

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

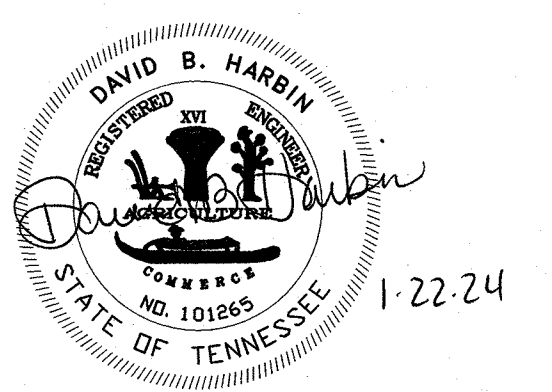
PARKING SPACES APPROVED UNDER 11-C-22-SU

EXISTING SPACES TO BE REMOVED: 17
PROPOSED SPACES (ALLOWED): 23
EXISTING SPACES: 288
TOTAL PARKING SPACES: 304

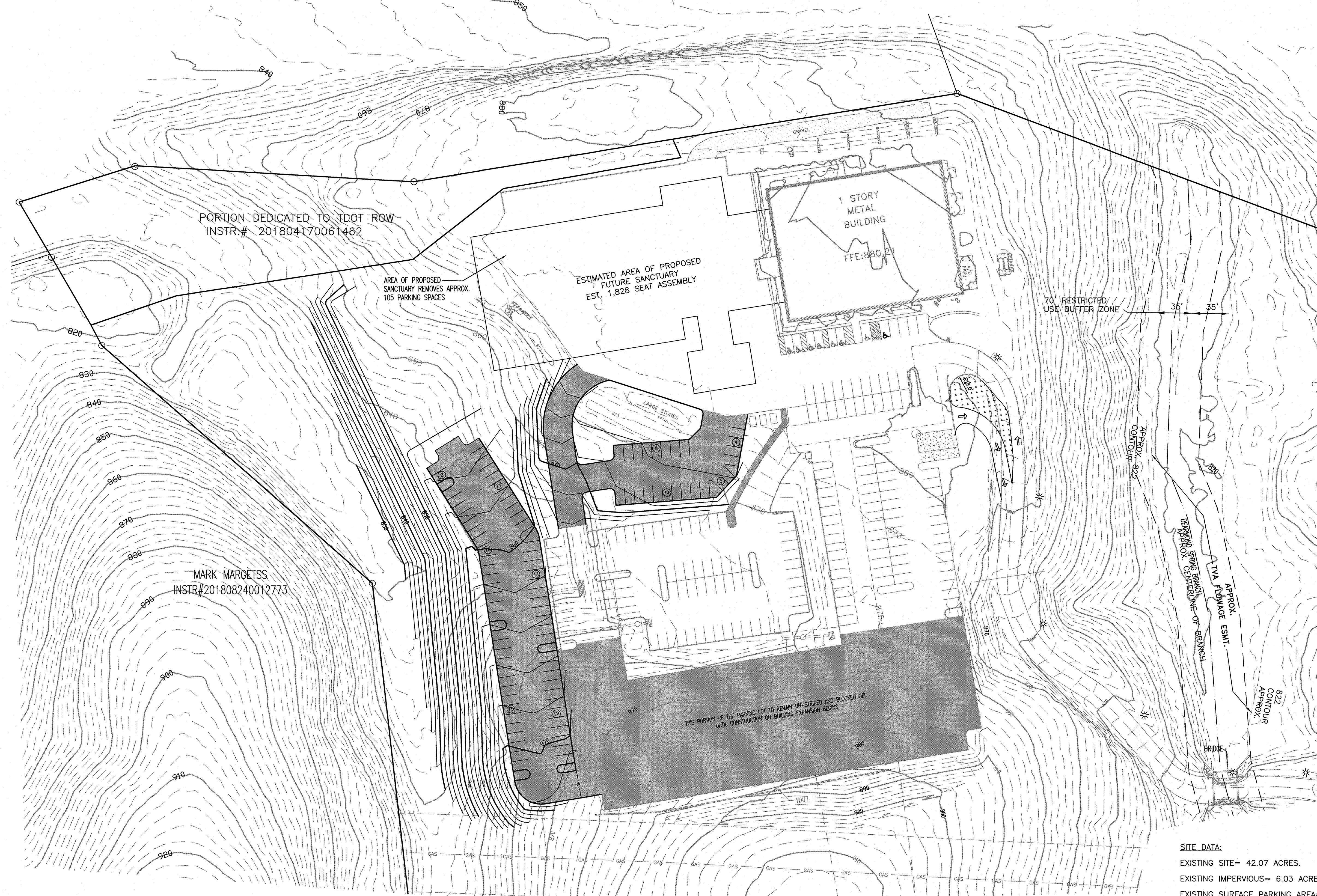
UNSTRIPPED PARKING AREA SPACES: 188
PARKING TO BE REMOVED WITH NEW SANCTUARY: 105
TOTAL WITH SANCTUARY BUILDOUT: 387

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
3330 W GOVERNOR JOHN SEVIER 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= 0.82 ACRES.
PROPOSED SURFACE PARKING AREA= 35,667 SF
PROPOSED DISTURBED AREA= 2.59 ACRES
TOTAL POST DEVELOPMENT VEHICULAR USE AREA= 5.89 ACRES
TOTAL POST DEVELOPMENT IMPERVIOUS AREA= 7.05 ACRES
EXISTING DISTURBED AREA= 10.94 ACRES
PROPOSED DISTURBED AREA= 3.79 ACRES

	WITHIN HP OVERLAY AREA	OUTSIDE HP OVERLAY AREA	TOTAL SITE AREA
DISTURBED AREA	10.04 AC	3.81 AC	13.85 AC
UNDISTURBED AREA	19.22 AC	7.95 AC	27.17 AC

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 SANCTUARY FOR
CALVARY CHAPEL OF KNOXVILLE

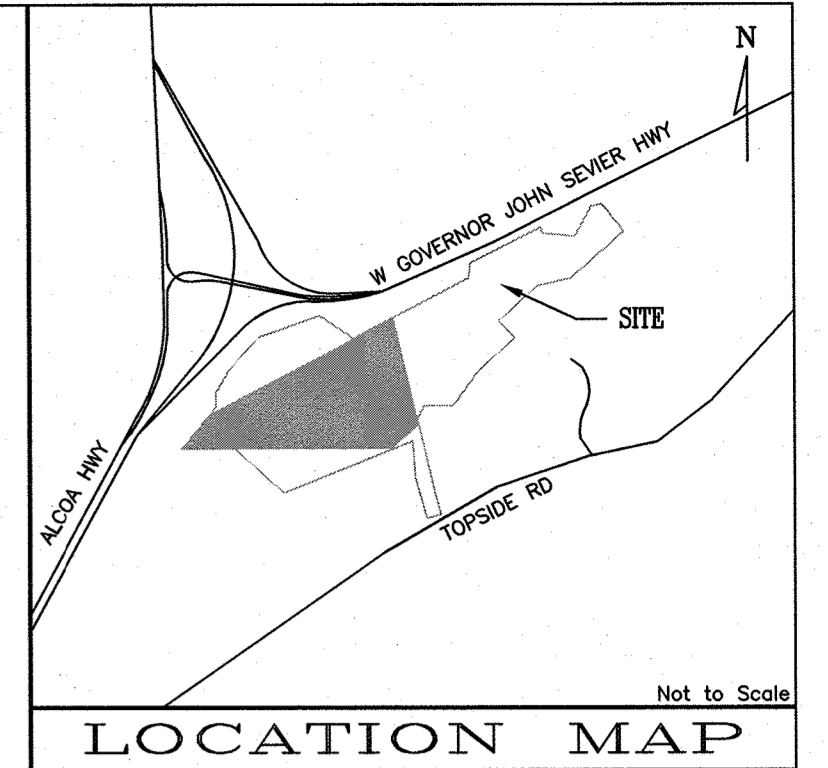
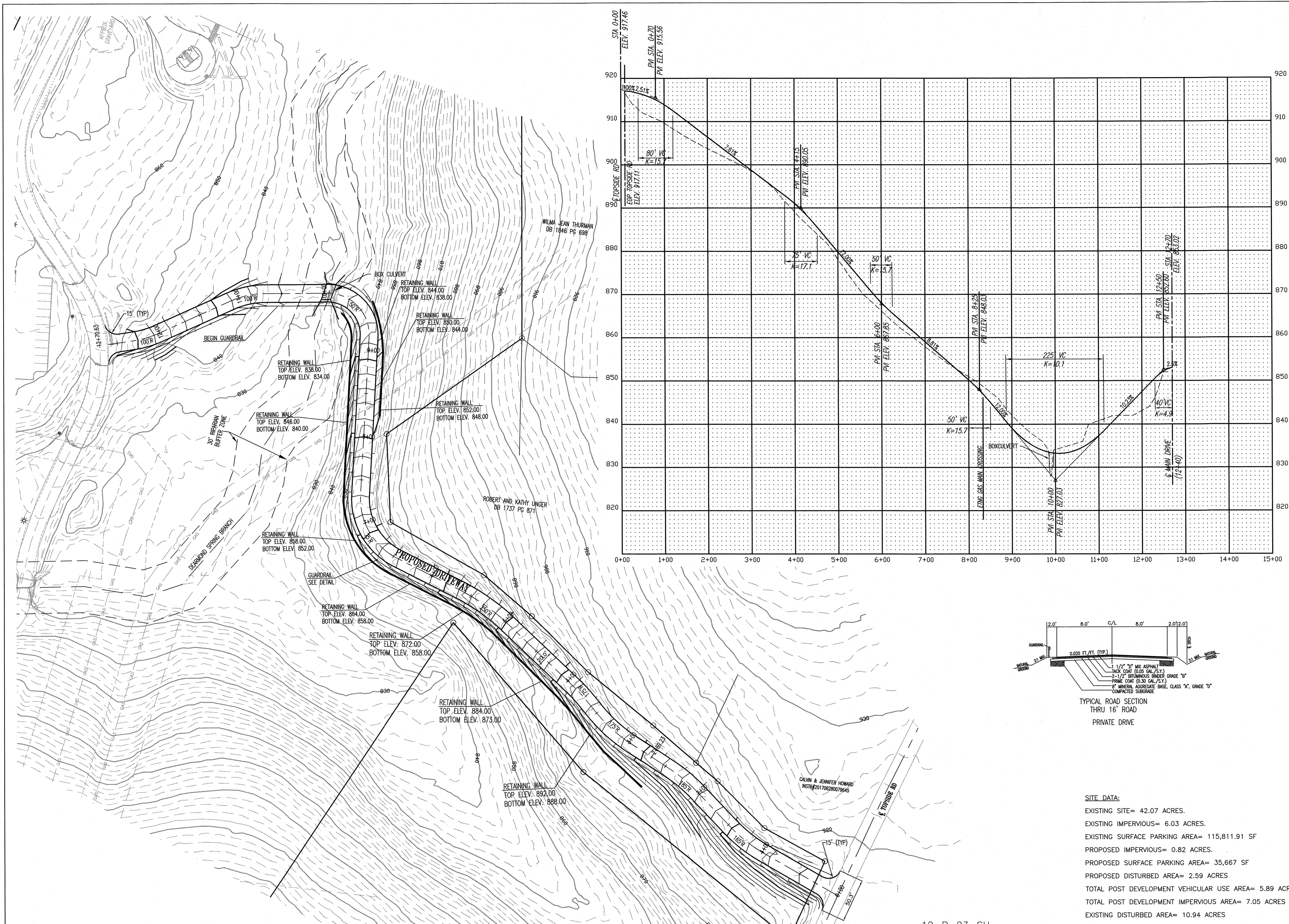
TAX MAP 147 PARCEL 30
DISTRICT 25, KNOX COUNTY, TENNESSEE
CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE

25130-BLDG

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

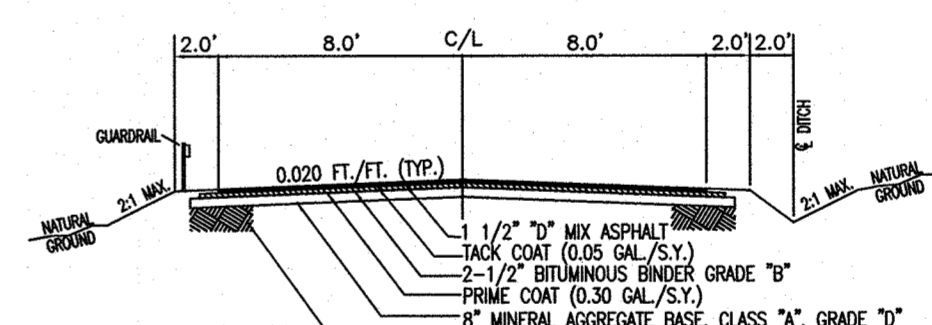
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

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



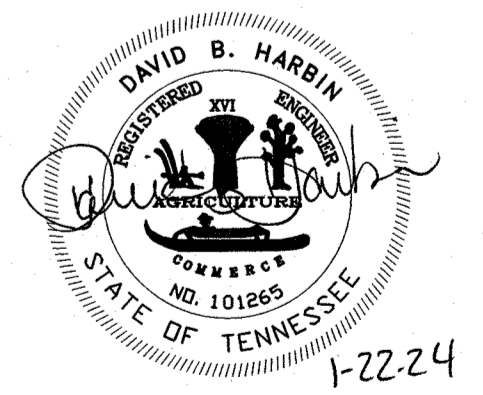
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	WITHIN HP OVERLAY	OUTSIDE HP OVERLAY	TOTAL SITE
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UNDISTURBED AREA	19.22 AC	7.95 AC	27.17 AC



TYPICAL ROAD SECTION THRU 16' ROAD PRIVATE DRIVE

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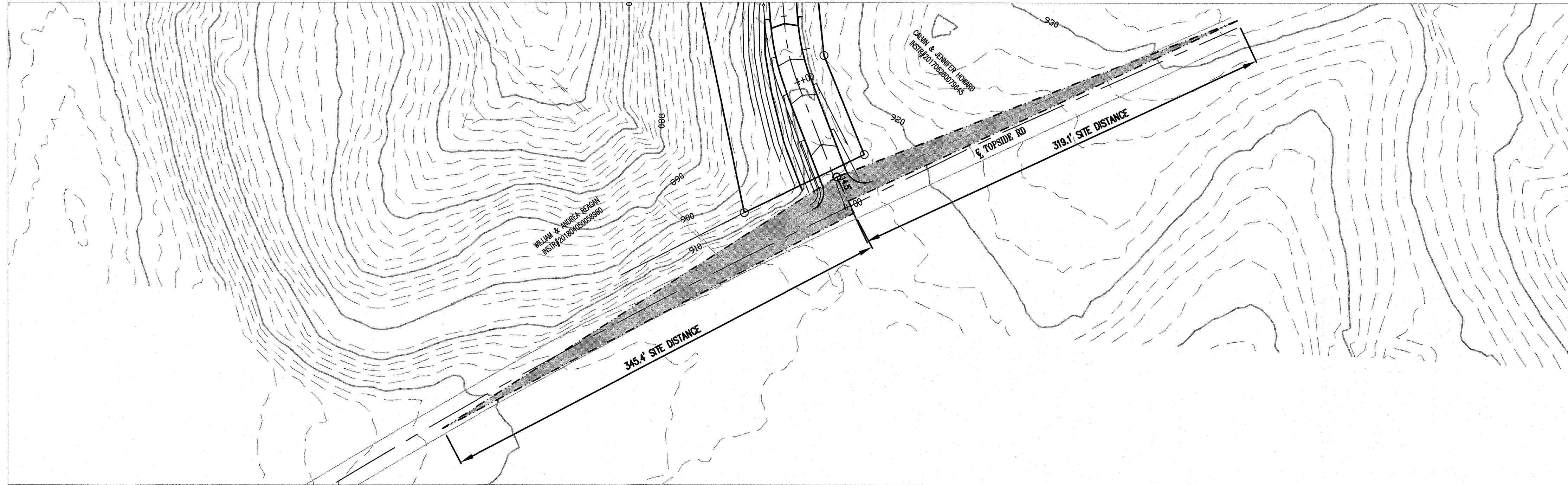
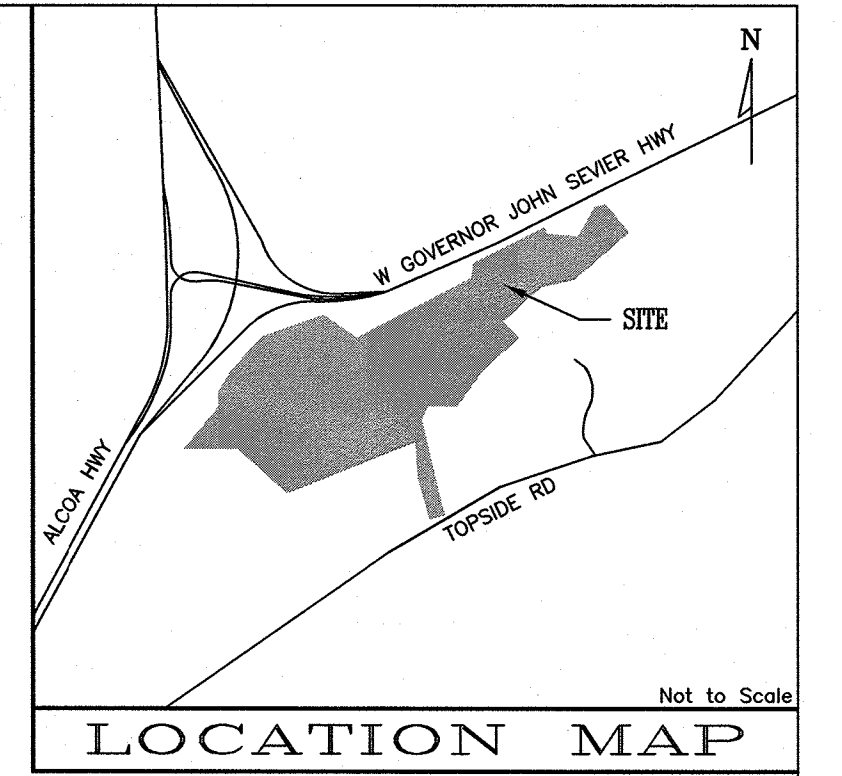
PROPOSED DRIVEWAY FOR
CALVARY CHAPEL OF KNOXVILLE
 TAX MAP 147 PARCEL 30
 DISTRICT 25, KNOX COUNTY, TENNESSEE
 CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE

25130-DW
 SHEET 3 OF 5 SHEET(S)
 Q:\25130\TOPSIDE ROAD ACCESS\25130-UOR.DWG

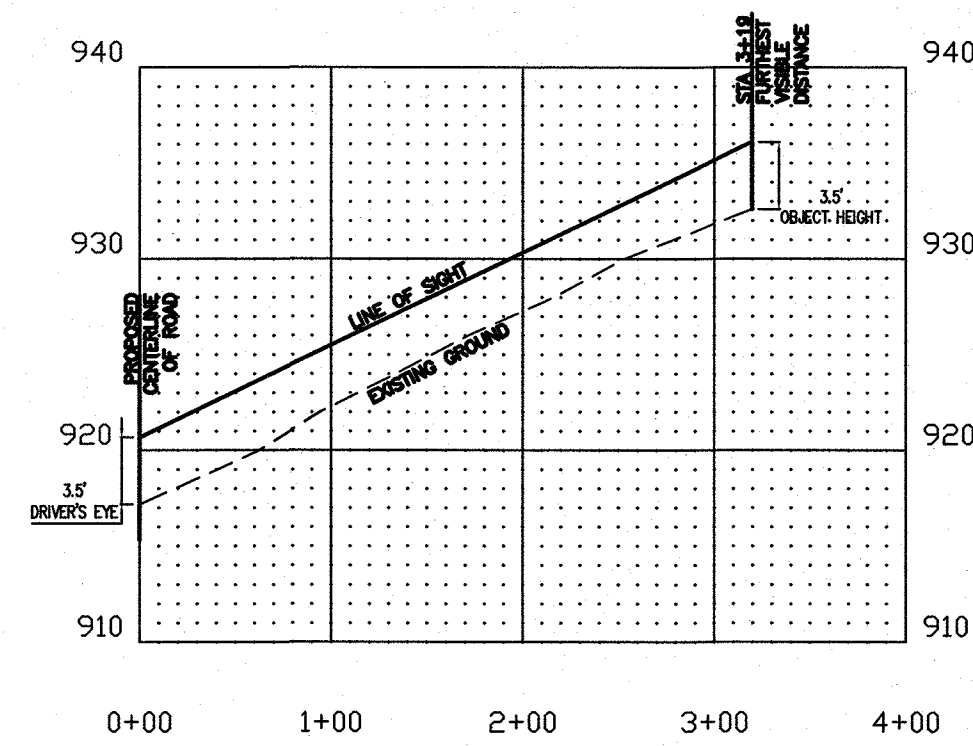
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

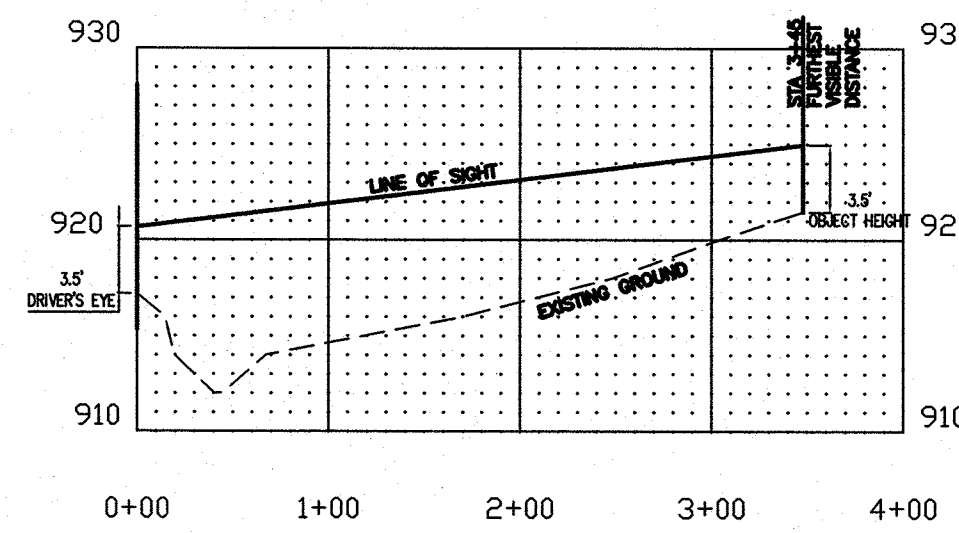
NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND
BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL
LAWS AND LOCAL ORDINANCES; TO
CONFORM WITH RECOMMENDATIONS
SET FORTH IN AGC MANUAL OF
ACCIDENT PREVENTION IN
CONSTRUCTION; TO PROTECT LIFE,
PROPERTY, OR WORK;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



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SIGHT DISTANCE PROFILE
LOOKING LEFT



SIGHT DISTANCE PROFILE
LOOKING RIGHT

INTERSECTION SITE DISTANCE DATA:
CASE B1 RIGHT TURN FROM STOP

POSTED SPEED LIMIT:
30 MPH FROM NORTH (V)
ASSUMPTIONS:
GRADE <3%
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 B1 LEFT TURN FROM STOP

POSTED SPEED LIMIT:
30 MPH FROM SOUTH (V)
ASSUMPTIONS:
GRADE <3%
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



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VERTICAL: 2" INTERVAL

DATE
12/5/23

DEED REFERENCES: INSTR. #202303020047703

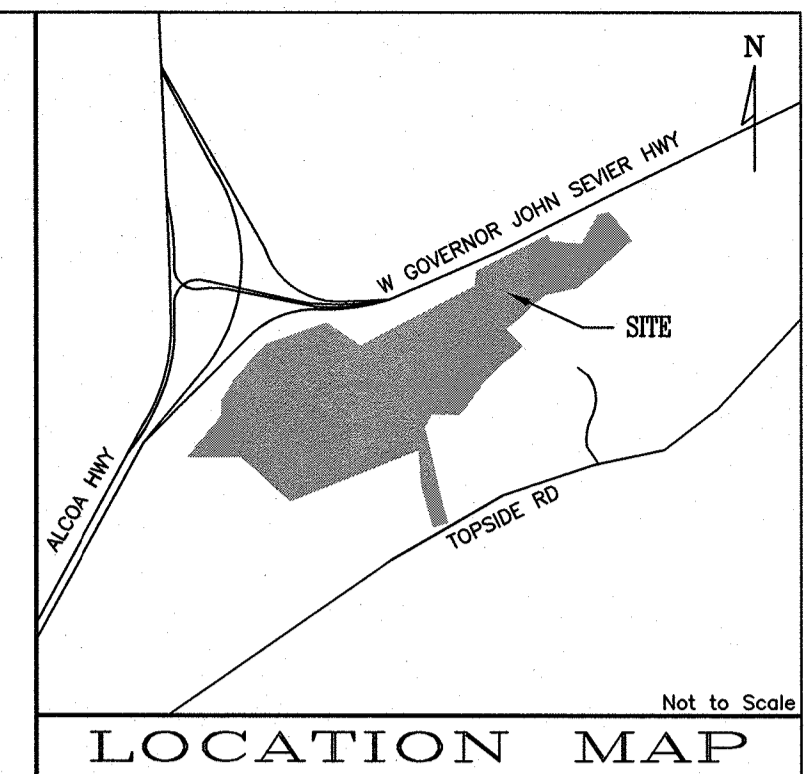
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SITE DISTANCE FOR
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CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE

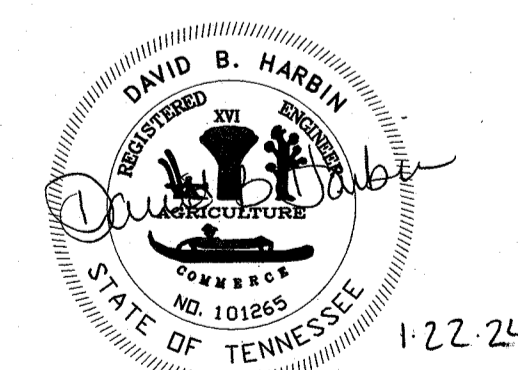
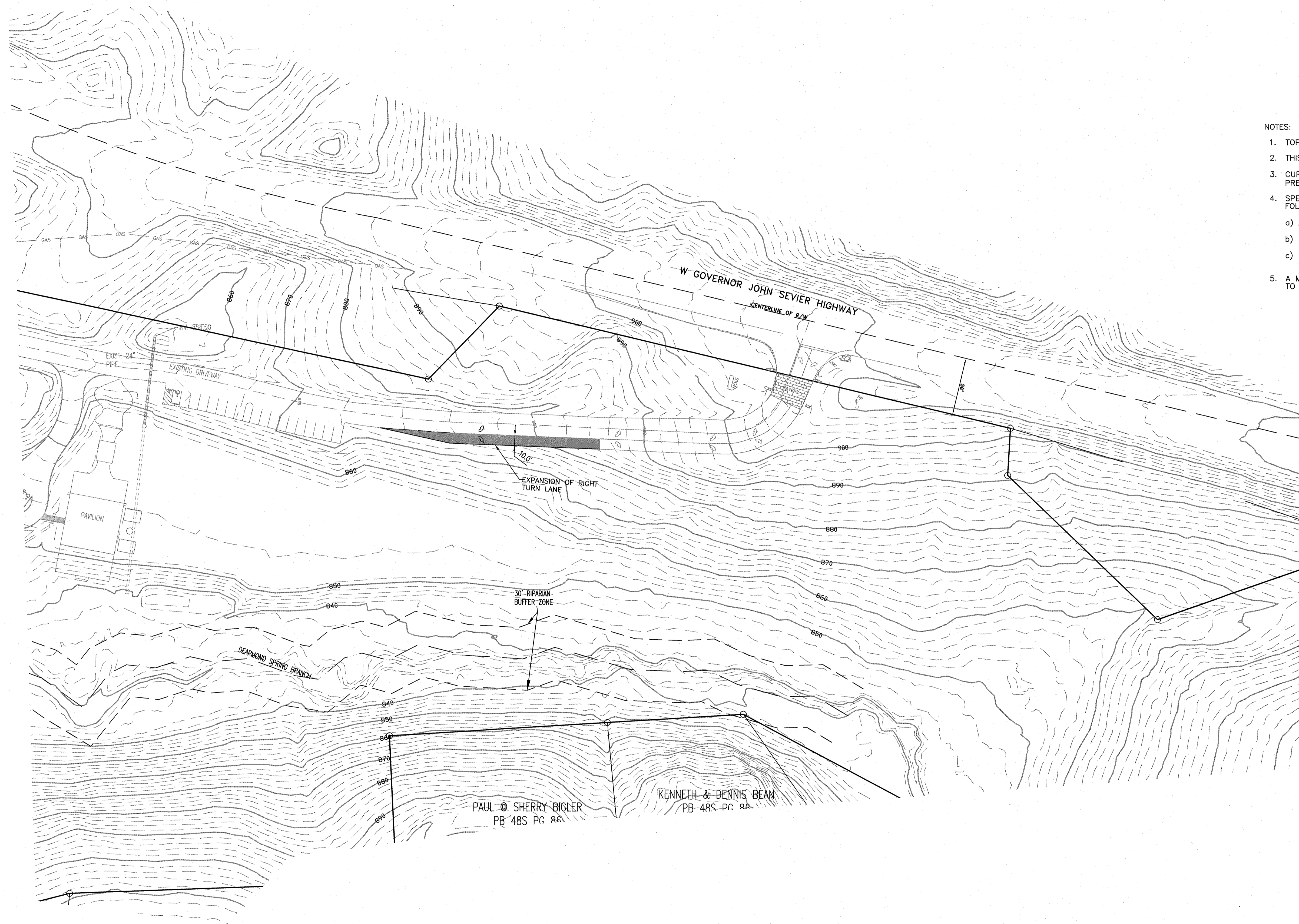
25130-SD

SHEET 4 OF 5 SHEET(S)

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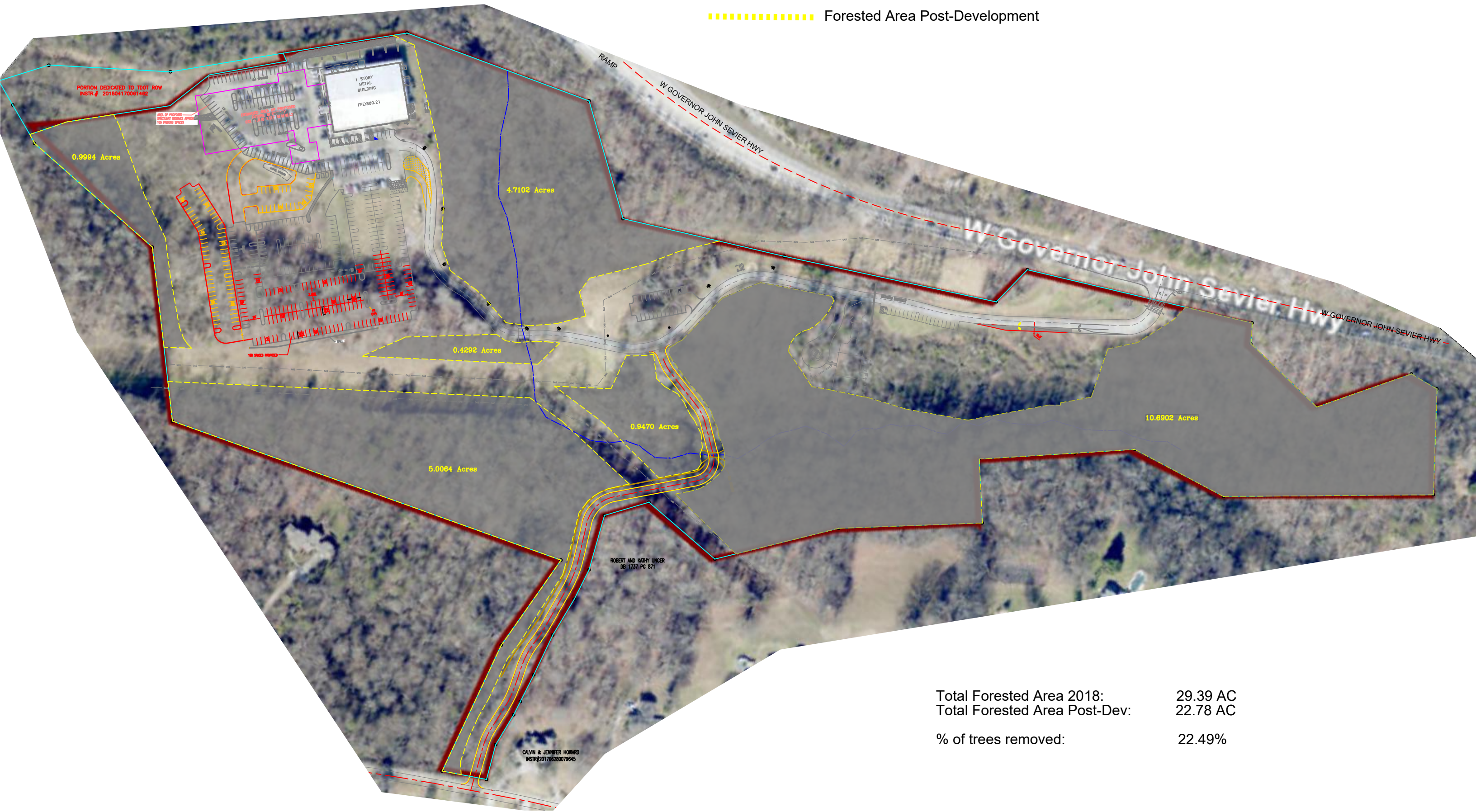
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PROPOSED TURN LANE EXPANSION FOR
CALVARY CHAPEL OF KNOXVILLE
 TAX MAP 147 PARCEL 30
 DISTRICT 25, KNOX COUNTY, TENNESSEE
 CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE

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

■■■■■■■■■■ Forested Area Post-Development



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

Forested Area 2018



Total Forested Area: 29.39 AC

