

# CASE SUMMARY

**APPLICATION TYPE: OTHER BUSINESS**

**SIMILAR USE DETERMINATION**



**File Number:** 5-A-25-OB **Related File Number:**

**Application Filed:** 3/21/2025 **Date of Revision:**

**Applicant:** JORDAN SPURLING

## PROPERTY INFORMATION

**General Location:** East side of Andrew Johnson Hwy, west of Strawberry Plains Pike

**Other Parcel Info.:**

**Tax ID Number:** 63 014 **Jurisdiction:** County

**Size of Tract:** 10.06 acres

**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Commercial

**Surrounding Land Use:**

**Proposed Use:** **Density:**

**Planning Sector:** East County **Plan Designation:** CMU (Corridor Mixed-use)

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:**

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

**Street:** 540 ANDREW JOHNSON HWY

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:** Consideration of a similar use determination to allow a fitness center in the SC (Shopping Center) zone.

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural), CA (General Business), 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.: Consideration of a similar use determination to allow a fitness center in the SC (Shopping Center) zone.

## **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve a fitness center as a permitted use in the SC (Shopping Center) zone because it is similar in nature to other permitted uses and aligns with the intent of the SC zone.

Staff Recomm. (Full):

Comments:

### **BACKGROUND:**

The applicant is proposing to convert a former Family Dollar store at 540 Andrew Johnson Highway into a gym and fitness center with a short-term childcare program for patrons. The building is an outparcel on a property with strip commercial development featuring an auto parts store, a nail salon, a pharmacy and a small grocery store.

### **STAFF ANALYSIS:**

Most of the property is zoned SC (Shopping Center). Article 5.34.02 permits the Planning Commission to recommend the inclusion of other uses not explicitly permitted in the SC zone if they are of a related nature and meet the intent of the zone.

The intent of the SC zone is to encourage and ensure the development of unified retail shopping centers which will promote the public health, safety, morals, and general welfare for the citizens of the county through the following objectives.

- To lessen the adverse effects which such shopping centers might have on the uses of adjacent land.
- To promote safe and efficient movement of traffic within the site of the shopping center and in connection with adjacent access streets.
- To prohibit the development of uses of a heavy repair, wholesaling, industrial, and residential character in SC, Shopping Center Zones.

A fitness center aligns with the intent and objectives of the SC zone to promote the public health and general welfare of County residents. It is a service-oriented commercial business that is commonly seen in shopping center settings. A fitness center is compatible and similar in nature to the other retail and personal service establishments permitted in the SC zone.

Action: Approved

Meeting Date: 5/8/2025

Details of Action:

Summary of Action: Approve a fitness center as a permitted use in the SC (Shopping Center) zone because it is similar in nature to other permitted uses and aligns with the intent of the SC zone.

Date of Approval: 5/8/2025

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: