



## MEMORANDUM

**Date:** May 8, 2020  
**To:** Planning Commission  
**From:** Gerald Green AICP, Executive Director  
**Subject:** Agenda Item 50 File # 05-B-20-OB

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**Staff Recommendation:** Staff recommends approval of the request of Shift Church for 2864 Alcoa Highway to continue to be used as assembly/church.

**Background:** The property at 2864 Alcoa Highway is zoned SC by the Knox County Zoning Ordinance, which does not identify places of worship as a permitted use. The space for which this request is being made had previously been occupied by a church but has been vacant for more than 6 months. In reviewing the permit application for Shift Church, Knox County Codes Administration determined that the proposed use was not permitted. The Knox County Zoning Code authorizes the Planning Commission to allow other uses to locate in the SC zone upon a finding "that the intent of this resolution is maintained. The general intent of this section is to encourage and insure the development of unified retail shopping centers which will promote the public health, safety, morals, and general welfare for the citizens of the county." It is the opinion of both Codes Administration and Planning staff that the proposed use maintains the intent of the SC zoning district.

If you have any questions, comments, or would like additional information, please feel free to contact me by email at [gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org) or by phone at 215-3758.



# Similar Use Determination

Knox County Only

Name of Applicant: Shift Church  
Emailed: March 23, 2020  
Date Filed: \_\_\_\_\_ Application Accepted by: Shermy Michiey  
By Phone on March 23, 2020  
Fee Amount: \$200.00 Meeting Date: 5-14-20 File Number: 5-B-20-OB

## PROPERTY INFORMATION

Address: 2864 Alcoa Hwy Knoxville TN, 37920  
General Location: Park shopping center  
on Alcoa Hwy E/S Alcoa Hwy  
SE of Montlake Dr.  
Tract Size: 5.56 Acres No. of Units: \_\_\_\_\_  
Zoning District: SC  
Existing Land Use: Shopping Center Mostly  
Vacant / Commercial  
Planning Sector: South County  
Sector Plan Proposed Land Use Classification:  
MU-SD / SCO-3  
Growth Policy Plan Designation: Urban Growth  
Census Tract: \_\_\_\_\_  
Traffic Zone: \_\_\_\_\_  
Parcel ID Number(s): 12205003  
Jurisdiction: ☒ County Commission 9 District

## USE REQUESTED

Unit # 2864 to continue to be  
used as assembly/Church

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: Don & Chad Hiers  
Company: Hiers Enterprises  
Address: 326 Norton Rd  
City: Knoxville State: TN Zip: 37920  
Telephone: 865-898-0537  
Fax: \_\_\_\_\_  
E-mail: dhierswpc@aol.com / hierscse@att.net

## APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Derek McLarter  
Company: Shift Church  
Address: 839 Knight Rd  
City: Knoxville State: TN Zip: 37920  
Telephone: 865-403-2343  
Fax: \_\_\_\_\_  
E-mail: derek@shiftchurchknox.org

## 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: Derek McLarter

PLEASE PRINT

Name: Derek McLarter  
Company: Shift Church  
Address: 839 Knight Rd  
City: Knoxville State: TN Zip: 37920  
Telephone: 865-403-2343  
E-mail: derek@shiftchurchknox.org

## SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
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839 knight Rd	Knoxville	TN	37920		
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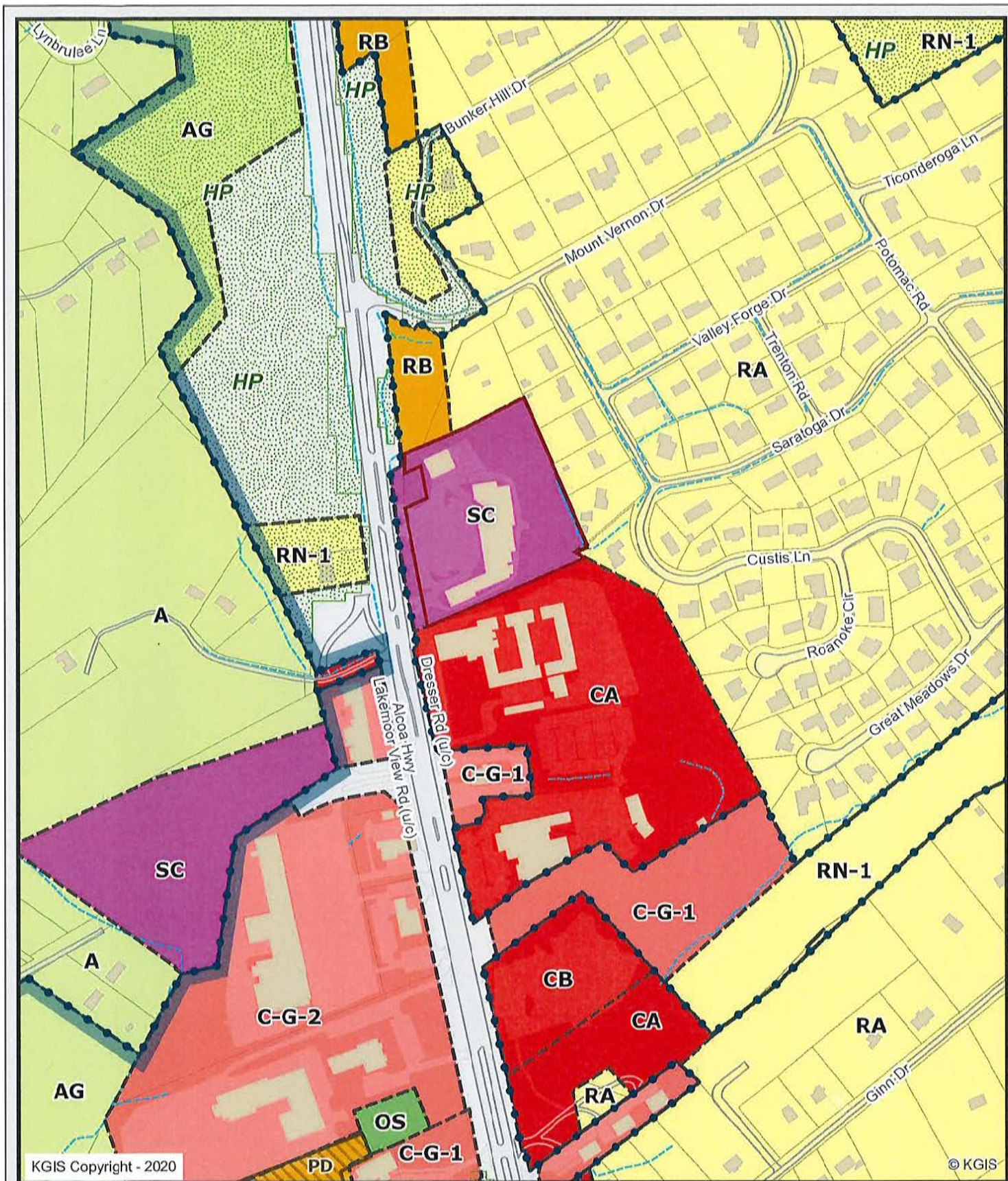
Don C. Hien

326 Norton Rd,	Knoxville,	TN	37920		
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for Hien Enterprises, LLC

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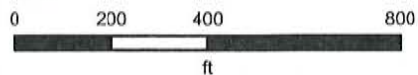
2864 Alcoa Highway

Knoxville - Knox County - KUB Geographic Information System

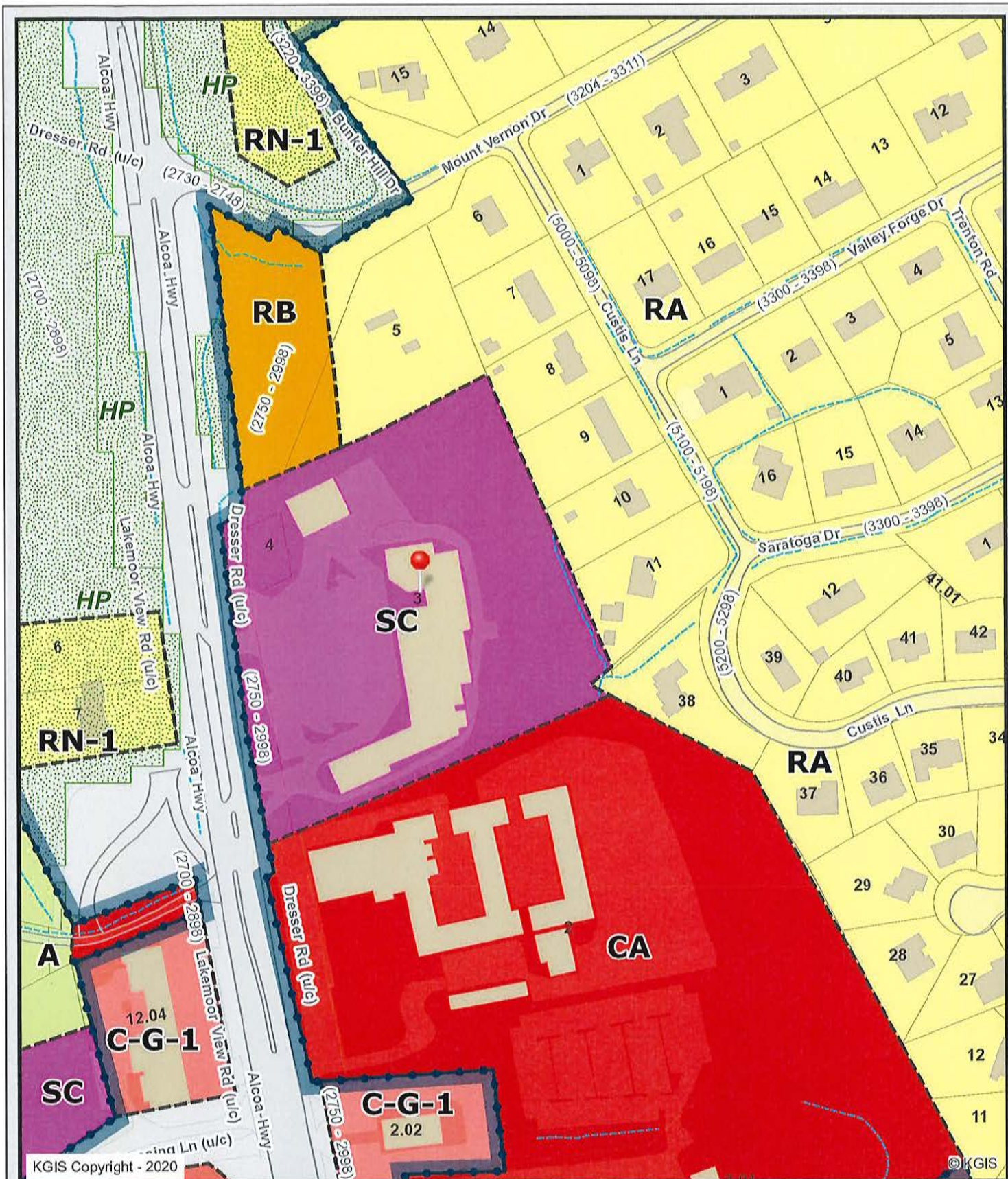
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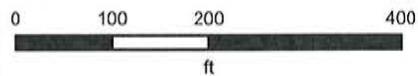
2864 Alcoa Highway

Knoxville - Knox County - KUB Geographic Information System

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To Whom It May Concern,

First I want to say thank you for taking the time to consider the use of the address 2864 Alcoa Hwy. Knoxville Tn 37920 for the purpose of and assembly/church. **The description of proposed specific use:** will be for the meeting space for Shift Church along with its ministries including but not limited to addiction recovery, single moms ministries, men's and women's ministry, etc. This space would also be for the purpose of serving the great community of South Knoxville as well as the greater Knoxville area through local musician venue, meeting space, etc. In addressing the topic of issuing **A statement indicating how the various permitted uses listed in the zoning regulations are similar in nature, operations, and character to the proposed use:** for the past 20 plus years the address listed above has been used as an assembly/church. In the late 90's Calvary Chapel Knoxville began meeting there until 2013 and in 2014 Christ Church Knoxville went into the above listed address until February 2019. A picture of their approved floor plan is attached to this packet. Also to help to answer the **Floor/site** question on the form submitted I have attached a copy of our floor plan waiting for approval. Thank you so much for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Derek McCarter', is written over a white background.

Derek McCarter  
Pastor

P: 865-403-2343  
E: derek@shiftchurchknox.org  
A: 839 Knight Rd  
Knoxville Tn, 37920

HIERS ENTERPRISES, LLC  
326 Norton Rd  
Knoxville, TN 37920

March 23, 2020

To Whom It May Concern:

We are writing this letter to request fair and reasonable consideration to allow Shift Church to occupy the 2864 Alcoa Hwy., Knoxville, TN 37920 tenant space in Southgate Center owned by Hiers Enterprises. The 2864 space has been occupied by a church for the majority of the last 20 plus years and Hiers Enterprises would very much appreciate the opportunity for that to continue with mutual benefit to Shift Church and Hiers Enterprises as well as Knox County. Hiers Enterprises purchased the center in 2005, at which time Calvary Knoxville was an existing occupant of the 2864 space and had been since before 2000. Calvary Knoxville moved to a new facility on John Sevier Hwy. in 2013 and in April, 2014 Christ Church Knoxville began occupying the 2864 space until moving to a new location in early 2019. Both Calvary Knoxville and Christ Church Knoxville went through the Knox County building permit process with the appropriate code inspections and approvals to gain a certificate of occupancy. Shift Church contacted Hiers Enterprises in February of this year about leasing the 2864 space and began planning work with an architect and contractor to hopefully begin occupying the space in time for a first service on Good Friday, April 10, 2020.

Until last week, neither Hiers Enterprises nor Shift Church anticipated any issue with Knox County Codes preventing Shift Church's occupancy of the space, particularly in consideration of the two previous churches occupying the same space for so many years and the numerous other churches that currently occupy space in shopping centers around Knoxville and Knox County. We have been encouraged by Shift Church's communications with county officials that a new ordinance for Knox County will be introduced to eliminate issues with the current zoning policies that are detrimental to both churches and shopping centers; however, the process and time for the implementation of such an ordinance leaves Shift Church without a location to worship and Hiers Enterprises without an important tenant. Our area of Alcoa Hwy. has been a dangerous and difficult location for businesses for many years and the last four years have been especially trying with the TDOT construction work making access to properties and the sustainability of businesses significantly more challenging.

Please consider the current and future viability of Shift Church and Hiers Enterprises in allowing us to mutually benefit from a tenant and landlord relationship at the 2864 Alcoa Hwy. address as soon as possible.

Thank you.

Sincerely,



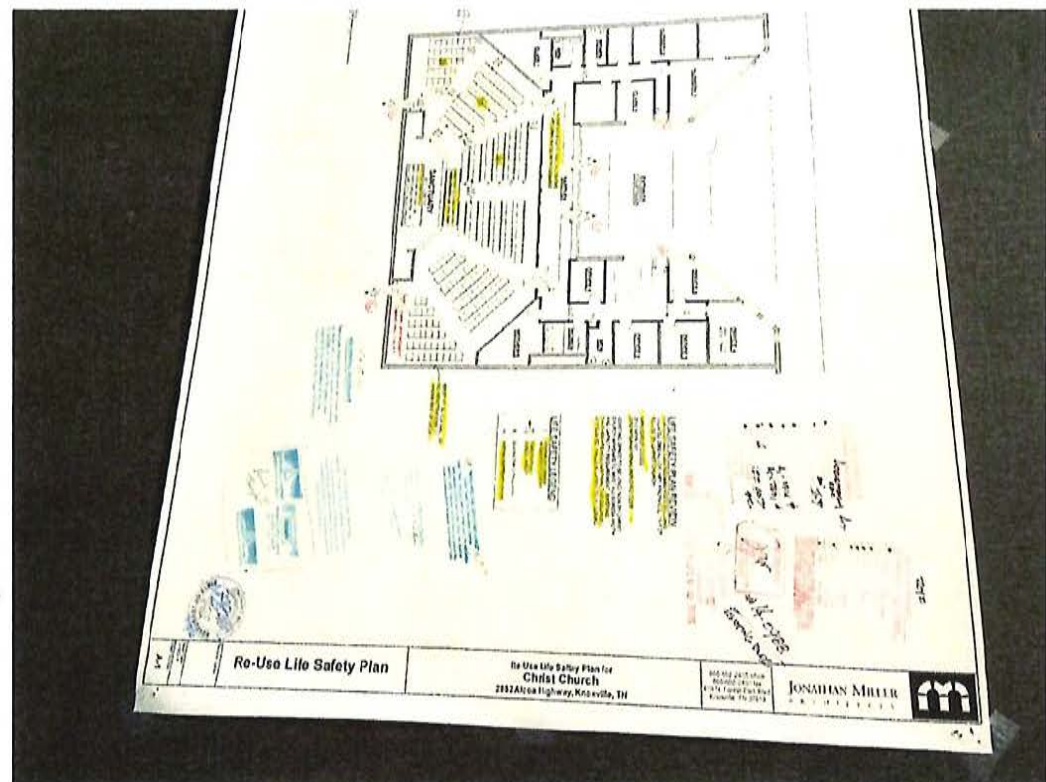
Don C. Hiers  
Hiers Enterprises, LLC



Chad S. Hiers  
Hiers Enterprises, LLC



Christ Church's Blueprints  
2014-2019



2864 ALCOA HWY - Property Map and Details Report

**Property Information**

Parcel ID: 12001003  
 Location Address: 2864 ALCOA HWY  
 CLT Map: 122  
 Inset: 0  
 Group: 1  
 Census Tract: 3  
 Parcel Type: 3  
 District: D9  
 Ward:  
 City Block:  
 Subdivision:  
 Reg. Acres: 0  
 Calc. Acres: 5.56  
 Recorded Pct:  
 Recorded Deed: 26051708 - 0050374  
 Deed Type: Deed/Special Use  
 Deed Date: 12/9/2005

**Address Information**

Site Address: 2864 ALCOA HWY  
 Address Type: PLACE OF WORSHIP  
 Site Name: SHIFF CHURCH

**Owner Information**

HIENS ENTERPRISES LLC  
 325 NORTON RD  
 KNOXVILLE, TN 37920

**Jurisdiction Information**

County: KNOX COUNTY  
 City / Township:

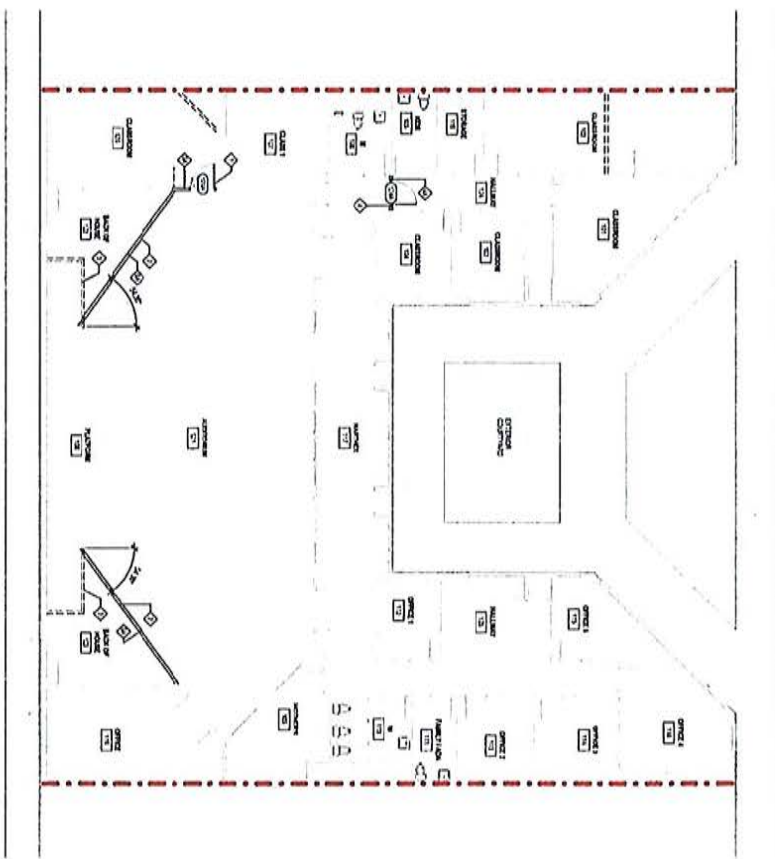
**MPC Information**



Census Tract: 35  
 Planning Sector: South County

WHIS already was is listed  
as a place of worship



## Shift Church's Blueprint



⑤	 <p>Beam and Column</p>
⑥	 <p>Beam and Column</p>

Now I Have Five Points That  
I Can't Let Go

NOT FOR PUBLICATION

4	Wall Legend
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[illegible]

3	Katy Mcdonald etc.
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[illegible]

2	General Notes etc.
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Project Name: Constructive Dismantle

110

Mr. Designer	Date





Job Number: 1904200

First Floor Plan

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### A1.1