

# CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS



File Number: 4-C-21-OB                      Related File Number:  
Application Filed: 3/2/2021                      Date of Revision:  
Applicant: THE FOUNDATION CHURCH

## PROPERTY INFORMATION

General Location: North side of Chapman Highway.  
Other Parcel Info.:  
Tax ID Number: 137 18504                      Jurisdiction: County  
Size of Tract: 3 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Shopping Center  
Surrounding Land Use:  
Proposed Use:    Density:  
Sector Plan: South County                      Sector Plan Designation:  
Growth Policy Plan: Urban Growth Area  
Neighborhood Context:

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7220 Chapman Hwy.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason: Similar Use Determination: Church in the SC (Shopping Center) district.

## ZONING INFORMATION (where applicable)

Current Zoning: SC (Shopping Center)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.: Similar Use Determination: Church in the SC (Shopping Center) district.

## **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

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

Staff Recomm. (Full):

Comments: 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.

Action: Approved

Meeting Date: 4/8/2021

Details of Action:

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

Date of Approval: 4/8/2021

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: