

# CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS



File Number: 7-A-19-OB                      Related File Number:  
Application Filed: 5/28/2019              Date of Revision: 5/30/2019  
Applicant: FELLOWSHIP CHURCH

## PROPERTY INFORMATION

General Location: South side of Byington Solway Road, east of Crosslane Road  
Other Parcel Info.:  
Tax ID Number: 90 125                      Jurisdiction: County  
Size of Tract: 9.6 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Industrial / Manufacturing  
Surrounding Land Use:  
Proposed Use:                                      Density:  
Sector Plan: Northwest County      Sector Plan Designation: BP-1 (Business Park Type 1)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 2715 Byington Solway Rd  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason: Church & associated community services

## ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)  
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.: Church &amp; associated community services

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Amy Brooks

**Staff Recomm. (Abbr.):** Staff recommends the Planning Commission deny the request to allow churches and associated community uses due to the incompatibility of such community uses with uses intended in an industrial district.

**Staff Recomm. (Full):** The Knox County zoning code is written in such a way that the only those uses listed are allowed to be located within specific zones. A Similar Use Determination allows the Planning Commission to determine whether or not a proposed use is similar to, or not more detrimental than, a use that is already permitted.

Upon review of the proposed use, staff has found that churches and their associated uses are not compatible with uses allowed in the Industrial District.

The Industrial District was created to provide areas in which the principal use of land is for manufacturing, assembling, fabrication and for warehousing and other uses which have heavy impacts and adverse effects on surrounding property. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air, or street transportation routes. Such uses are not properly associated with, nor compatible with residential, institutional and retail commercial uses.

Introducing churches and community related services into the Industrial districts would be in conflict with many of the uses the I District was created to include. Most of these uses are not properly associated with, nor compatible with residential, institutional and retail commercial uses.

**Comments:****Action:** Denied**Meeting Date:** 7/11/2019**Details of Action:**

**Summary of Action:** Staff recommends the Planning Commission deny the request to allow churches and associated community uses due to the incompatibility of such community uses with uses intended in an industrial district.

**Date of Approval:****Date of Denial:** 7/11/2019**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:**