



**MEMORANDUM**

**TO:** Knoxville-Knox County Planning Commission  
**FROM:** Gerald Green, Executive Director  
**DATE:** Tuesday, July 2, 2019  
**SUBJECT:** Church & associated community services  
7-A-19-OB

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**STAFF RECOMMENDATION:**

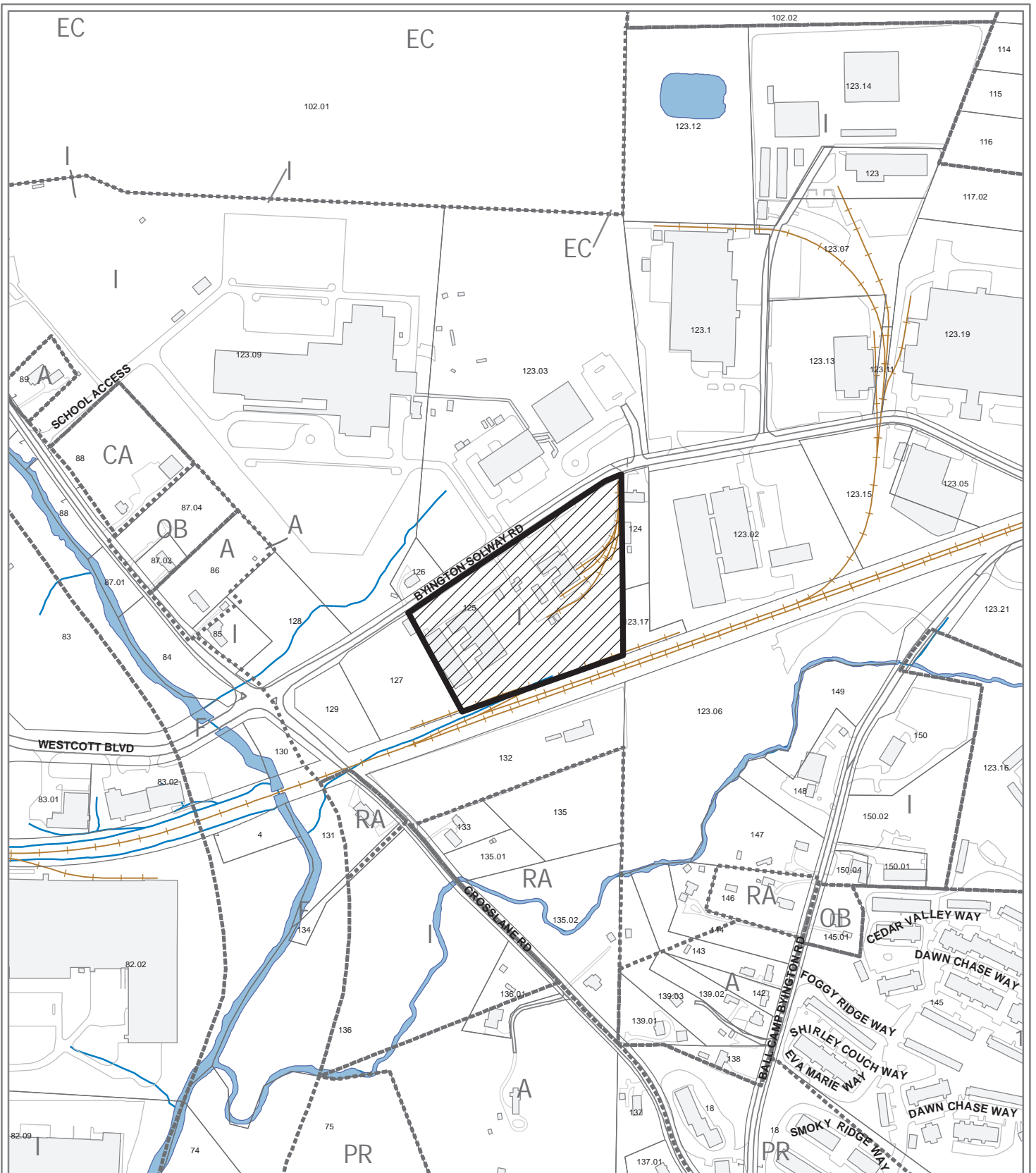
Staff recommends the Planning Commission deny the request to allow churches and associated community uses due to the incompatibility of such community uses with uses intended in an industrial district.

**BACKGROUND:**

The Knox County zoning code is written in such a way that the only those uses listed are allowed to be located within specific zones. A Similar Use Determination allows the Planning Commission to determine whether or not a proposed use is similar to, or not more detrimental than, a use that is already permitted.

Upon review of the proposed use, staff has found that churches and their associated uses are not compatible with uses allowed in the Industrial District.

The Industrial District was created to provide areas in which the principal use of land is for manufacturing, assembling, fabrication and for warehousing and other uses which have heavy impacts and adverse effects on surrounding property. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air, or street transportation routes. Such uses are not properly associated with, nor compatible with residential, institutional and retail commercial uses. Introducing churches and community related services into the Industrial districts would be in conflict with many of the uses the I District was created to include. Most of these uses are not properly associated with, nor compatible with residential, institutional and retail commercial uses.



**7-A-19-OB  
OTHER BUSINESS**

Petitioner: Fellowship Church



Purpose of Request: Church & associated community services

Map No: 90

Jurisdiction: County



Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
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# Similar Use Determination

REVISED  
MAY 30 2019  
Knoxville-Knox County  
Planning

Name of Applicant: Fellowship Church

Date Filed: 5/29/19 Application Accepted by: M. Payne

Fee Amount: \$200 Meeting Date: 7/11/2019 File Number: 7-A-19-OB

### PROPERTY INFORMATION

Address: 2715 Byington Solway Rd  
5/5 Byington Solway Rd, E of Crossland Rd.  
General Location: Westernmost Building on Property with Roughly

2 Acres encompassed by Byington Solway Rd and Crossland Rd

Tract Size: 9.6 ac ± No. of Units: 1

Zoning District: Industrial

Existing Land Use: Industrial/Manufacturing

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification:  
Civic/Institutional (CI) Business Park Type 1 (B2)

Growth Policy Plan Designation: PGA Planned

Census Tract: 0059.08

Traffic Zone: 216

Parcel ID Number(s): 090 125

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 6 District

### USE REQUESTED

Church and associated  
community services

ATTACH AS A SEPARATE DOCUMENT:

- A detailed description of the proposed specific use. Including: number of employees, hours of operation, products made or sold, services performed, special equipment used.
- A statement indicating how the various permitted uses listed in the zoning regulations are similar in nature, operations, and character to the proposed use in this application and how they would be compatible.
- Floor/site plan factors. Details regarding limitations (such as maximum floor area or site area) on building and site development for the following: office areas, warehousing areas, manufacturing areas, showroom/retail areas.

### PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT  
Name: Glenn A Healy

Company: Queen City Railroad Construction, Inc

Address: 2709 Byington Solway Rd

City: Knoxville State: TN Zip: 37931

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT  
Name: George Brown

Company: SUN / Wood Properties

Address: 900 S. Gay St., Suite 1000

City: Knoxville State: TN Zip: 37902

Telephone: 865-804-1188

Fax: 865-549-7400

E-mail: george.brown@sun.com

### APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Glenn Healey

PLEASE PRINT  
Name: GLENN HEALEY

Company: \_\_\_\_\_

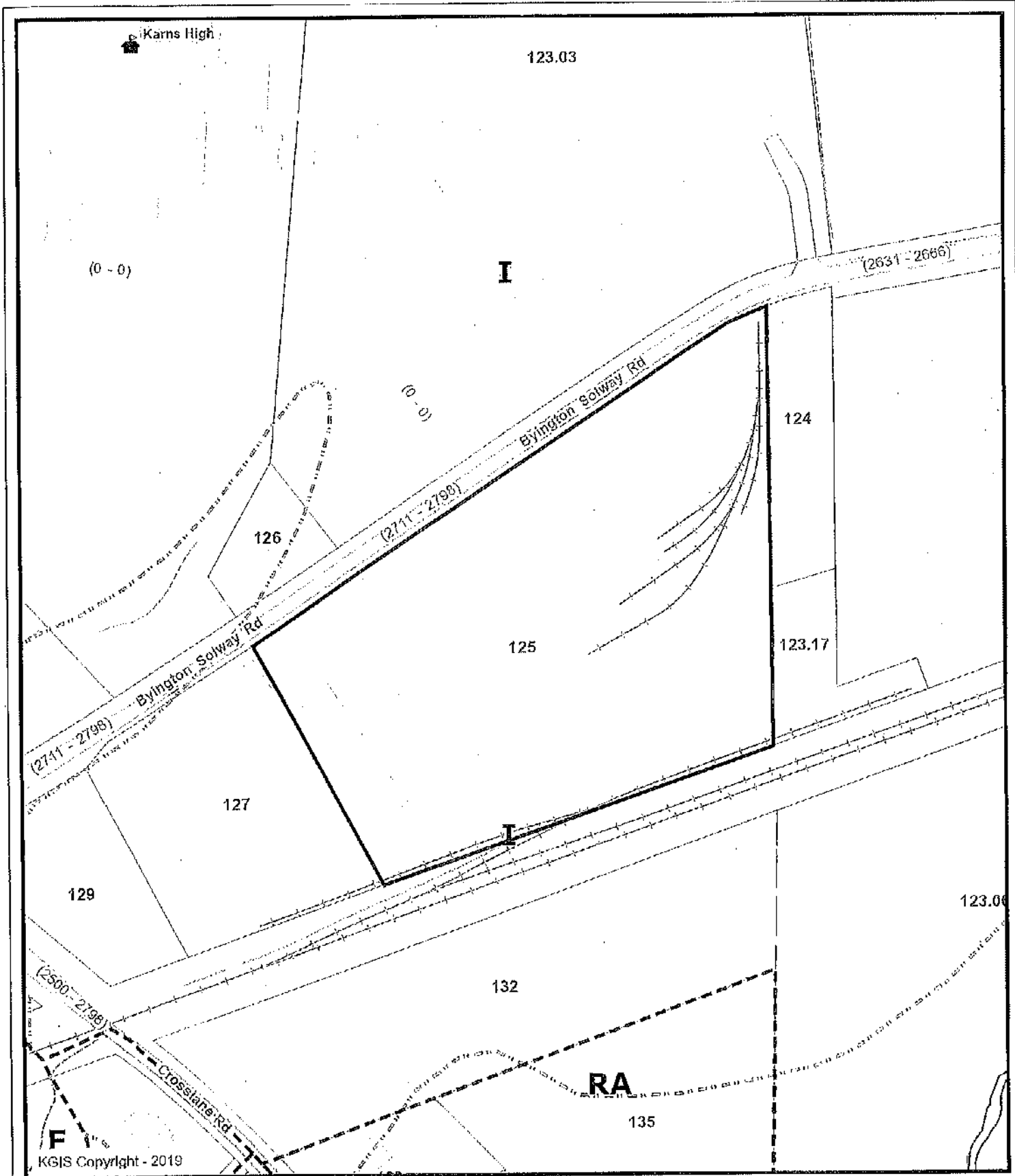
Address: 2709 Byington - Solway Rd.

City: Knoxville State: TN Zip: 37931

Telephone: 804.937.3900

E-mail: GHEALEY@RAILSOURCE.COM

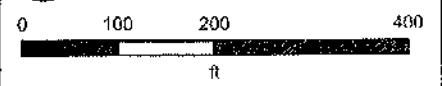




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### **A detailed description of the proposed specific use.**

- A faith-based and socially conscious community center. The proposed building would be used throughout the week as a physical asset to the Karns and Hardin Valley communities. Working with local educators, civic leaders, and officials, determinations would be made for the most needed services Fellowship Church is able to provide. Services may include, but are not limited to: After School Tutoring, Community Work Space, Affordable Auto Care, ESL Classes, Recreation and Youth Sports.
- The building would be used for worship gatherings for adults, youth and children
- The building would be used as office space for Fellowship Church and other partnering non-profit entities.

### **A statement indicating how the various permitted uses are similar to proposed use.**

Many of Fellowship's plans for the property overlap with uses permitted in the I zone, including:

- 5.61.02B1 Administrative and support services → office space for Fellowship church and other partnering non-profit entities; Community Work Space
- 5.61.02B3 Educational services → After School Tutoring, ESL Classes
- 5.61.02H Indoor paintball ranges → Recreation and Youth Sports (e.g. basketball, soccer)

Fellowship's plans for worship gatherings overlap with uses permitted on review, including 5.61.03A (Adult day care centers) and 5.61.03F (Child care centers).

### **Floor/site plan factors.**

- Buildings: Two buildings are currently on the property. The Easternmost building is leased by an unrelated company for warehousing purposes. The Westernmost building is the subject of this application seeking similar-use designation. This building is 19,568 sq. ft. It will provide ample space for offices as well as gathering for large groups.
- Acreage: As part of the plan, the lessee would consider adding athletic fields, and other areas common in a community park. With four-plus acres of land on the western portion of the parcel, there is more than ample space for these facilities.
- Parking: Since previously used as a railroad yard, the entire property has a gravel surface. This will provide more than ample parking for any type of event.
- Safety: Fencing already exists around the entire property which will protect visitors and protect against unpermitted usage. As mentioned above, one building on the property is being leased by an unrelated company. This building

can easily be partitioned-off via fencing to enclose the entire property subject to this application.

- Proximity: The property is directly across the street from Karns High School. The types of activities on this property will be very similar to the activities on the school property. As such, the use requested in this application is directly in-line with neighboring properties.