

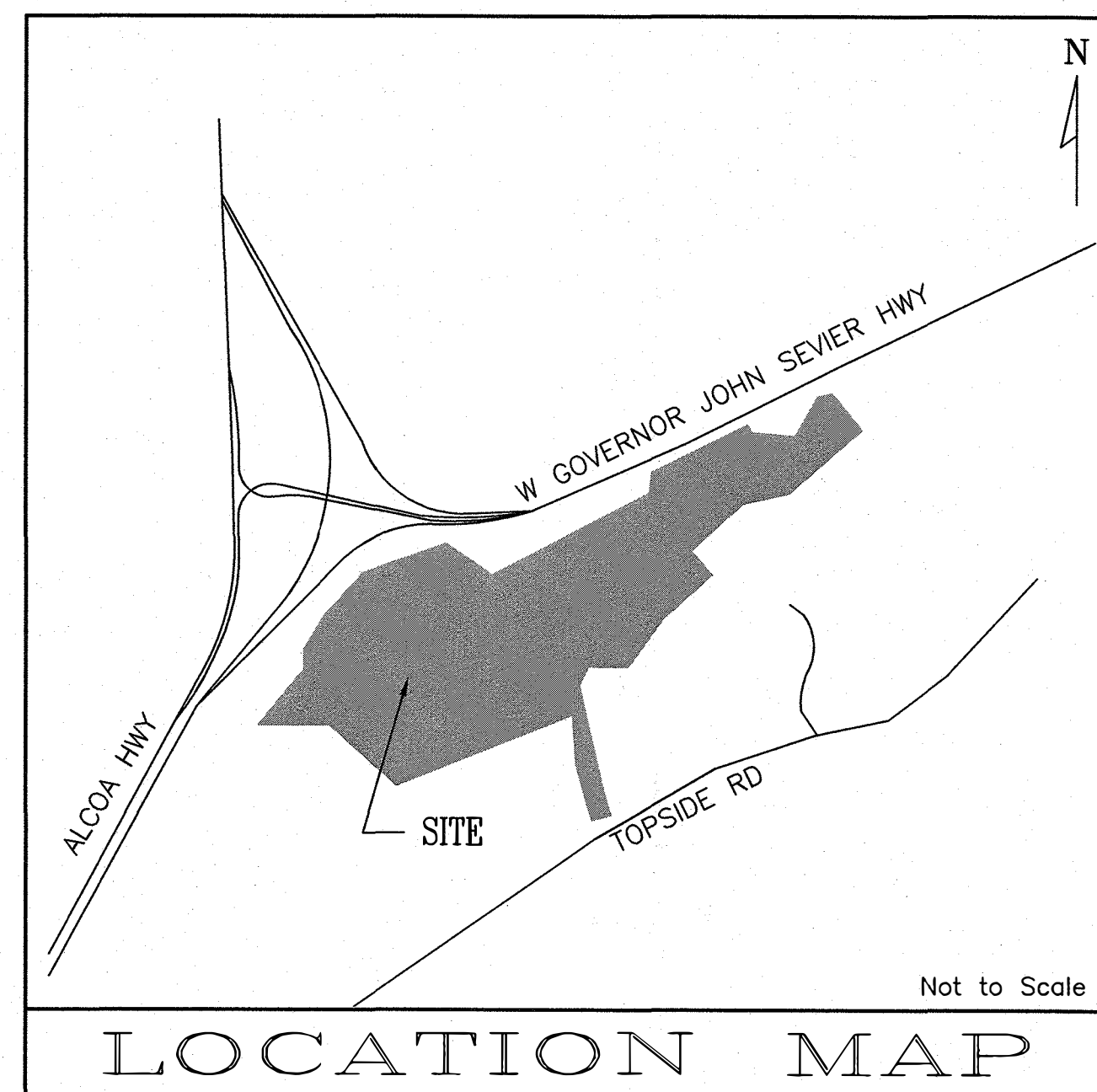
DESIGN PLAN  
FOR

CALVARY CHAPEL OF KNOXVILLE -  
SANCTUARY & PARKING EXPANSION

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

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3,4	SITE PLAN
5	GRADING & DRAINAGE
6	HILLSIDE PROTECTION EXHIBIT
7	TREE PROTECTION EXHIBIT



OWNER/DEVELOPER

CALVARY CHAPEL OF KNOXVILLE  
3330 W. GOVERNOR JOHN SEVIER HWY  
KNOXVILLE, TN 37920  
PHONE: (865) 680-9791

BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE (865) 588-6472  
FAX (865) 588-6473

9-G-24-SU/9-A-24-HPA  
Received 12-2-2024

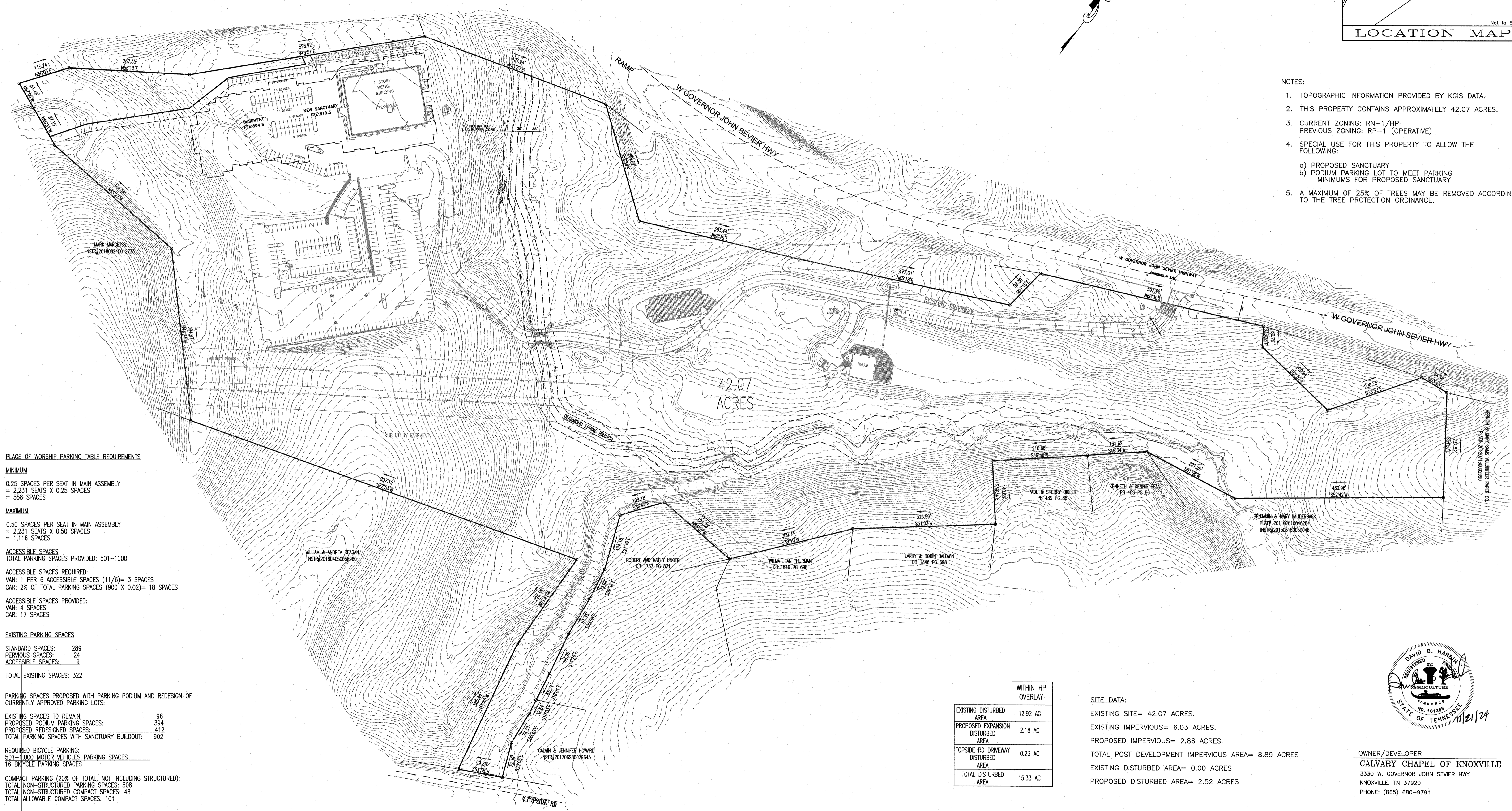
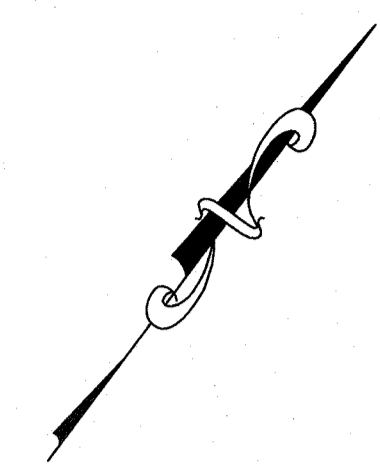
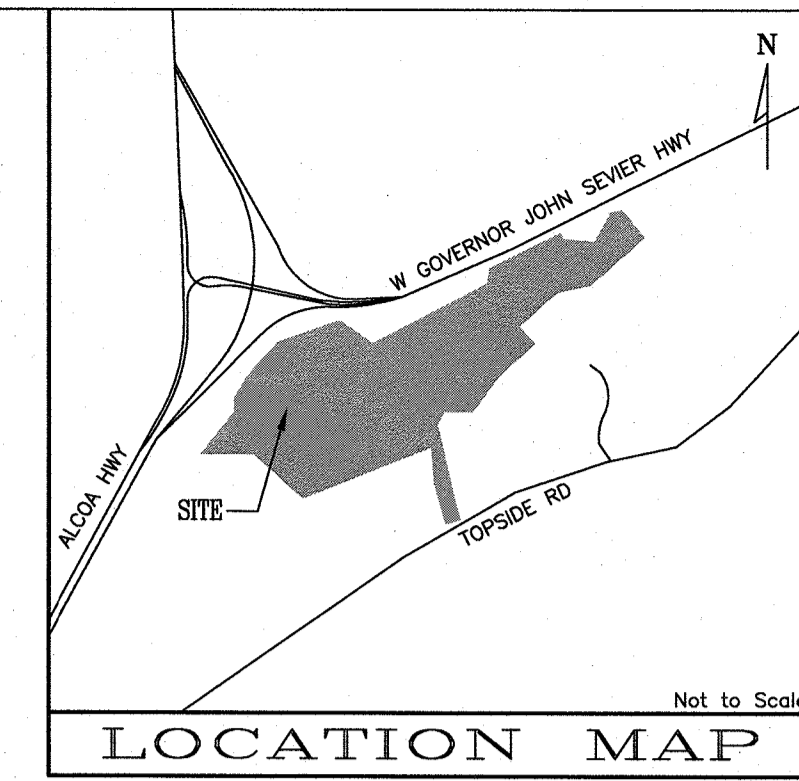


FEBRUARY 8, 2023  
REVISED: NOVEMBER 21, 2024

SHEET 1 OF 7 SHEETS

25130-EXP2-TS





- NOTES:
1. TOPOGRAPHIC INFORMATION PROVIDED BY KGIS DATA.
  2. THIS PROPERTY CONTAINS APPROXIMATELY 42.07 ACRES.
  3. CURRENT ZONING: RN-1/HP  
PREVIOUS ZONING: RP-1 (OPERATIVE)
  4. SPECIAL USE FOR THIS PROPERTY TO ALLOW THE FOLLOWING:
    - a) PROPOSED SANCTUARY
    - b) PODIUM 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.

**PLACE OF WORSHIP PARKING TABLE REQUIREMENTS**

**MINIMUM**  
 0.25 SPACES PER SEAT IN MAIN ASSEMBLY  
 = 2,231 SEATS X 0.25 SPACES  
 = 558 SPACES

**MAXIMUM**  
 0.50 SPACES PER SEAT IN MAIN ASSEMBLY  
 = 2,231 SEATS X 0.50 SPACES  
 = 1,116 SPACES

**ACCESSIBLE SPACES**  
 TOTAL PARKING SPACES PROVIDED: 501-1000

**ACCESSIBLE SPACES REQUIRED:**  
 VAN: 1 PER 6 ACCESSIBLE SPACES (11/6) = 3 SPACES  
 CAR: 2% OF TOTAL PARKING SPACES (900 X 0.02) = 18 SPACES

**ACCESSIBLE SPACES PROVIDED:**  
 VAN: 4 SPACES  
 CAR: 17 SPACES

**EXISTING PARKING SPACES**

STANDARD SPACES: 289  
 PERVIOUS SPACES: 24  
 ACCESSIBLE SPACES: 9

TOTAL EXISTING SPACES: 322

**PARKING SPACES PROPOSED WITH PARKING PODIUM AND REDESIGN OF CURRENTLY APPROVED PARKING LOTS:**

EXISTING SPACES TO REMAIN: 96  
 PROPOSED PODIUM PARKING SPACES: 394  
 PROPOSED REDESIGNED SPACES: 412  
 TOTAL PARKING SPACES WITH SANCTUARY BUILDOUT: 902

**REQUIRED BICYCLE PARKING:**  
 501-1,000 MOTOR VEHICLES PARKING SPACES  
 16 BICYCLE PARKING SPACES

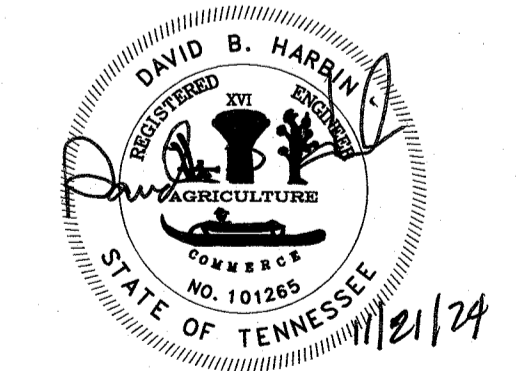
**COMPACT PARKING (20% OF TOTAL, NOT INCLUDING STRUCTURED):**  
 TOTAL NON-STRUCTURED PARKING SPACES: 508  
 TOTAL NON-STRUCTURED COMPACT SPACES: 48  
 TOTAL ALLOWABLE COMPACT SPACES: 101

42.07 ACRES

	WITHIN HP OVERLAY
EXISTING DISTURBED AREA	12.92 AC
PROPOSED EXPANSION DISTURBED AREA	2.18 AC
TOPSIDE RD DRIVEWAY DISTURBED AREA	0.23 AC
TOTAL DISTURBED AREA	15.33 AC

**SITE DATA:**

EXISTING SITE= 42.07 ACRES.  
 EXISTING IMPERVIOUS= 6.03 ACRES.  
 PROPOSED IMPERVIOUS= 2.86 ACRES.  
 TOTAL POST DEVELOPMENT IMPERVIOUS AREA= 8.89 ACRES  
 EXISTING DISTURBED AREA= 0.00 ACRES  
 PROPOSED DISTURBED AREA= 2.52 ACRES



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CHECKED	DBH	11/21/24	REVISED GRADING AT WALL & PARKING COUNT					

SCALE  
 HORIZONTAL: 1" = 100'  
 VERTICAL: 2' INTERVAL  
 DATE  
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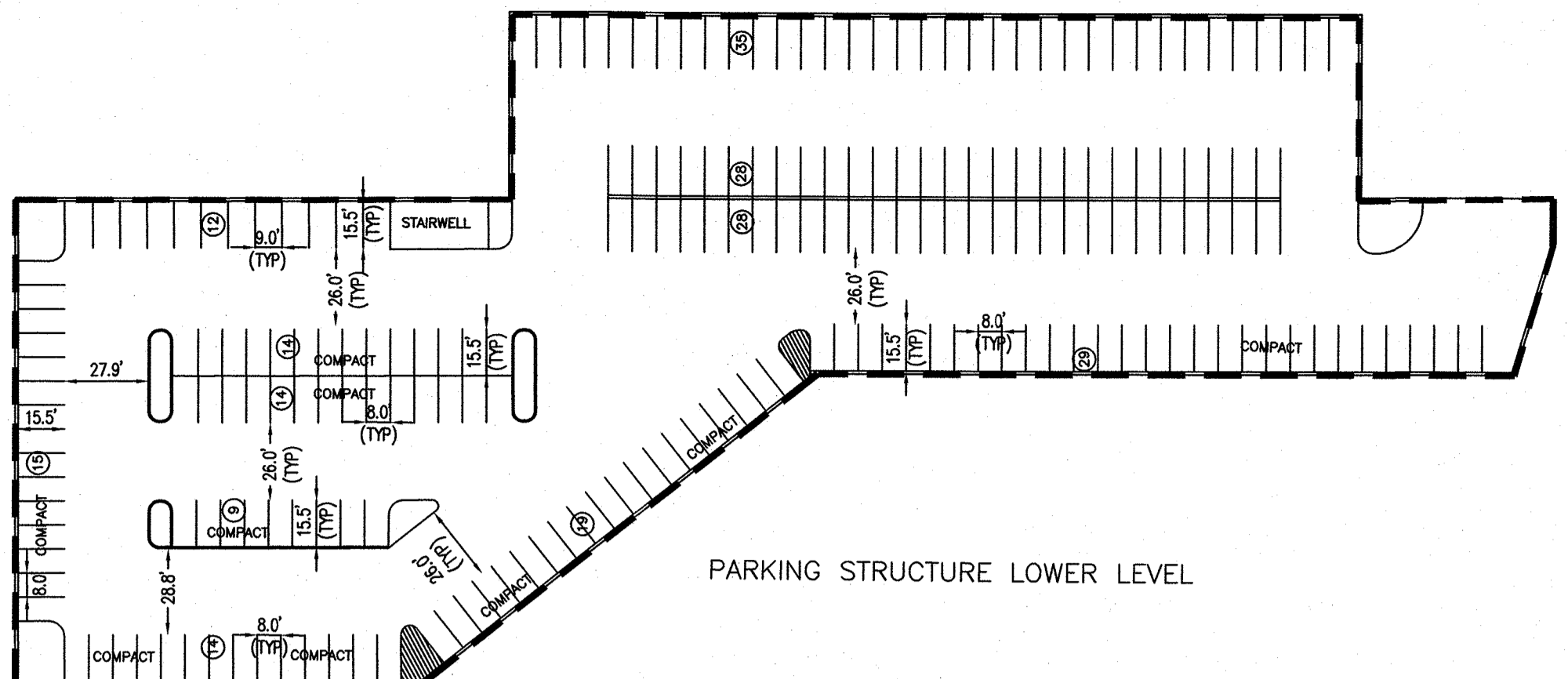
DEED REFERENCES: PLAT INSTR# 201208240012541  
 DEED REFERENCES: DEED INSTR# 201804170061462

1"=100'

**EXISTING CONDITIONS FOR CALVARY CHAPEL OF KNOXVILLE - SANCTUARY & PARKING EXPANSION**  
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 DISTRICT 25, KNOX COUNTY, TENNESSEE  
 CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE

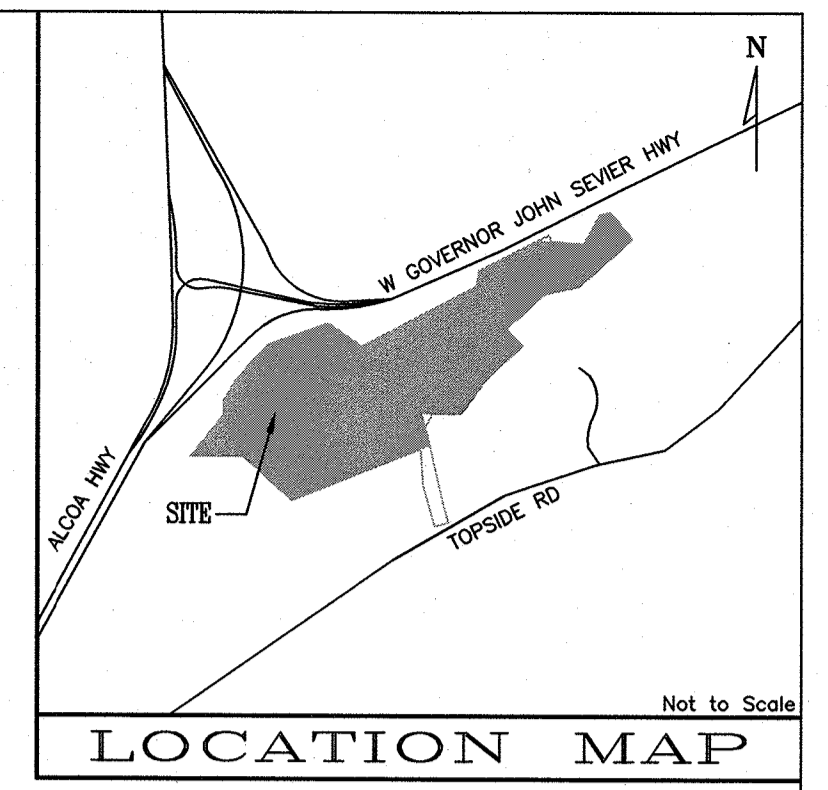
25130-EXP2-EX  
 SHEET 2 OF 7 SHEET(S)  
 Q:\25130\SANCTUARY EXPANSION\25130-SANCTUARY & PARKING EXPANSION REVISED.DWG



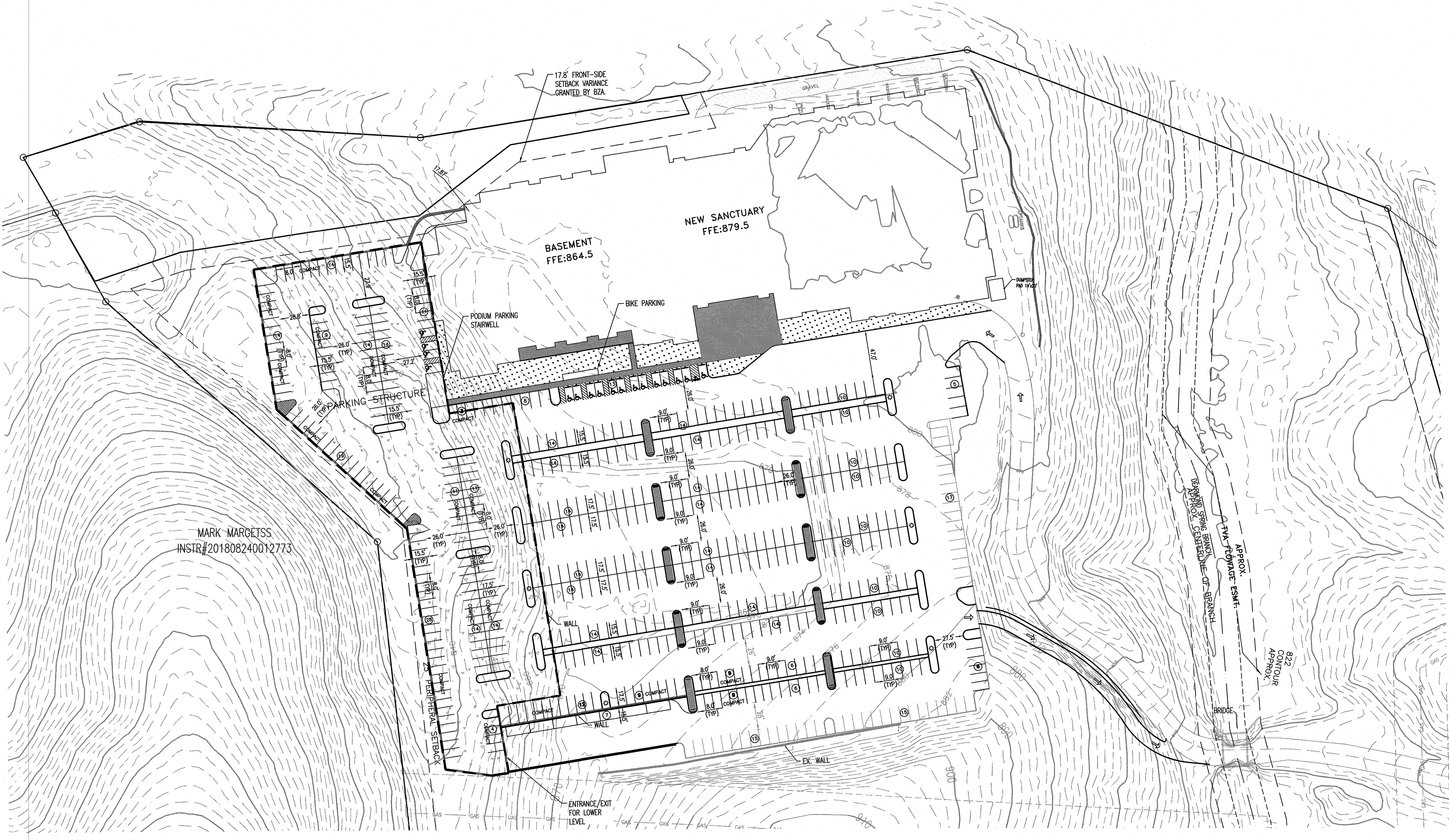


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MARK MARGETSS  
INSTR#201808240012773



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CHECKED	DBH						
NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
1	11/21/24	REVISED GRADING AT WALL & PARKING COUNT					

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

DATE  
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DEED REFERENCES: PLAT INSTR# 201208240012541  
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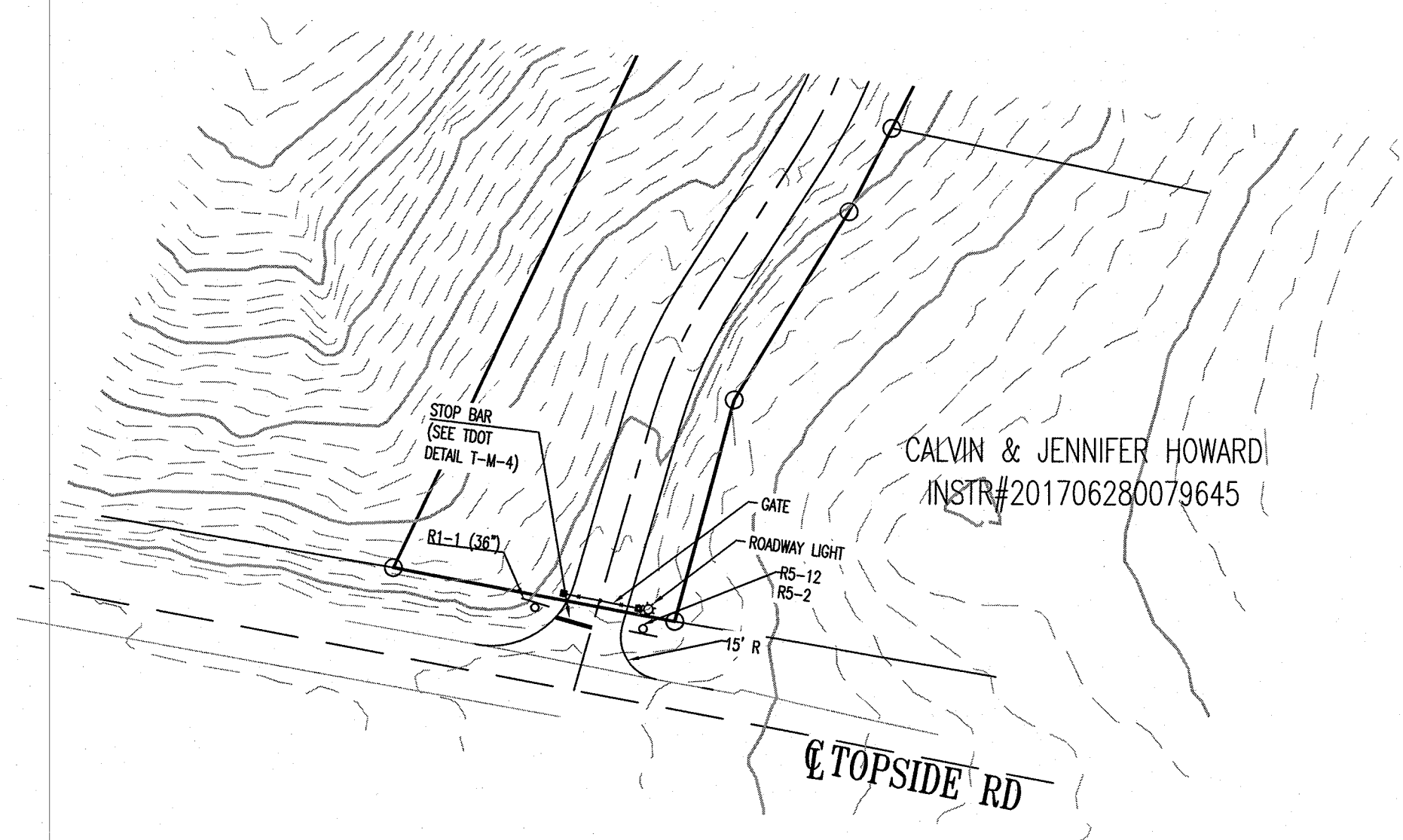
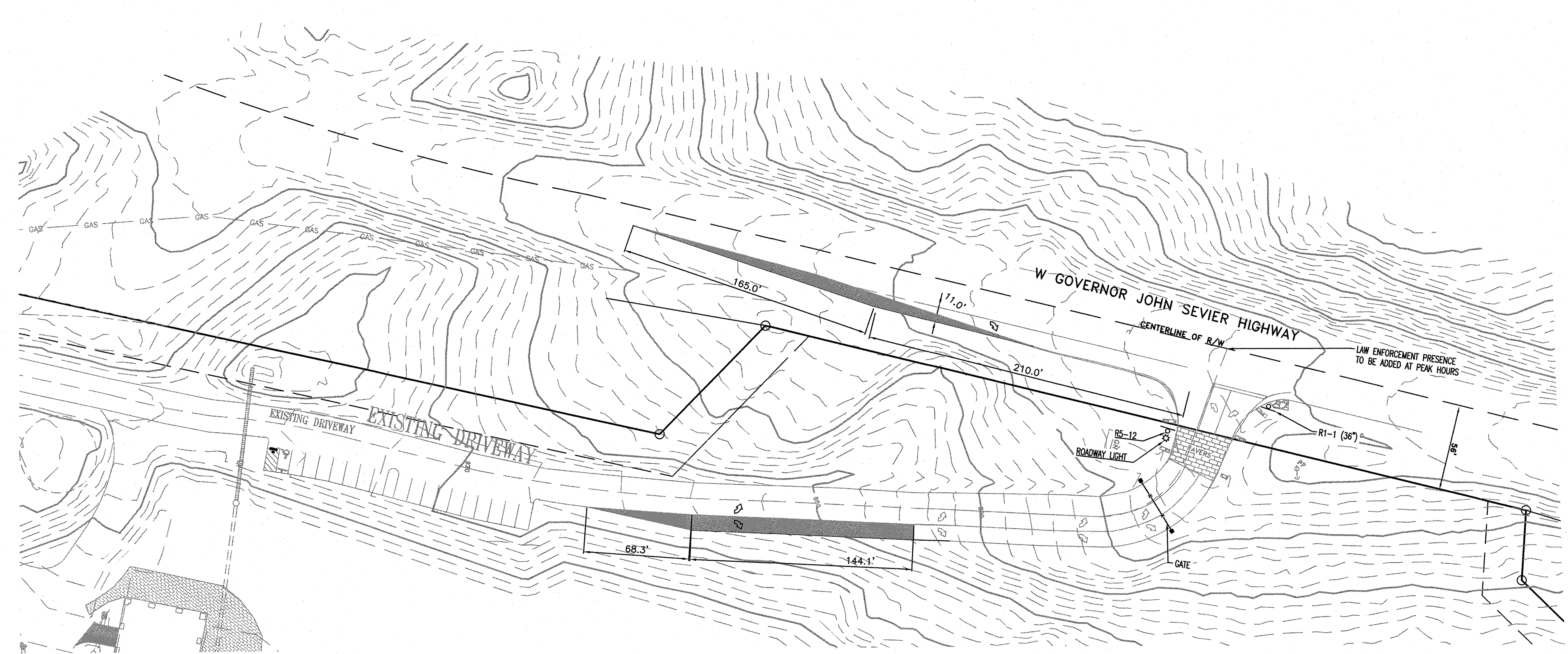
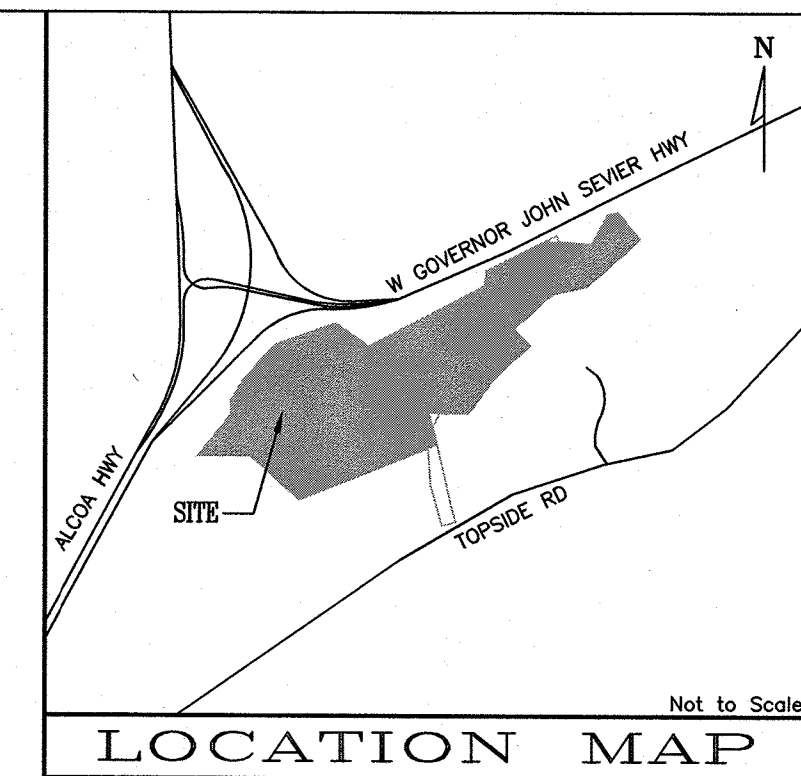
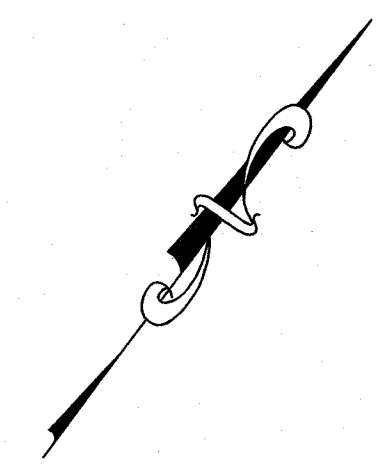
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 SANCTUARY & PARKING EXPANSION**

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

25130-EXP2-SP

SHEET 3 OF 7 SHEET(S)  
 Q:\25130\SANCTUARY  
 EXPANSION\25130-SANCTUARY & PARKING  
 EXPANSION REVISED.DWG





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TOTAL NON-STRUCTURED PARKING SPACES: 508  
TOTAL NON-STRUCTURED COMPACT SPACES: 48  
TOTAL ALLOWABLE COMPACT SPACES: 101

NOTE: SHOWN IMPROVEMENTS AT TOPSIDE ROAD AND W GOVERNOR JOHN SEVIER HIGHWAY ARE PROPOSED ON THE PLANS FOR THE SITE'S TOPSIDE ROAD DRIVEWAY PLAN.

	WITHIN HP OVERLAY
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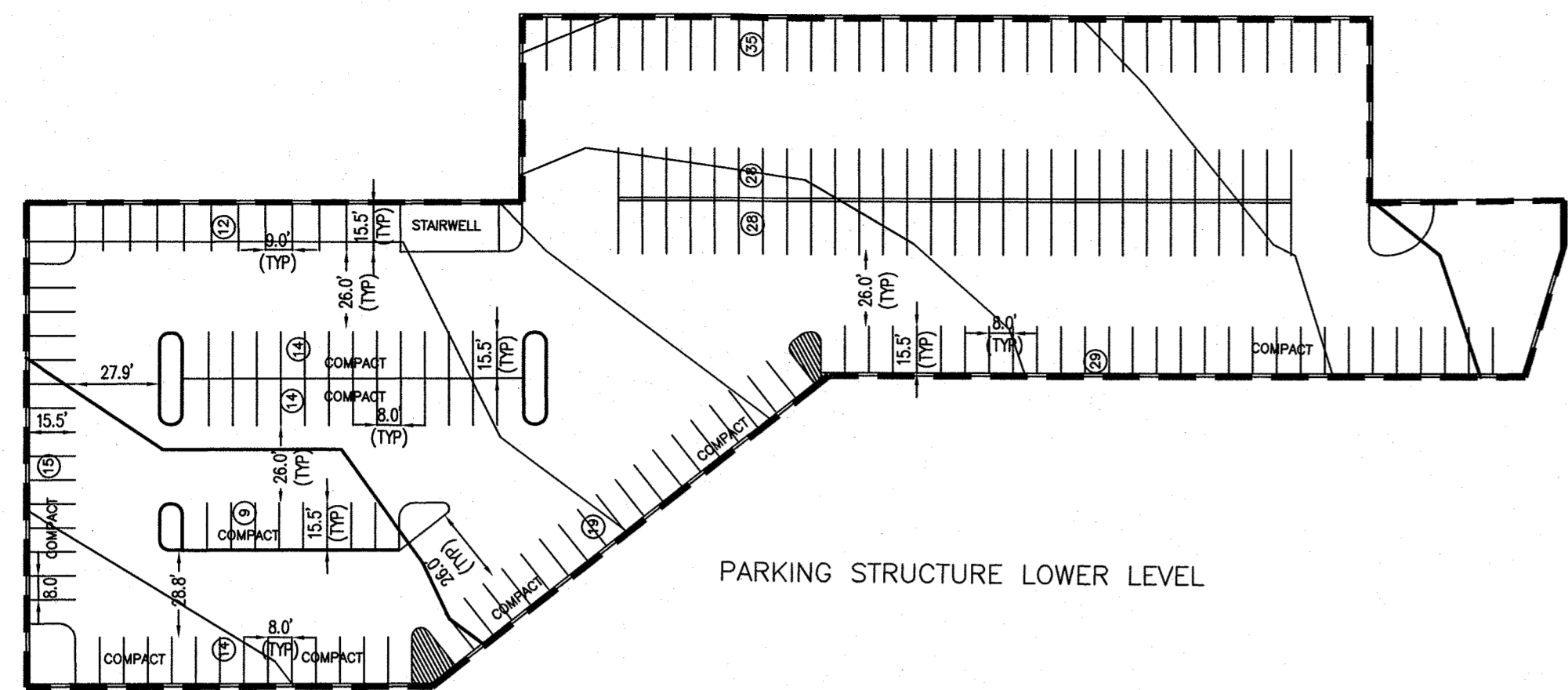
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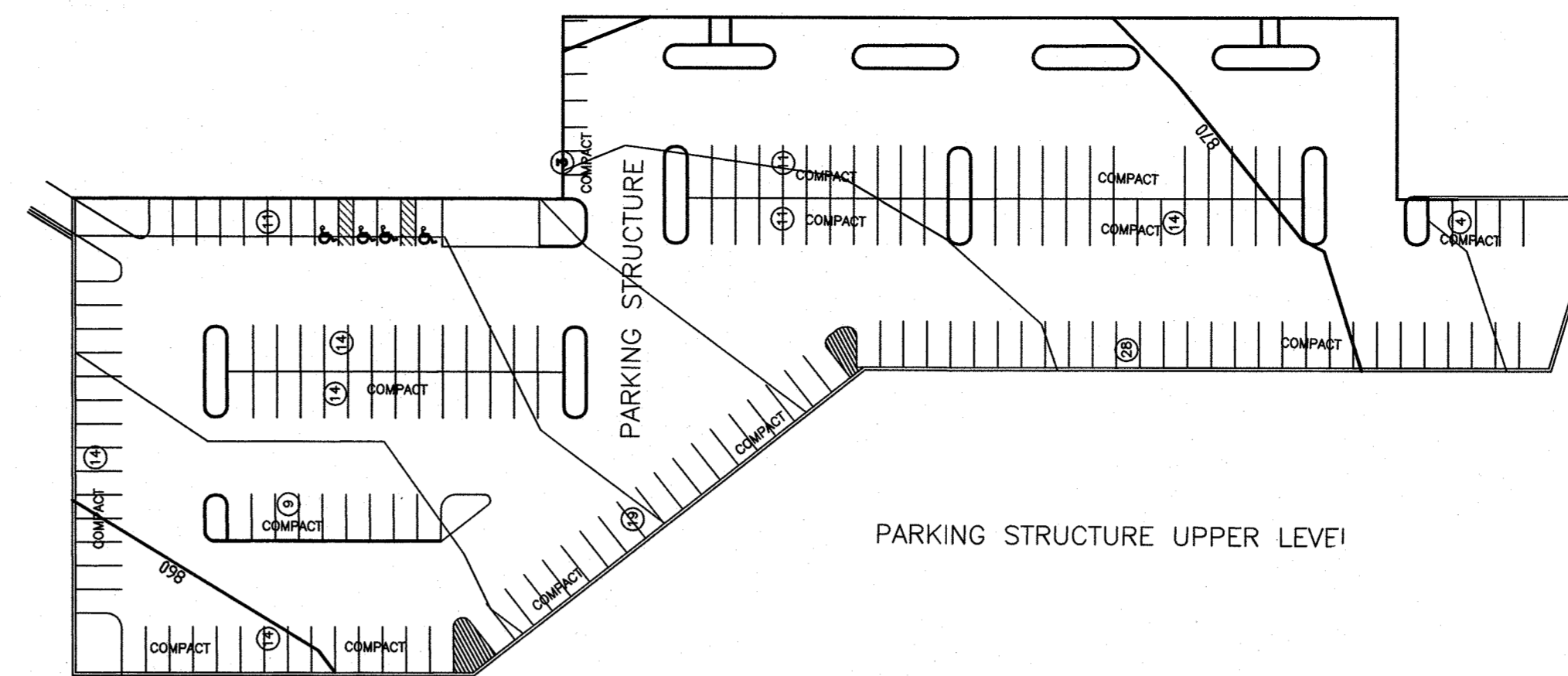
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**SANCTUARY & PARKING EXPANSION**  
TAX MAP 147 PARCEL 30  
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25130-EXP2-SP  
SHEET 4 OF 7 SHEET(S)  
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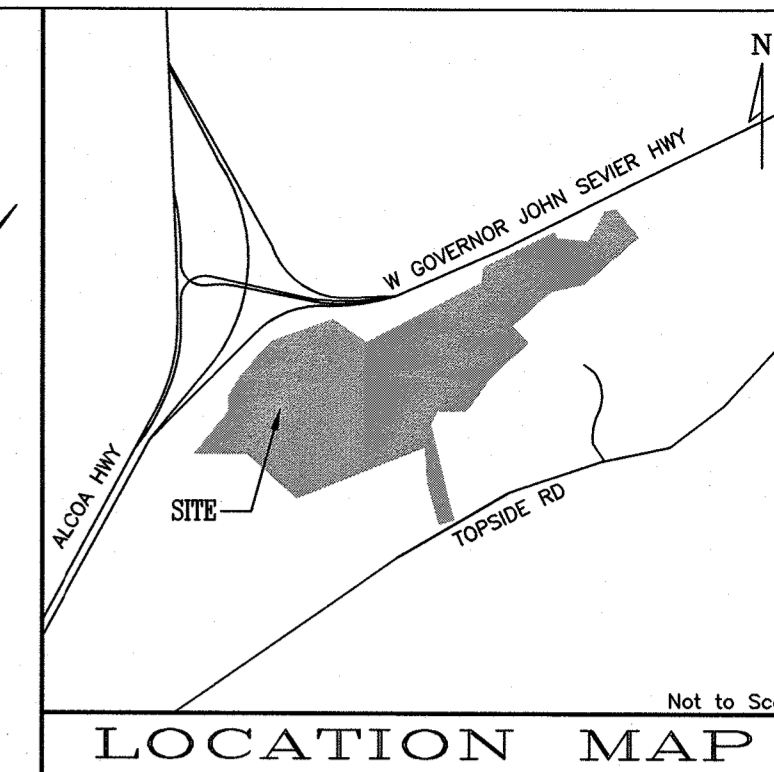




PARKING STRUCTURE LOWER LEVEL



PARKING STRUCTURE UPPER LEVEL



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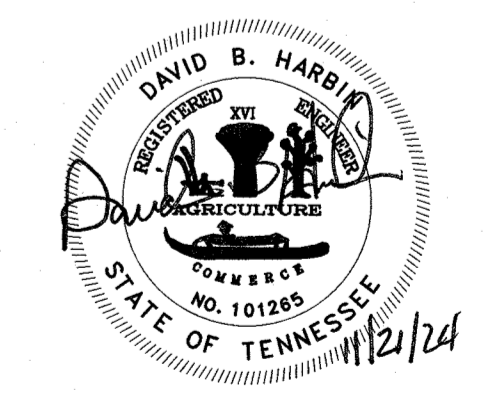
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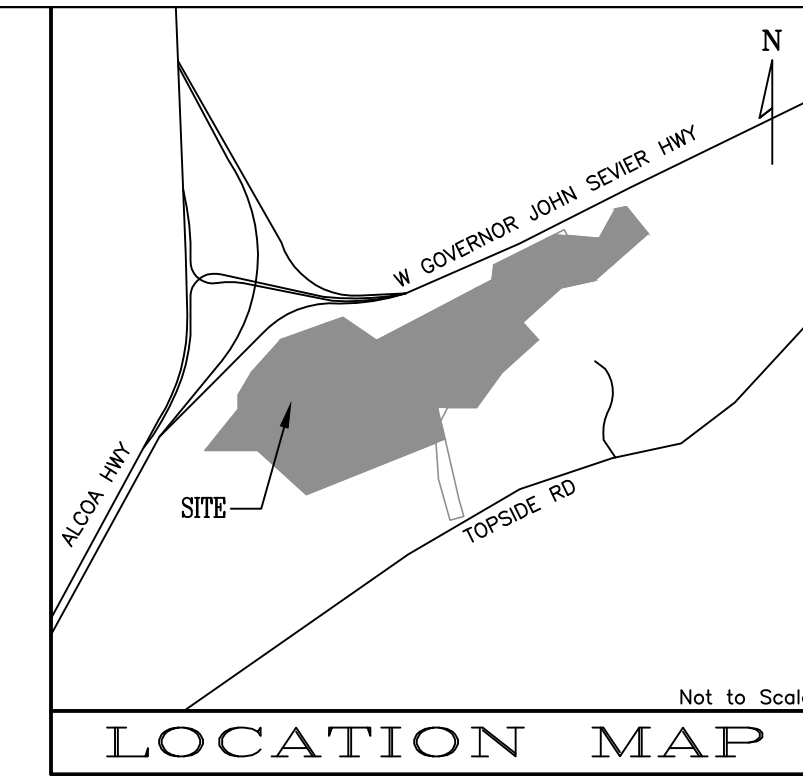
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25130-EXP2-GP  
SHEET 5 OF 7 SHEET(S)  
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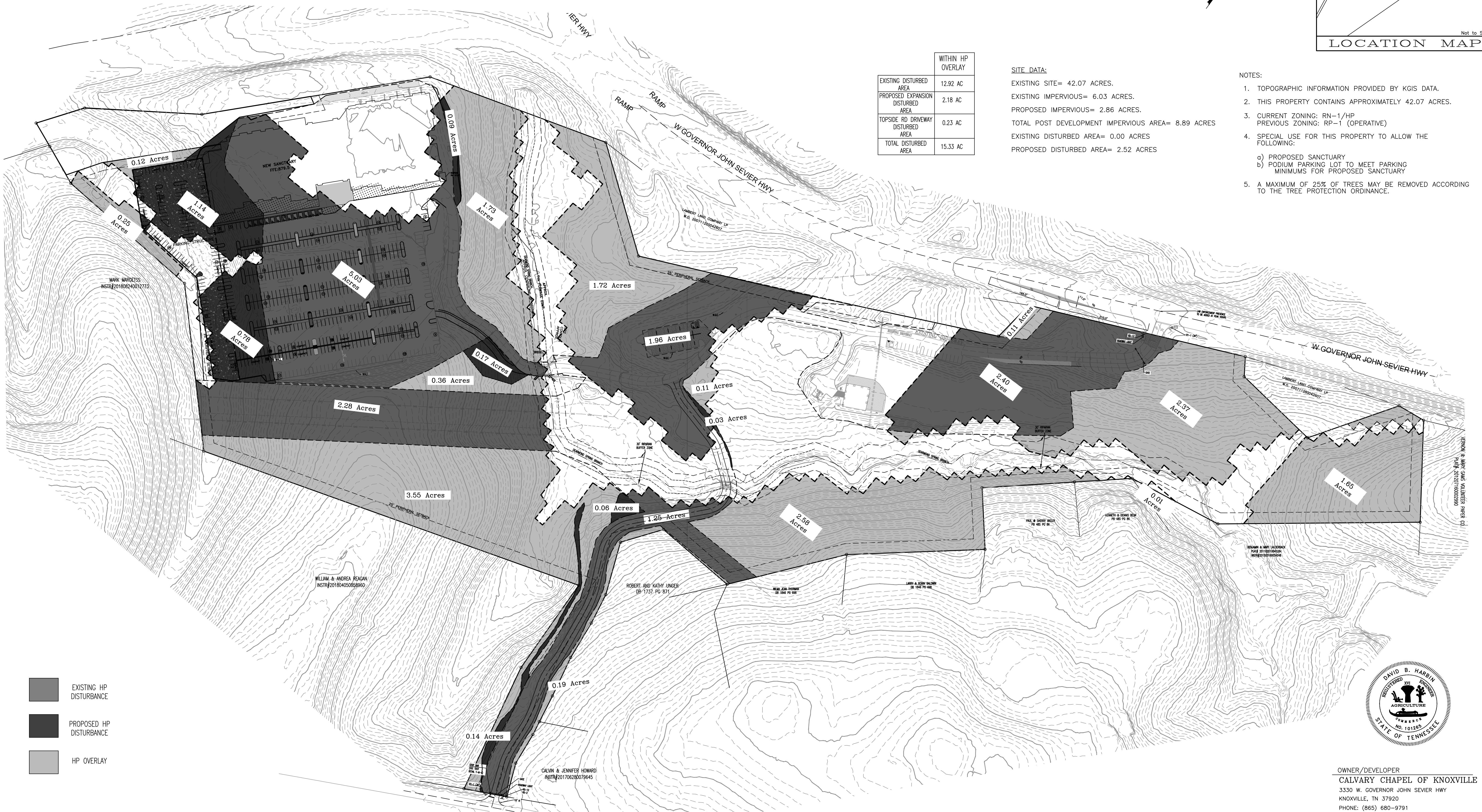




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EXISTING HP DISTURBANCE  
 PROPOSED HP DISTURBANCE  
 HP OVERLAY



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

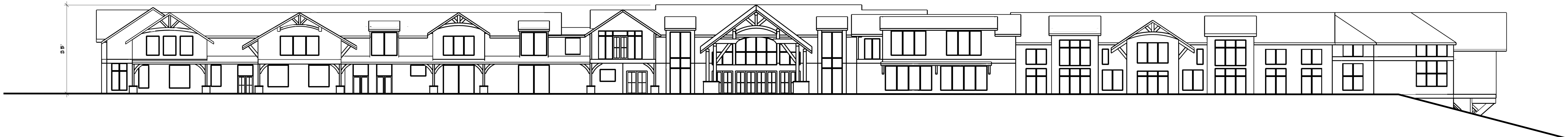
HILLSIDE PROTECTION EXHIBIT FOR  
**CALVARY CHAPEL OF KNOXVILLE -  
 SANCTUARY & PARKING EXPANSION**  
 TAX MAP 147 PARCEL 30  
 DISTRICT 25, KNOX COUNTY, TENNESSEE  
 CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE

**25130-EXP2-HP**  
 SHEET 6 OF 7 SHEET(S)  
 Q:\25130\SANCTUARY  
 EXPANSION\25130-SANCTUARY & PARKING  
 EXPANSION.DWG





FRONT



BACK

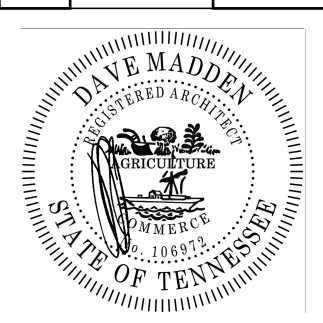
Revisions:

INITIAL SUBMITTAL

**DMA**  
 DAVE MADDEN  
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 Phone 865-770-9496 E-Mail: dmadden.dave56@gmail.com  
 3738 Parker Harrison Way, Knoxville, TN 37924

**CALVARY**  
 KNOXVILLE  
 9950 MEET GOVERNOR JOHN SEVIER HIGHWAY  
 KNOXVILLE TN 37120

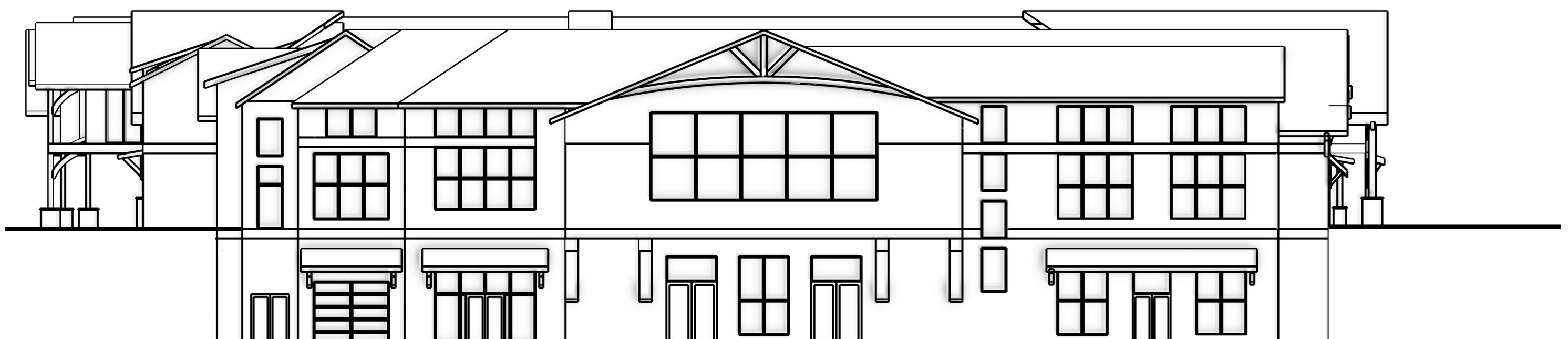
**SITE INFORMATION**  
 9950 N. GOVERNOR JOHN SEVIER HWY.  
 KNOXVILLE TN 37120  
 PROJECT: PARKWAY AT PARCEL 30  
 CITY BLOCK 25 1/4, 25TH AND CITY OF KNOXVILLE



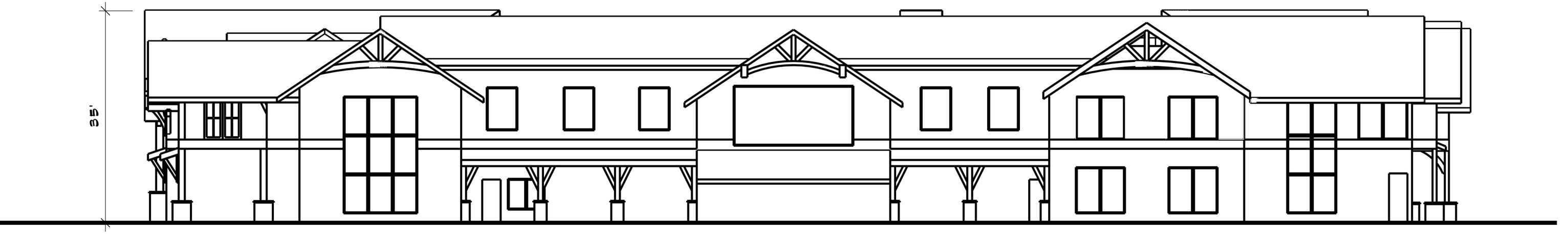
SCALE: 1/16" = 1'  
 Sheet Number  
**A 1.0**

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LEFT



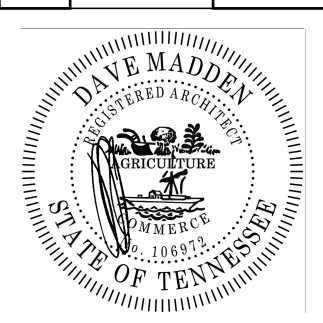
RIGHT

Revisions:	
INITIAL SUBMITTAL	
2/23/2024	
▲	
▲	
▲	
▲	

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**CALVARY**  
KNOXVILLE  
9950 MEET GOVERNOR JOHN SEVIER HIGHWAY  
KNOXVILLE TN 37920

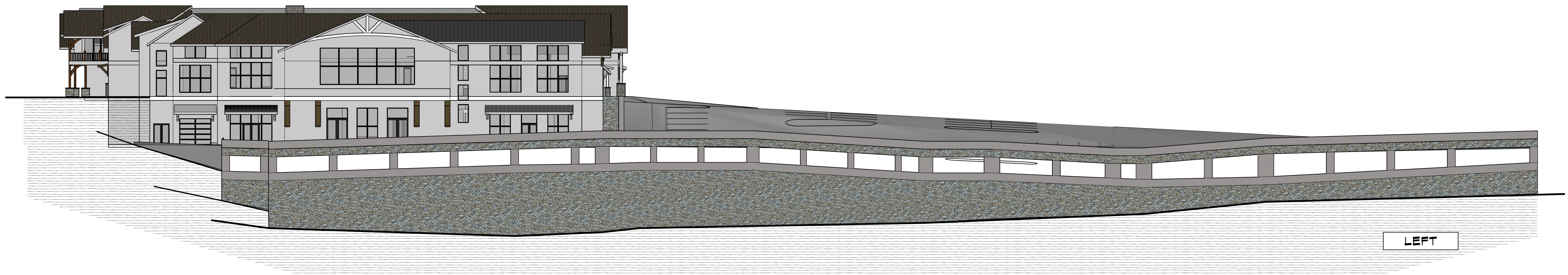
**SITE INFORMATION**  
9950 N. GOVERNOR JOHN SEVIER HWY.  
KNOXVILLE TN 37920  
PLOT: TAX MAP 44 PARCELS 30  
AND 31  
CITY BLOCK 25 14 2574 AACD CITY OF KNOXVILLE



SCALE: 1/16" = 1'  
Sheet Number  
**A 2.0**

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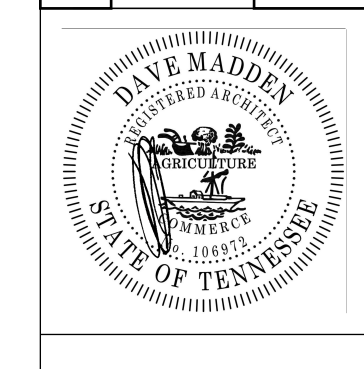
Revisions:

INITIAL SUBMITTAL

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 3735 Parker Harrison Way, Knoxville, TN 37924

**CALVARY**  
 KNOXVILLE  
 9950 AFBT GOVERNOR JOHN SEVIER HWY  
 KNOXVILLE TN 37920

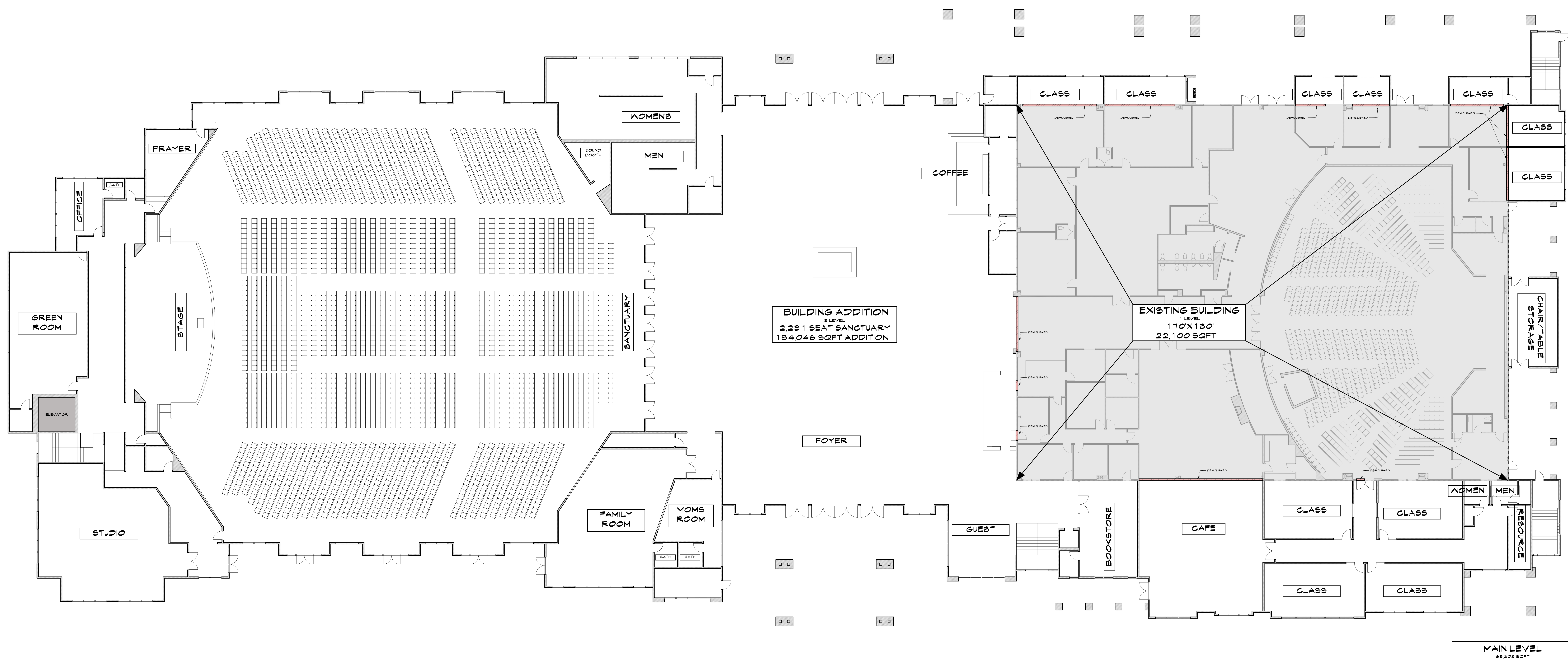
**SITE INFORMATION**  
 9950 A. GOVERNOR JOHN SEVIER HWY,  
 KNOXVILLE, TN 37920  
 PLOT: TAX MAP 44 PARCELS 30  
 CITY BLOCK 25 1 1, 25TH AASD CITY OF KNOXVILLE



SCALE: 1/16" = 1'  
 Sheet Number  
**A 3.0**

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**BUILDING ADDITION**  
 3 LEVEL  
 2,231 SEAT SANCTUARY  
 134,046 SQFT ADDITION

**EXISTING BUILDING**  
 1 LEVEL  
 170' X 130'  
 22,100 SQFT

**MAIN LEVEL**  
 69,808 SQFT

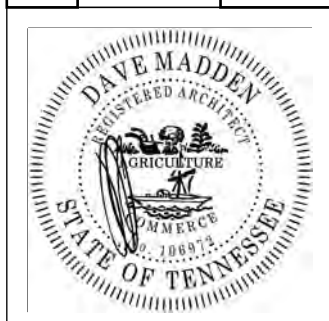
Revisions:

INITIAL SUBMITTAL
REVISION
NO. SUBMITTAL
REVISION
NO. SUBMITTAL
REVISION

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**CALVARY**  
 KNOXVILLE  
 8950 NEE GOVERNOR JOHN SEVIER HIGHWAY  
 KNOXVILLE, TN 37920

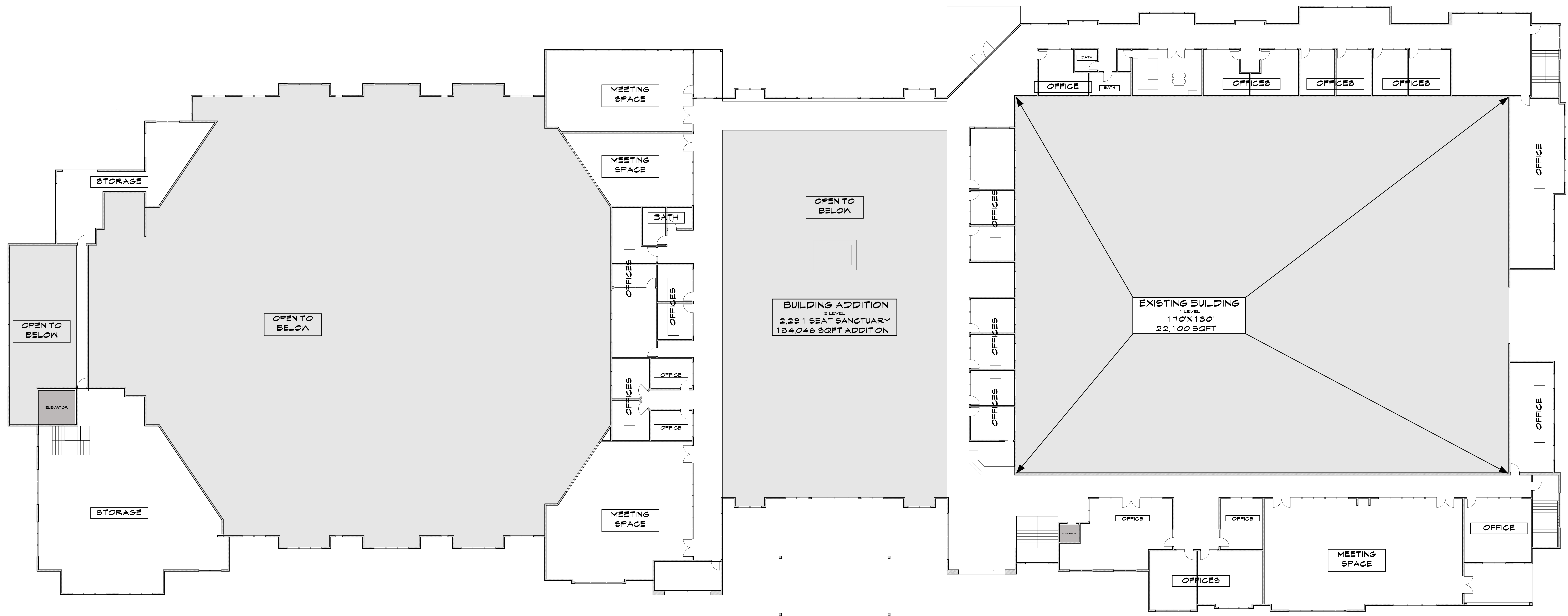
**SITE INFORMATION**  
 8950 N. GOVERNOR JOHN SEVIER HWY.  
 KNOXVILLE, TN 37920  
 PROJECT NO. 2014-001  
 CITY BLOCK 28414.28TH, 4RD CITY OF KNOXVILLE



SANCTUARY SEAT COUNT:	2,231
BUILDING SQFT	
ADDITION: 134,046	
EXISTING: 22,100	
LEVEL 2:	51,413
LOWER LEVEL:	58,828
TOTAL:	159,146

SCALE: 3/8" = 1'  
 Sheet Number  
**A 1.0**





**LEVEL 2**  
51,413 SQFT

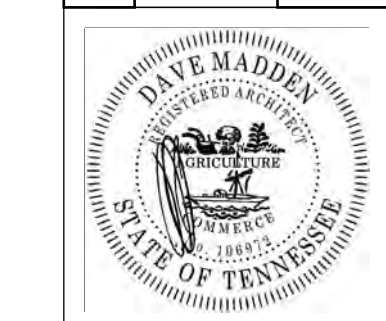
Revisions:

INITIAL SUBMITTAL
REVISION
NO. SUBMITTAL
REVISION
NO. SUBMITTAL
REVISION

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**CALVARY**  
KNOXVILLE  
9850 NEBY GOVERNOR JOHN SEVIER HIGHWAY  
KNOXVILLE, TN 37920

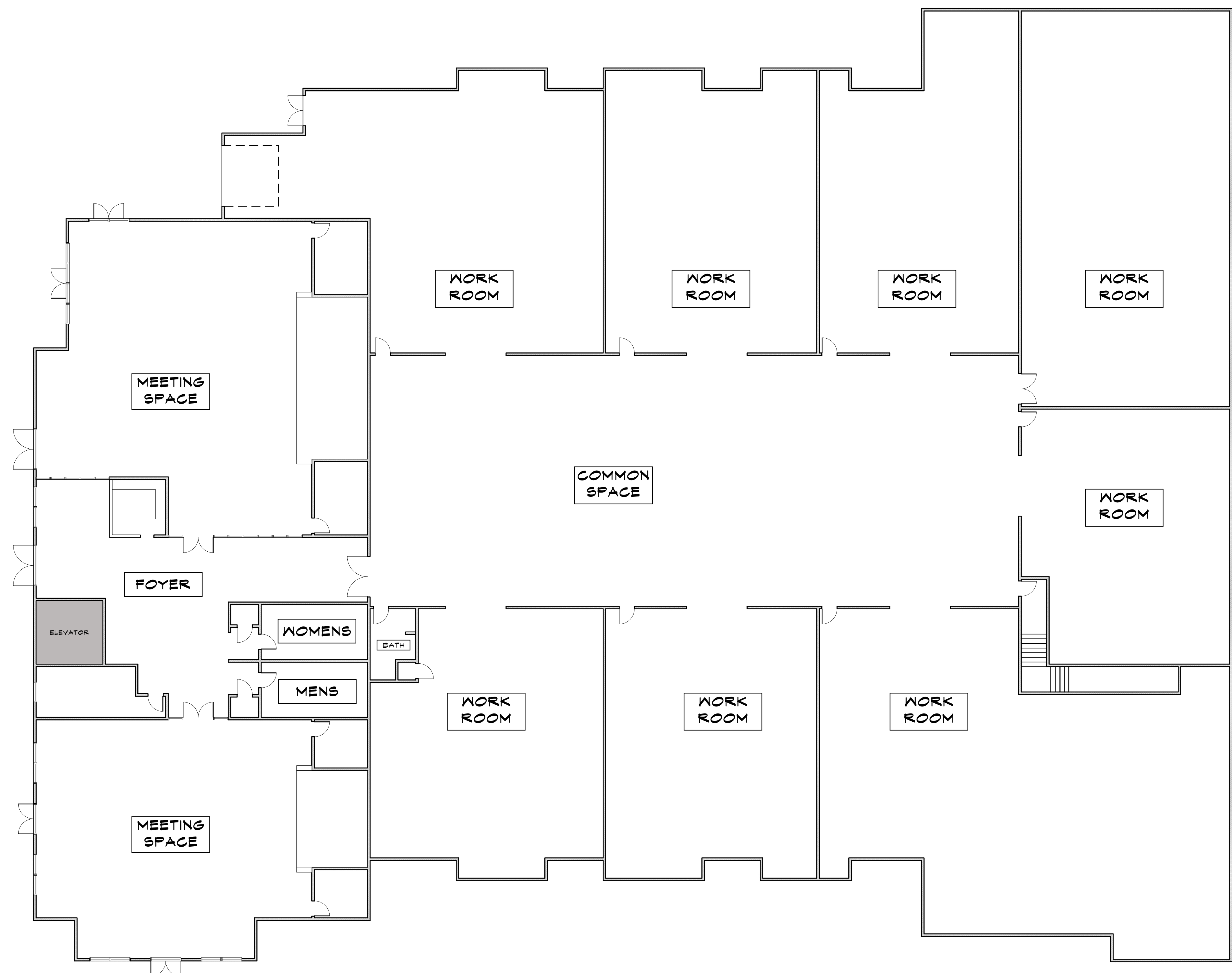
**SITE INFORMATION**  
9850 N. GOV. SEVIER, JOHN SEVIER HWY.,  
KNOXVILLE, TN 37920  
KNOXVILLE PLANNING DEPARTMENT  
DISTRICT 23A, KNOXVILLE, TENNESSEE  
CITY BLOCK 23414, 25TH, 44RD, CITY OF KNOXVILLE



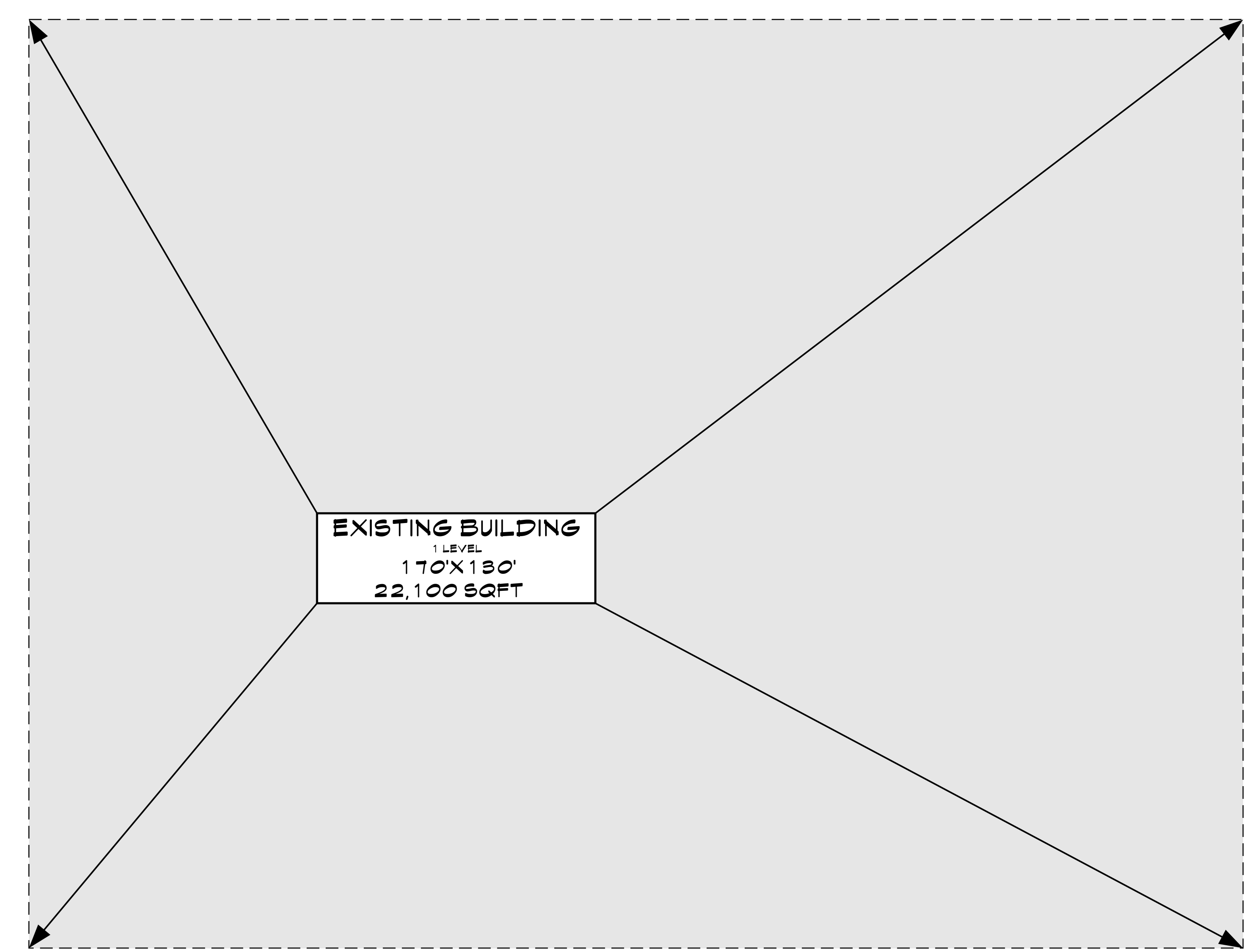
SANCTUARY SEAT COUNT:	2,231
BUILDING SQFT	
ADDITION: 134,046	
EXISTING: 22,100	
LEVEL 2:	51,413
LOWER LEVEL:	58,828
TOTAL:	109,146

SCALE: 3/8" = 1'  
Sheet Number  
**A 2.0**





**BUILDING ADDITION**  
 3 LEVEL  
 2,231 SEAT SANCTUARY  
 134,046 SQFT ADDITION



**EXISTING BUILDING**  
 1 LEVEL  
 170' X 130'  
 22,100 SQFT

**LOWER LEVEL**  
 33,325 SQFT

**Revisions:**

INITIAL SUBMITTAL
REVISION
NO. SUBMITTAL
REVISION
NO. SUBMITTAL
REVISION

**DMMA**  
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 E-Mail: madden.dave@gmail.com

**DAVE MADDEN**  
 ARCHITECT

**CALVARY**  
 KNOXVILLE  
 9850 NEB. GOVERNOR JOHN SEVIER HWY.  
 KNOXVILLE, TN 37920  
 DIRECTOR OF CONSTRUCTION  
 CITY BLOCK 2541 S. 25TH AVE. CITY OF KNOXVILLE

**SITE INFORMATION**  
 9850 N. GOVERNOR JOHN SEVIER HWY.  
 KNOXVILLE, TN 37920  
 PROJECT NO. 2013-001  
 CITY BLOCK 2541 S. 25TH AVE. CITY OF KNOXVILLE

**SANCTUARY SEAT COUNT:** 2,231  
**BUILDING SQFT**  
 MAIN LEVEL: ADDITION: 63,808 EXISTING: 22,100  
 LEVEL 2: 51,413  
 LOWER LEVEL: 33,325  
**TOTAL:** 158,146

SCALE: 3/8" = 1'  
 Sheet Number  
**A 3.0**



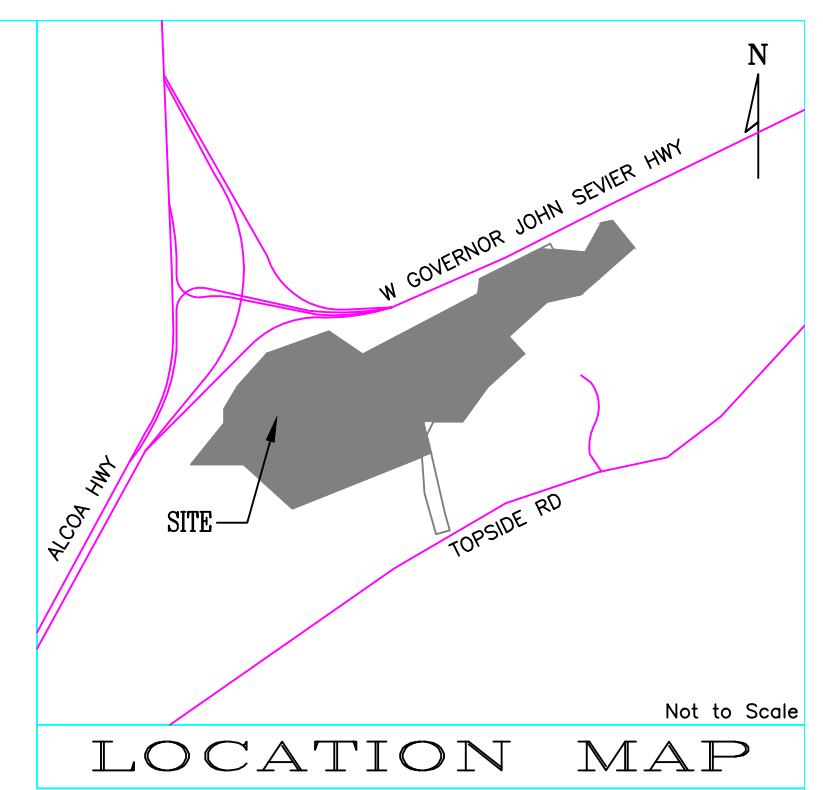


WITHIN HP OVERLAY	
EXISTING DISTURBED AREA	12.92 AC
PROPOSED EXPANSION DISTURBED AREA	2.18 AC
TOPSIDE RD DRIVEWAY DISTURBED AREA	0.23 AC
TOTAL DISTURBED AREA	15.33 AC

**SITE DATA:**  
 EXISTING SITE= 42.07 ACRES.  
 EXISTING IMPERVIOUS= 6.03 ACRES.  
 PROPOSED IMPERVIOUS= 2.86 ACRES.  
 TOTAL POST DEVELOPMENT IMPERVIOUS AREA= 8.89 ACRES  
 EXISTING DISTURBED AREA= 0.00 ACRES  
 PROPOSED DISTURBED AREA= 2.52 ACRES

EXISTING TREE AREA	26.03 AC	100%
PROPOSED TREE AREA REMOVAL	3.89 AC	15%
REVISED TREE AREA TOTAL	22.14 AC	85%

- NOTES:**
- TOPOGRAPHIC INFORMATION PROVIDED BY KGIS DATA.
  - THIS PROPERTY CONTAINS APPROXIMATELY 42.07 ACRES.
  - CURRENT ZONING: RN-1/HP  
PREVIOUS ZONING: RP-1 (OPERATIVE)
  - SPECIAL USE FOR THIS PROPERTY TO ALLOW THE FOLLOWING:
    - PROPOSED SANCTUARY
    - PODIUM PARKING LOT TO MEET PARKING MINIMUMS FOR PROPOSED SANCTUARY
  - A MAXIMUM OF 25% OF TREES MAY BE REMOVED ACCORDING TO THE TREE PROTECTION ORDINANCE.



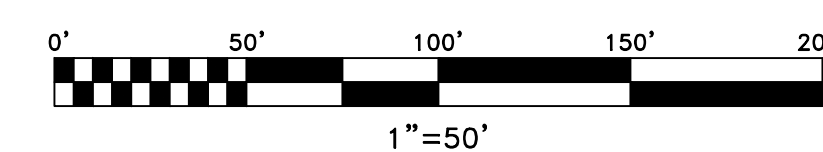
OWNER/DEVELOPER  
**CALVARY CHAPEL OF KNOXVILLE**  
 3330 W. GOVERNOR JOHN SEVIER HWY  
 KNOXVILLE, TN 37920  
 PHONE: (865) 680-9791

**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	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	KPW								
CHECKED	DBH								

SCALE  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 2" INTERVAL  
 DATE  
 10/28/24

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



TREE PROTECTION ORDINANCE EXHIBIT FOR  
**CALVARY CHAPEL OF KNOXVILLE -  
 SANCTUARY & PARKING EXPANSION**  
 TAX MAP 147 PARCEL 30  
 DISTRICT 25, KNOX COUNTY, TENNESSEE  
 CITY BLOCK 25919, 25TH WARD, CITY OF KNOXVILLE

25130-EXP2-TP  
 SHEET 7 OF 7 SHEET(S)  
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