



**AGENDA ITEM #: 47**

## **MEMORANDUM**

**TO:** Knoxville-Knox County Planning Commission  
**FROM:** Mike Reynolds, Senior Planner  
**DATE:** Thursday, April 1, 2021  
**SUBJECT:** Similar Use Determination: Church in the SC (Shopping Center) district.  
4-C-21-OB

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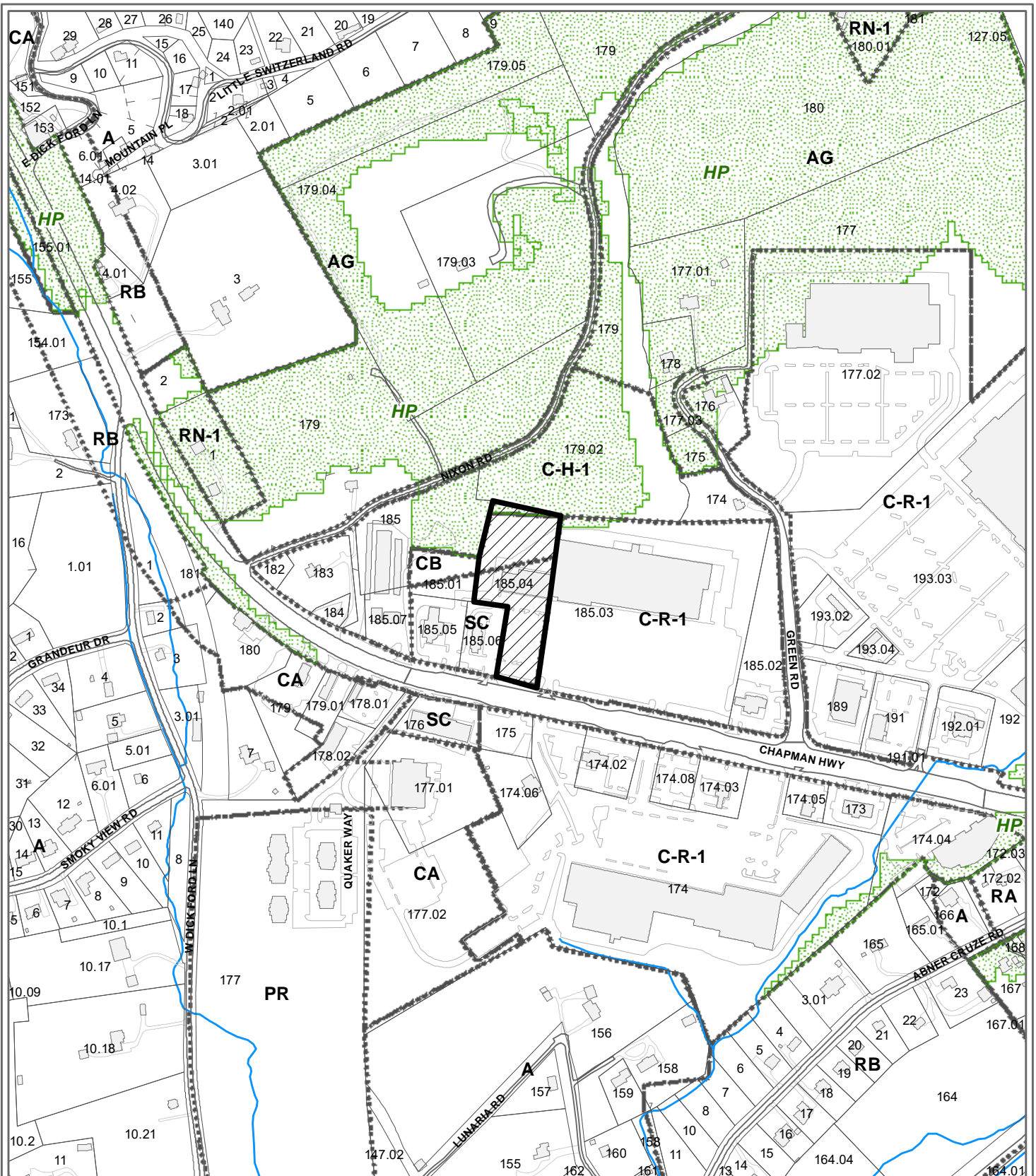
### **STAFF RECOMMENDATION:**

APPROVE a church (place of worship) as a permitted use in the SC (Shopping Center) zone.

### **BACKGROUND:**

The property at 7220 Alcoa Highway is zoned SC (Shopping Center) which does not identify churches (places of worship) as a permitted use. The applicant, The Foundation Church, is currently located in this shopping center and would like to stay in their current location. 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 staff that a church maintains the intent of the SC zoning district and should be considered a permitted use.

Similar to any other use, if a church were to propose constructing a new structure in the SC zone, the development plan is required to be reviewed and approved by the Planning Commission as a Use on Review.



**4-C-21-OB  
OTHER BUSINESS**

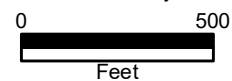


Purpose of Request: Similar Use Determination: Church in the SC (Shopping Center) district.

Petitioner: Church, The Foundation

Map No: 137

Jurisdiction: County



Original Print Date: 3/11/2021

Revised:

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



# Similar Use Determination

Knox County Only

Name of Applicant: The Foundation Church

Date Filed: 2/22/21 Application Accepted by: Mike Reynolds

Fee Amount: \$200.<sup>00</sup> Meeting Date: 4/8/2021 File Number: 4-C-21-0B

### PROPERTY INFORMATION

Address: 7220 Chapman Hwy 37920  
 General Location: North side of Knoxville TN  
Chapman Hwy  
 Tract Size: 3 acres No. of Units: \_\_\_\_\_  
 Zoning District: SC  
 Existing Land Use: Shopping Center

Planning Sector: South County  
 Sector Plan Proposed Land Use Classification: GL

Growth Policy Plan Designation: Urban Growth  
 Census Tract: \_\_\_\_\_  
 Traffic Zone: \_\_\_\_\_  
 Parcel ID Number(s): 137 185.04  
 Jurisdiction:  County Commission 9th District

### USE REQUESTED

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: Kym Lain  
 Company: \_\_\_\_\_  
 Address: 7000 Chapman Hwy  
 City: Knoxville State: TN Zip: 37920  
 Telephone: 865-919-6262  
 Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

### APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT  
 Name: Terrence Creswell  
 Company: The Foundation Church  
 Address: 522 Northview Dr.  
 City: Kodak State: TN Zip: 37964  
 Telephone: 865-850-7324  
 Fax: \_\_\_\_\_  
 E-mail: gavols1122@yahoo.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: Terrence Creswell  
 PLEASE PRINT  
 Name: Terrence Creswell  
 Company: The Foundation Church  
 Address: 522 Northview Dr.  
 City: Kodak State: TN Zip: 37964  
 Telephone: 865-850-7324  
 E-mail: gavols1122@yahoo.com

**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

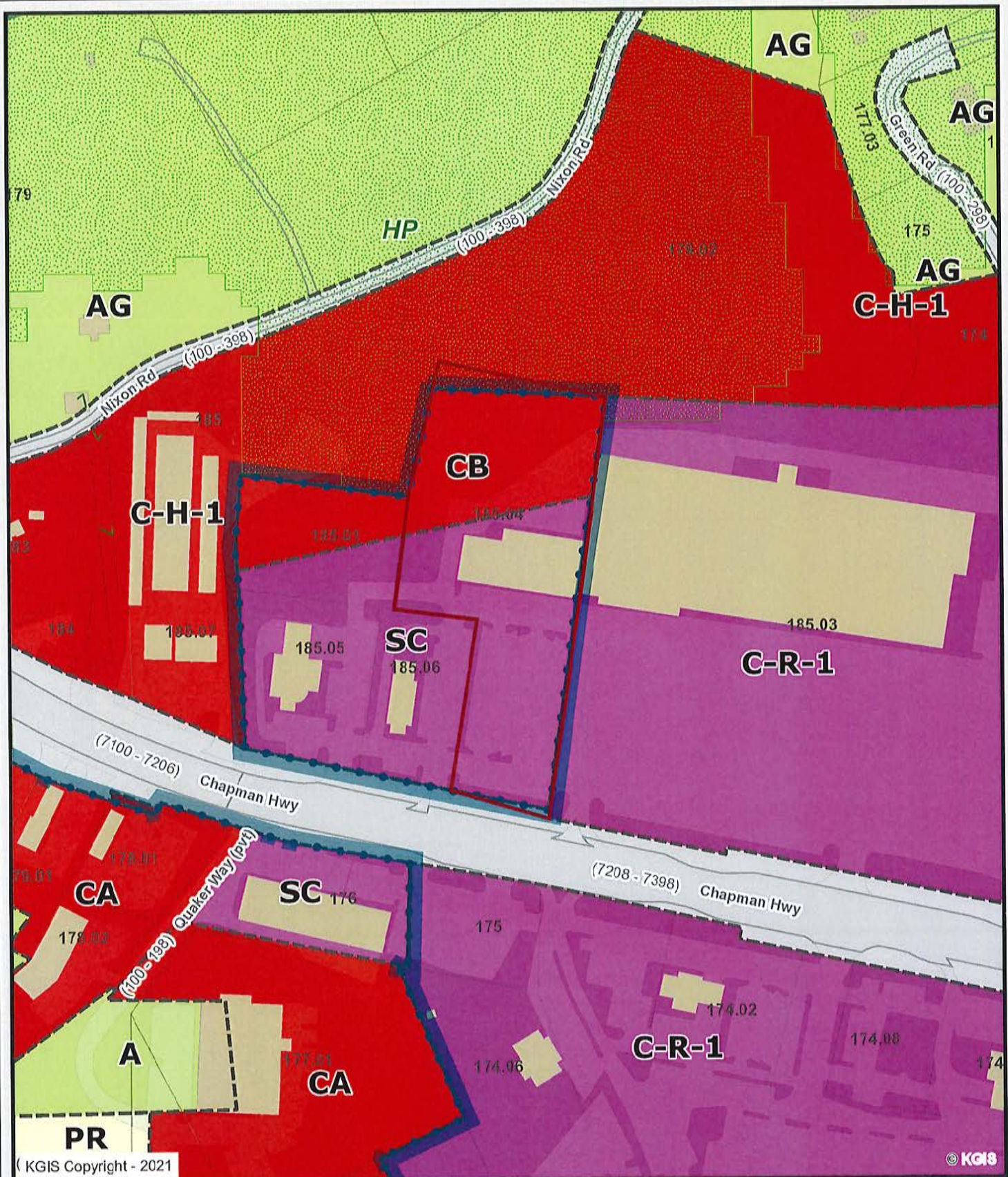
Owner

Option

*Fernice Small*

522 Northview Drive Kodak, TN 37764

✓



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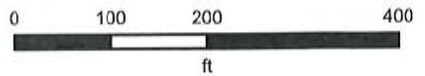
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7220 Chapman Hwy.

Knoxville - Knox County - KUB Geographic Information System



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