

**5-C-25-PA
COMPREHENSIVE LAND USE PLAN MAP**

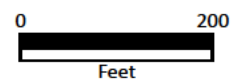


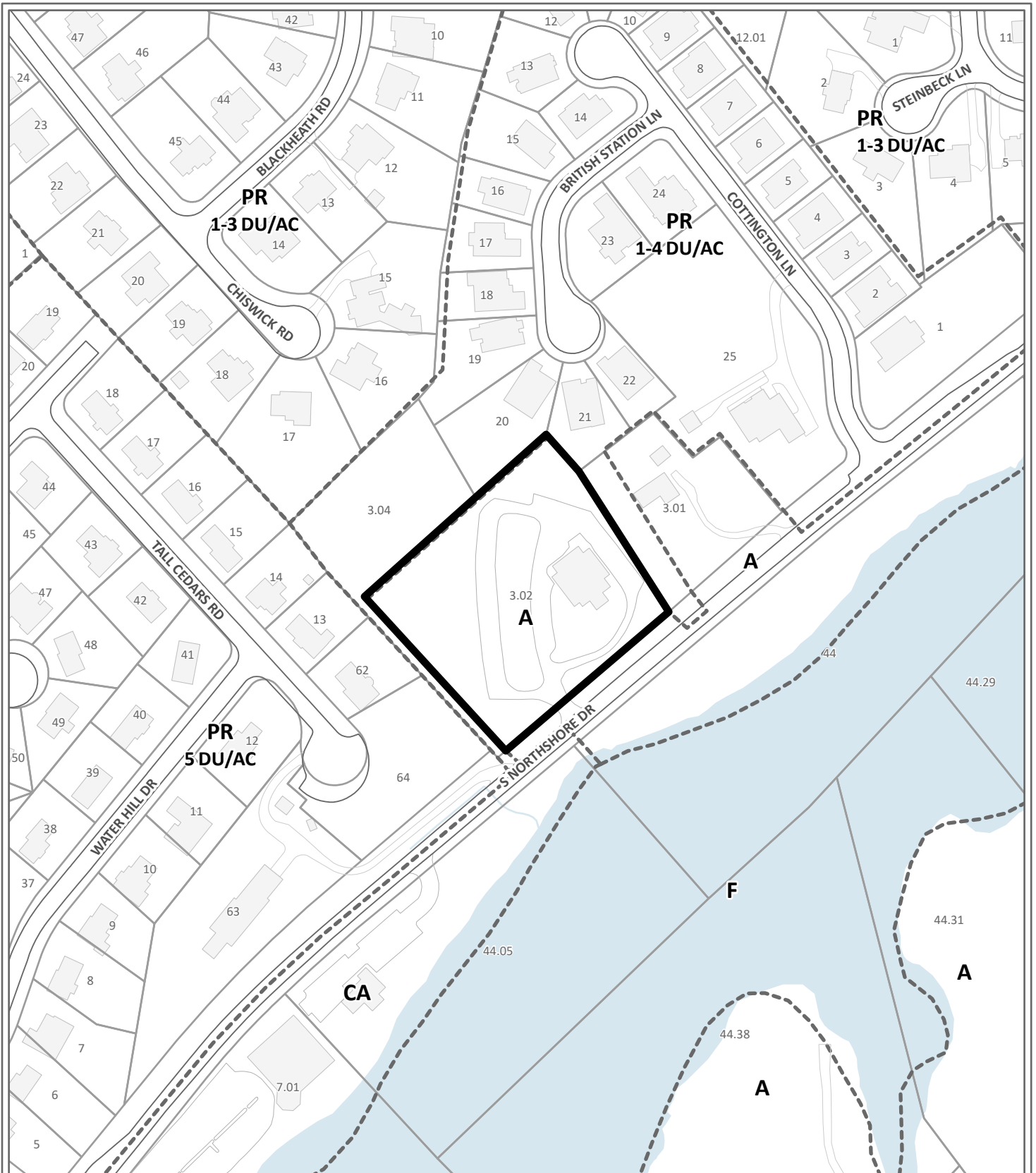
From: SR (Suburban Residential)
To: CC (Corridor Commercial)

Original Print Date: 4/3/2025
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Matthew L Tinkham, Jr

Map No: 155
Jurisdiction: County





REZONING

5-E-25-RZ

Petitioner: Matthew L Tinkham, Jr



From: A (Agricultural)

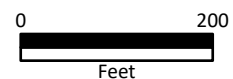
To: CA (General Business)

Original Print Date: 3/28/2025

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

Map No: 155

Jurisdiction: County





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ PA
☒ Rezoning

Matthew L. Tinkham, Jr.

Applicant Name

Pastor

Affiliation

11/15/2024

Date Filed

May 8, 2025

Meeting Date (if applicable)

File Number(s)

5-E-25-RZ /
5-C-25-PA

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Matthew L. Tinkham, Jr.

Grace Seventh-day Adventist Church

Name

Company

9123 S Northshore Drive

Knoxville

TN

37922

Address

City

State

ZIP

423-599-8083

Phone

Email

CURRENT PROPERTY INFO

Georgia-Cumberland Association of Seventh-day Adventists 255 Conference Road NE, Calhoun, GA 30706 706-629-7951

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

9123 S Northshore Drive, Knoxville, TN 37922

155 00302

Property Address

Parcel ID

First Utility District of Knox County

First Utility District of Knox County

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

DEVELOPMENT REQUEST

☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA

Related City Permit Number(s)

☐ Residential ☐ Non-Residential

Home Occupation (specify)

Other (specify)

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created

☐ Other (specify)

☐ Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

☒ Zoning Change **CA General Business Zone**

Proposed Zoning

☐ Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

☐ Other (specify)

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☒ Planning Commission

Fee 1

Total

0608 \$650.00

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

Fee 2

☐ Amendment Request (Comprehensive Plan)

0803 \$1,000.00 \$1,650.00

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (Concept Plan)

Fee 3

☐ Traffic Impact Study

☐ COA Checklist (Hillside Protection)

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form

Matthew L. Tinkham, Jr. Digitally signed by Matthew L. Tinkham, Jr.
Date: 2024.12.18 15:13:59 -05'00'

Matthew L. Tinkham, Jr. / Pastor

12/18/2024

Applicant Signature

Print Name / Affiliation

Date

423-599-8083

Email

Phone Number:
BY: J. Nalzar, ASSOCIATE TREASURER
GEORGIA - CUMBERLAND ASSOCIATION
OF SEVENTH-DAY ADVENTISTS

Please Print

JUNDEL NALZAR/ASSOCIATE TREASURER

Date Paid

Marvin G. Medley/Treasurer

03/

All requests to amend the Knox County Comprehensive Land Use and Transportation Plan must include justification for the changes as part of the application process.

The applicant must provide justification per Implementation Action IM.6, demonstrating:

Either

- ☒ There is an obvious or significant error or omission in the Plan

OR**2 or more of the following criteria apply**

- ☐ **Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.
- ☐ **New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible
- ☐ **New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan
- ☐ **Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

PLEASE EXPLAIN

The Grace Seventh-day Adventist Church is requesting that the current place type, which is SR Suburban Residential, be changed to CC Corridor Commercial to allow for the Church's land parcel (155 00302) located at 9123 S. Northshore Drive, Knoxville, TN 37922, to be rezoned from A Agricultural to CA General Business Zone. According to the "Place Type and Zoning Correspondence Matrix" for Knox County, the Church's current zoning for its land parcel (i.e., A Agricultural) is not related to or appropriate for its current place type (SR Suburban Residential), and neither this zoning or place type appropriately fits its historic (for over one hundred years) and present (for the last more than forty years) land use.

Our primary purpose for pursuing rezoning at this time is to designate appropriate zoning that matches our parcel's historical and actual land use and will permit us to install a new illuminated church sign with an electronic messaging center (EMC) on our property. We have attached the design of the proposed illuminated electronic sign. The need for a new church sign arose in 2021 when First Utility District of Knox County (hereafter FUD) required the removal of our old illuminated church sign due to its recent Ebenezer Sewer Basin Improvement Project.

The land parcel on the opposite side of S. Northshore Drive—Shultz Pediatrics, 9142 S. Northshore Drive, Knoxville, TN 37922 (155 04405), owned by Randall R. Shults—is zoned as a CA General Business Zone with a place type of CC Corridor Commercial, showing that the Knox County Planning Commission and/or the Knox County Commission has/have deemed this place type and this zone as allowable in our district along S. Northshore Drive. Furthermore, all the land parcels after Northshore Hills Boulevard on S. Northshore Drive are zoned CA General Business Zone, CH Highway Commercial Zone, or PC Planned Commercial Zone up to where I-140 and S. Northshore Drive intersect. Thus, a commercial district begins only a few feet southwest of our land parcel on S. Northshore Drive. This can be seen on the attached zoning map from KGIS Maps.

By: *Marvin G. Medley*

Property Owner Signature

By: *JUNIPER NAZZARO*

By signing above, you certify that criteria for a Plan Amendment have been met and that any information to justify such action is specified above.

Marvin G. Medley, Treasurer

Print Name

JUNIPER NAZZARO, ASSOCIATE TREASURER

3/4/25

Date

3/4/25

FILE NUMBER

5-E-25-RZ

March 11, 2025

Knoxville-Knox County Planning
City-County Building
400 Main Street, Suite 403
Knoxville, Tennessee 37902 USA

RE: Request for Place-type Change and Rezoning

Dear Knox County Planning Commission and Knox County Commission:

I am writing on behalf of the Grace Seventh-day Adventist Church (henceforth "Church") to request formal consideration of the attached "Development Request" and "Amendment Request." Our Church is requesting to have (1) the place type for our land parcel, located at 9123 S Northshore Drive, Knoxville, TN 37922 USA (Parcel ID 155 00302), changed from SR Suburban Residential to CC Corridor Commercial and (2) the parcel itself rezoned from an A Agricultural Zone to a CA General Business Zone.

(1) Place Type Change to CC Corridor Commercial

According to the attached "Place Type and Zoning Correspondence Matrix" for Knox County, our Church's current zoning for its land parcel (i.e., A Agricultural) is not related to or appropriate for its current place type (i.e., SR Suburban Residential). We are requesting this change to correct this discrepancy. Changing our place type to CC Corridor Commercial and our zoning to CA General Business Zone (see below) will align our land parcel with the aforementioned matrix and zoning ordinances in the Code of Knox County, Tennessee.

Furthermore, neither our current place type nor zoning appropriately fits our Church's historic (for over one hundred years) and present (for the last more than forty years) land use. Our land parcel has not been and is not now being used for agricultural purposes. Neither are there any future plans to change our present land use. Additionally, our current place type and zoning do not allow for our goals for future development of our land parcel as specified in the section below and in our "Development Request."

(2) Rezoning to CA General Business Zone

We believe our current A Agricultural Zone is inappropriate and places unnecessary and unwanted planning and development limitations on our property's established land use. We also think this is a reasonable request because, according to Appendix A-Zoning, Code 5.31.01.F in the Code of Knox County, Tennessee, the CA General Business Zone (our requested rezoning) is an acceptable zoning for land parcels owned by churches.

Our Church has been a vital part of the Bluegrass community of Knox County for over forty years (being first organized as a church on September 12, 1981). Our current facilities (completed and occupied on May 11, 1991) and campus have served as a place of worship and a



community center for various events, services, and outreach programs. Additionally, it's important to note that the land parcel on which our Church is situated has been designated by land usage as a general business zone in the form of a church for over one hundred years, contributing to the community's heritage and continuity. However, our present zoning of A Agricultural Zone does not reflect this history of land use.

Furthermore, our primary purpose for pursuing rezoning at this time is to designate appropriate zoning that matches our parcel's historical and actual land use and will permit us to carry out our plans for future development. Our desire is to install a new illuminated church sign with an electronic messaging center (EMC) on our property. I have attached the production rendering of the proposed illuminated sign and EMC design along with a KGIS Map of our land parcel, highlighting the proposed placement of the new illuminated church sign.

The need for a new church sign arose in 2021 when First Utility District of Knox County (hereafter FUD) required the removal of our old illuminated church sign due to its recent Ebenezer Sewer Basin Improvement Project along our side of S. Northshore Drive. We made a "Temporary Construction Easement" agreement with FUD (see attached) that included the required removal of our old illuminated church sign with a changeable letterboard. Our understanding was that we would be allowed to install a new illuminated church sign that is, at minimum, comparable to the previous one; however, according to Appendix A–Zoning 3.90.06.A in the Code of Knox County, Tennessee, our current A Agricultural Zone does not allow us to permit and install a comparable sign since the old sign was illuminated and included a changeable letterboard. FUD did not disclose any zoning requirements that might complicate the fulfillment of their promise. We may have proceeded differently with FUD if we understood this when making the temporary easement agreement with them. Because of the above, FUD's project along S. Northshore Drive has placed undue financial and developmental hardship upon us.

There are significant grounds that merit your approval of our "Development Request" to rezone our land parcel as a CA General Business Zone.

- **Fulfillment of Agreement with FUD of Knox County:** As stated above, to fulfill the promises made to us by FUD and Knox County, Tennessee, regarding the permitting and installation of a new illuminated church sign with a messaging board after the completion of the Ebenezer Sewer Basin Improvement Project, our church's land parcel must be rezoned as a CA General Business Zone that permits such signage.
- **Historical Presence and Community Service:** Our Church has been established on this land parcel for over four decades. The land parcel has been a church property for over a century. Throughout this time, we have continually adapted to meet the needs of our congregation and the broader Bluegrass community in Knox County, Tennessee, providing essential services such as food, clothing, and school supplies drives and distributions; educational and faith-based programs; and emergency relief. The memorial garden on our land parcel has also provided the wider Bluegrass community with a peaceful place for personal prayer and rest.
- **Equity with Surrounding Institutions on Our Portion of S. Northshore Drive:** The land parcel on the opposite side of S. Northshore Drive—Shultz Pediatrics, located at 9142 S. Northshore Drive, Knoxville, TN 37922 (Parcel ID 155 04405), owned by Randall R. Shults—is has a place type of CC Corridor Commercial and is zoned as a CA General Business Zone, showing that the Knox County Planning Commission and/or the Knox County Commission has/have deemed the CA General Business Zone as allowable in our



district along S. Northshore Drive. It would reveal inequity if the Knox County Planning Commission and/or the Knox County Commission does/do not approve our Church's "Development Request" for the same CA General Business Zone as other land parcels along the same part of S. Northshore Drive. See also 9202 S. Northshore Drive, Knoxville, TN 37922 (Parcel ID 155 00701), zoned CA General Business Zone.

Furthermore, all the land parcels after Northshore Hills Boulevard on S. Northshore Drive are zoned CA General Business Zone, CH Highway Commercial Zone, or PC Planned Commercial Zone up to where I-140 and S. Northshore Drive intersect. Thus, a commercial district begins only a few feet southwest of our land parcel on S. Northshore Drive. This can be seen on the attached zoning map from KGIS Maps.

- **Unique Topographical Requirements:** The topography of our Church's land parcel presents visibility challenges for drivers approaching from either direction on S. Northshore Drive. The attached topographical map from KGIS Maps shows two sizable, steep hills flanking the entrance to our property, obstructing sightlines for drivers traveling north or south on S. Northshore Drive. Installing a more prominent, illuminated church sign that exceeds the size limitations specified in the Code of Knox County, Tennessee, for an A Agricultural Zone (while still complying with the restrictions established for a CA General Business Zone) would give drivers more time to see and read the new illuminated church sign and the messages displayed on its EMC.
- **Enhanced Communication and Safety:** Communication is crucial today, especially in emergencies. Having an EMC with our new illuminated church sign on S. Northshore Drive would allow us to disseminate information quickly and efficiently to Knoxville-area travelers and community members. This could include weather alerts, emergency notices, and important community updates that benefit our congregation and the public.
- **Minimal Impact, Community Aesthetics, and Residential Character:** We recognize that our Church's land parcel is bordered on three sides by residential properties in a more affluent community. We wish to enhance, not detract from, the community's curb appeal. The new illuminated church sign, featuring an EMC, is designed to blend harmoniously with the existing environment and incorporates beautiful landscaping. It will not compromise the residential character of the nearby neighborhoods. The wooded areas surrounding our land parcel will further mitigate any perceived disturbance from the light and EMC of the new illuminated church sign. Modern digital signs can be engineered to comply with aesthetic and brightness regulations, ensuring they are not intrusive. Our Church is committed to adhering to the ordinances regarding EMCs in the Code of Knox County, Tennessee.

Additionally, EMCs offer significant aesthetic and environmental advantages. With an EMC, our Church would no longer need to advertise our programs and events with obtrusive banners along the roadside that stretch and sag over time due to exposure to the elements. The EMC will allow for a cleaner and more visually-pleasing roadside. Moreover, not needing to produce such banners because of the EMC reduces wasteful marketing materials, contributing to a cleaner environment.

- **Future of Land Parcel:** We understand there may be hesitancy from the Planning Commission of Knox County and the Knox County Commission in approving our "Development Request" and "Amendment Request" due to concerns that our Church might sell the land parcel in the future, potentially allowing a commercial business to



acquire the property against the wishes of the surrounding Bluegrass community. However, we can definitively assure you that this will NEVER happen. First, our Church has no plans or desire to do this. Second, when the land parcel was deeded to our Church by J. Fred and Dora Lou Scott, two “restrictions and covenants” were incorporated into the “Warranty Deed,” stating: “1. The property is never to be sold or used for any type of commercial or rental property,” and “2. The property is to be used only as a Seventh-[d]ay Adventist Church and Church School.” Therefore, under no circumstance can the present owner, the Georgia-Cumberland Conference Association of Seventh-day Adventists, sell the property, especially not to any commercial entity. I have attached the “Warranty Deed” for your convenience. Furthermore, while our Church’s facility is currently not near maximum capacity, when that time comes, we have ample space on the land parcel to develop, accommodating such growth. If our Church were to outgrow the land parcel, our decision would be to divide the congregation and plant a new church somewhere else in West Knoxville instead of selling it.

Given these points, we respectfully request that the Planning Commission of Knox County and the Knox County Commission approve our “Development Request” and “Amendment Request.” This new illuminated church sign is not merely a convenience but a crucial tool to support our ongoing community service and outreach efforts.

Thank you in advance for considering our Church’s requests. If you would like to speak with me further, please do not hesitate to contact me on my mobile phone or by email at +1 (423) 599-8083 or mtinkham@gccsda.com. Mail can be sent to my personal address at 1001 Wyndham Way, Apt 1231, Knoxville, TN 37923, or to my attention at the Church’s address, 9123 S Northshore Drive, Knoxville, TN 37922.

Sincerely,



Matthew L. Tinkham, Jr., M.Div., *Pastor*
Grace Seventh-day Adventist® Church (Knoxville, TN)
Georgia-Cumberland Conference of Seventh-day Adventists®

Attachments: Development Request, Amendment Request, Public Notice and Community Engagement, Production Rendering of New Sign, KGIS Topographical Map, KGIS Zoning Map, KGIS Place Type Map, KGIS Land Parcel Map, Place Type and Zoning Correspondence Matrix, Temporary Construction Easement, Warranty Deed, Church Board Meeting Minutes 2023.09.19, Church Business Meeting Minutes 2023.10.07, Church Board E-mail Minutes 2024.12.18, and Church Board E-mail Minutes 2025.02.19



Public Notice and Community Engagement

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

04/25/2025

Date to be Posted

05/09/2025

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☐ No

☐ No, but I plan to prior to the Planning Commission meeting

Matthew L. Tinkham,
Jr.

Applicant Signature

Digitally signed by Matthew L.
Tinkham, Jr.
Date: 2025.01.30 18:20:33 -05'00'

Matthew L. Tinkham, Jr.

Applicant Name

01/30/2025

Date

5-E-25-RZ_5-C-25-PA

FILE NUMBER