operations are projected to be below recognized engineering standards in the 2024 and 2027 conditions.

### Results:

The significant findings of this report include the following:

- In 2024, when the new Secondary Entrance to Topside Road is built, vehicle delays and queues for exiting vehicles will be reduced on the existing Church Driveway at the W. Governor John Sevier Highway intersection.
- In 2027, when the new sanctuary is built and open for worship services, the peak generated trips are estimated to be nearly three times the current levels and will significantly increase the exiting vehicle delays and queues on the existing Church Driveway at W. Governor John Sevier Highway. Due to the projected increased attendance and generated vehicle trips by the new and larger sanctuary in 2027,



the existing Church Driveway at W. Governor John Sevier Highway intersection is likely to be overwhelmed during the Sunday morning peak periods, even with the availability of the Secondary Entrance to Topside Road. In particular, the exiting Church attendees during the Sunday peak periods of 10:45 – 11:45 am and 12:15 – 1:15 pm are projected to experience the most significant delays and vehicle queues while attempting to enter W. Governor John Sevier Highway.

**Recommendations:**

The following recommendations are offered based on the analyses to minimize the impacts of the Church's expansion on the adjacent transportation system while attempting to achieve an acceptable traffic flow and improved safety. More details regarding all the recommendations are discussed at the end of the report.

**W. Governor John Sevier Highway at the Existing Church Driveway:**

- A Stop Sign (R1-1) is not currently posted for the Church Driveway approach at W. Governor John Sevier Highway. It is recommended that a Stop Sign (R1-1) be installed for this approach at the existing white stop bar as soon as possible.
- It is recommended that the eastbound right-turn lane on W. Governor John Sevier Highway at the Church Driveway be slightly widened and lengthened to accommodate the increased attendance when the new Church sanctuary is constructed. This improvement should be made before the opening of the new sanctuary in 2027. This lane should be widened to 11 feet from its current width of 9.5 feet. It is recommended that the storage length be increased to 210 feet and the existing lane taper of 15:1 be maintained. With a lane width of 11 feet, the taper at 15:1 would be 165 feet. The total length of the taper and storage will be 375 feet, which will fit within the constraint of the existing slope and guardrail on the south side of W. Governor John Sevier Highway. The new lane taper and lane extension should begin at the end of this existing guardrail. The existing width of the paved shoulder on W. Governor John Sevier Highway (~ 3 feet) should also be maintained along the proposed lane extension.
- Due to the projected failing conditions on Sunday mornings in 2027 when the new sanctuary is open for worship services, it is recommended that the Church employ law enforcement officers to direct traffic at the Church Driveway and W. Governor John Sevier Highway. A law enforcement presence will be imperative to ensure safe operations during Sunday morning services with increased traffic at the intersection in 2027. Based on the observations and calculations, at a minimum, it

is recommended that law enforcement be present from 10:45 - 11:45 am and 12:30 - 1:00 pm on Sunday mornings to provide orderly and safe operations at the intersection, particularly for exiting vehicles. It should be noted that this recommendation must be coordinated with the Knoxville Police Department, and their services cannot be guaranteed.

- The Church should consider installing a single overhead roadway light to delineate the existing Church Driveway at the highway for travel at night or in low-light conditions. This lighting would be ideally placed adjacent to the Church Driveway and off W. Governor John Sevier Highway and would illuminate the intersection.

#### **Topside Road at the Proposed Secondary Entrance:**

- A Stop Sign (R1-1) with a 24" white stop bar is recommended to be installed for the Secondary Entrance approach at Topside Road. The stop bar should be applied a minimum of 4 feet away from the edge of Topside Road, placed at the desired stopping point that maximizes the sight distance.
- Intersection sight distance at the Secondary Entrance at Topside Road must not be impacted by existing vegetation, future landscaping, or signage. Currently, vegetation on the northeast side of the proposed driveway's location will need removal. Based on a posted speed limit of 30-mph on Topside Road, the required intersection sight distance is 300 feet for exiting left and right-turning vehicles. The available sight distances from the Secondary Entrance on Topside Road will be adequate based on the measurements conducted by a land surveyor.
- Due to the relative narrowness of Topside Road (pavement width ~ 18.5 feet), it is recommended that the driveway radius on the southwest corner for the Secondary Entrance at Topside Road be a minimum of 30 feet. The current radius in the design plans shows a radius of 25 feet. A larger radius will allow right-turning exiting vehicles from the Secondary Entrance to minimize encroachment onto the opposite lane on Topside Road.
- The new internal driveway for the Secondary Entrance will be a private drive, and the Church should consider a lockable gate that would prevent any unnecessary traffic from cutting through the campus. However, the details and plans must be coordinated with the city fire department if a gated entrance is provided. If a gate is provided, the installation should comply with the Manual of Uniform Traffic Control Devices (MUTCD) Section 2B.76 and meet retro-reflectivity requirements listed in the MUTCD.

- The Church should post two signs on the new internal driveway facing entering traffic from Topside Road at the Secondary Entrance. Since this driveway should only be used for Church activities, a “No Thru Traffic” Sign (R5-12) and a “No Trucks” Sign (R5-2) are recommended to be installed on a single post. Likewise, a “No Thru Traffic” Sign (R5-12) should be installed off W. Governor John Sevier Highway at the existing Church Driveway. This sign at the existing Church Driveway should be installed inside the property facing W. Governor John Sevier Highway.
- The Church should consider installing a single overhead roadway light to delineate the proposed Secondary Driveway at Topside Road for travel at night or in low-light conditions while minimizing its effect on the adjacent houses. This lighting would be ideally placed adjacent to the proposed Secondary Driveway and off Topside Road and would illuminate the intersection.

## CONCLUSIONS & RECOMMENDATIONS

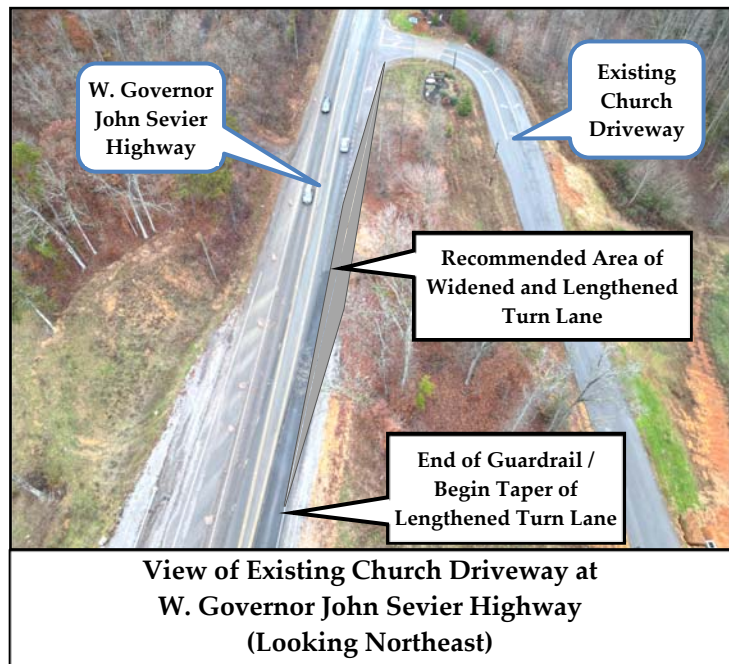
The following is an overview of recommendations to minimize the transportation impacts of the Calvary Knoxville proposed expansion on the adjacent transportation system while attempting to achieve an acceptable traffic flow and safety level.



**W. Governor John Sevier Highway at the Existing Church Entrance:** When the Secondary Entrance to Topside Road for Calvary Knoxville is constructed and opened by 2024, the Sunday peak period calculations for the intersection of W. Governor John Sevier Highway at the existing Church Entrance resulted in reasonable vehicle delays and queues. Providing a Secondary Entrance will reduce the existing northbound vehicle delays and queues currently being experienced by Church attendees. However, once the new sanctuary is constructed and open for worship services in 2027, the Sunday peak period projected level of service calculations for this intersection resulted in very high vehicle delays and queues for exiting vehicles even with a Secondary Entrance.

1a) A Stop Sign (R1-1) is not currently posted for the Church Driveway approach at W. Governor John Sevier Highway. It is recommended that a Stop Sign (R1-1) be installed for this approach at the existing white stop bar as soon as possible.

1b) It is recommended that the eastbound right-turn lane on W. Governor John Sevier Highway at the Church Driveway be slightly widened and lengthened to accommodate the increased attendance when the new Church sanctuary is constructed. This improvement should be made before the opening of the new sanctuary in 2027. This lane should be widened



to 11 feet from its current width of 9.5 feet. It is recommended that the storage length be increased to 210 feet and the existing lane taper of 15:1 be maintained. With a lane

width of 11 feet, the taper at 15:1 would be 165 feet. The total length of the taper and storage will be 375 feet, which will fit within the constraint of the existing slope and guardrail on the south side of W. Governor John Sevier Highway. The new lane taper and lane extension should begin at the end of this existing guardrail. The existing width of the paved shoulder on W. Governor John Sevier Highway (~ 3 feet) should also be maintained along the proposed lane extension.

- 1c) Due to the projected failing conditions on Sunday mornings in 2027 when the new sanctuary is open for worship services, it is recommended that the Church employ law enforcement officers to direct traffic at the Church Driveway and W. Governor John Sevier Highway. A law enforcement officer currently does not direct traffic on Sundays at the intersection, and the Church has been told in the past that they are not available. However, a law enforcement presence will be imperative to ensure safe operations during Sunday morning services with increased traffic at the intersection in 2027. Based on the observations and calculations, at a minimum, it is recommended that law enforcement be present from 10:45 - 11:45 am and 12:30 - 1:00 pm on Sunday mornings to provide orderly and safe operations at the intersection, particularly for exiting vehicles. It should be noted that this recommendation must be coordinated with the Knoxville Police Department, and their services cannot be guaranteed. If a law enforcement presence is not made available, the exiting Church vehicle delays and queues can be expected to be very large and potentially result in additional exiting traffic using the Secondary Entrance at Topside Road.
- 1d) The Church should consider installing a single overhead roadway light to delineate the existing Church Driveway at the highway for travel at night or in low-light conditions. This lighting would be ideally placed adjacent to the Church Driveway and off W. Governor John Sevier Highway and would illuminate the intersection.
- 1e) It is possible that more or fewer motorists will use the Secondary Entrance than estimated in this report, which would directly impact the existing Church Driveway entrance operations. After construction has been completed in 2024 and 2027, follow-up studies may be necessary if the projected conditions presented in this study do not materialize.



**Topside Road at the Proposed Secondary Entrance:** This intersection's 2024 and 2027 projected level of service calculations resulted in low vehicle delays and queues.

2a) A Stop Sign (R1-1) with a 24" white stop bar is recommended to be installed for the Secondary Entrance approach at Topside Road. The stop bar should be applied a minimum of 4 feet away from the edge of Topside Road, placed at the desired stopping point that maximizes the sight distance.

2b) Intersection sight distance at the Secondary Entrance at Topside Road must not be impacted by existing vegetation, future landscaping, or signage. Currently, vegetation on the northeast side of the proposed driveway's location will need removal.



**Existing Vegetation Needing Removal for the  
Secondary Entrance at Topside Road  
(Looking Northeast)**

Based on a posted speed limit of 30-mph on Topside Road, the required intersection sight distance is 300 feet for exiting left and right-turning

vehicles. The available sight distances from the Secondary Entrance on Topside Road will be adequate based on the measurements conducted by BHN&P's land surveyor.

2c) Due to the relative narrowness of Topside Road (pavement width ~ 18.5 feet), it is recommended that the driveway radius on the southwest corner for the Secondary Entrance at Topside Road be a minimum of 30 feet. The current radius in the BHN&P plans shows a radius of 25 feet. A larger radius will allow right-turning exiting vehicles from the Secondary Entrance to minimize encroachments onto the opposite lane on Topside Road.

The Secondary Entrance is shown in BHN&P's plans 60 feet from the existing driveway at the 3429 Topside Road residence. The driveway edge clearance is 16 feet, greater than the minimum edge clearance of 5 feet shown in Knox County's regulations.

2d) The new internal driveway for the Secondary Entrance will be a private drive, and the

Church should consider a lockable gate that would prevent any unnecessary traffic from cutting through the campus. However, the details and plans must be coordinated with the city fire department if a gated entrance is provided. If a gate is provided, the installation should comply with the Manual of Uniform Traffic Control Devices (MUTCD) Section 2B.76 and meet retro-reflectivity requirements listed in the MUTCD.

- 2e) The Church should post two signs on the new internal driveway facing entering traffic from Topside Road at the Secondary Entrance. Since this driveway should only be used for Church activities, a “No Thru Traffic” Sign (R5-12) and a “No Trucks” Sign (R5-2) are recommended to be installed on a single post. Likewise, a “No Thru Traffic” Sign (R5-12) should be installed off W. Governor John Sevier Highway at the existing Church Driveway. This sign at the existing Church Driveway should be installed inside the property facing W. Governor John Sevier Highway.



- 2f) The Church should consider installing a single overhead roadway light to delineate the proposed Secondary Driveway at Topside Road for travel at night or in low-light conditions while minimizing its effect on the adjacent houses. This lighting would be ideally placed adjacent to the proposed Secondary Driveway and off Topside Road and would illuminate the intersection.
- 2g) It is possible that more or fewer motorists will use the Secondary Entrance than estimated in this report, which would directly impact the intersection operations. After construction has been completed in 2024 and 2027, follow-up studies may be necessary if the projected conditions presented in this study do not materialize.



# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Kaity Wozek / Batson, Himes, Norvell & Poe**

Applicant Name

Affiliation

**10/30/2023**

**12/14/2023**

**12-B-23-SU**

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

**Kaity Wozek Batson, Himes, Norvell & Poe**

Name / Company

**4334 Papermill Dr Knoxville TN 37909**

Address

**865-609-1385 / kpatterson@bhn-p.com**

Phone / Email

## CURRENT PROPERTY INFO

**Brad Bassitt Calvary Chapel of Knoxville**

**3330 W Governor John Sevier Hwy Knoxville TN 37**

**865-680-9791**

Owner Name (if different)

Owner Address

Owner Phone / Email

**3330 W. Governor John Sevier Hwy.**

Property Address

**147 030**

**42 acres**

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southeast side of W. Governor John Sevier Hwy**

General Location

City

**Commission District 1**

**RN-1 (Single-Family Residential Neighborhood), HP**

**(P-QP) Public / Quasi Public Land**

County District

Zoning District

Existing Land Use

**South County**

**LDR, MDR/O**

**Urban Growth Area (Inside City Limits)**

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation



## 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) **New driveway on Topside Road and expansion of existing right turn lane.**

## 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 Zoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

- Staff Review    Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders    Variance Request

### ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)  
 Design Plan Certification (Final Plat)  
 Site Plan (Development Request)  
 Traffic Impact Study  
 Use on Review / Special Use (Concept Plan)

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   **Kaity Wozek / Batson, Himes, Norvell & Poe**  
Please Print

**10/30/2023**

Date

Phone / Email

Property Owner Signature   **Brad Bassitt Calvary Chapel of Knoxville**  
Please Print

**10/30/2023**

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
  - OYP
- Rezoning

Kaity Wozek

Applicant Name

Affiliation

10/30/23

File Number(s)

Date Filed

Meeting Date (if applicable)

## 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

Kaity Wozek

Batson, Himes, Norvell & Poe

Name

Company

4334 Papermill Drive

Knoxville

TN

37909

Address

City

State

ZIP

8655886472

kpatterson@bhn-p.com

Phone

Email

## CURRENT PROPERTY INFO

3330 W. Governor John Sevier Highway

865-680-9791

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3330 W. Governor John Sevier Highway

map 147 parcel 30

Property Address

Parcel ID

KCUD

KCUD

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

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

Other (specify) new driveway on to Topside Road & expansion of existing right turn la

Related City Permit Number(s)

## SUBDIVISION REQUEST

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

Unit / Phase Number  Combine Parcels    Divide Parcel   Total Number of Lots Created \_\_\_\_\_

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

Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

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

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

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

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

Pending Plat File Number

## STAFF USE ONLY

### PLAT TYPE

- Staff Review    Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders    Variance Request

### ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

## 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

Kaity Wozek

10/30/23

Please Print

Date

8655886472

kpatterson@bhn-p.com

Phone Number

Email

  
Property Owner Signature

Brad Bassitt

10/30/23

Please Print

Date Paid

