

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 7-F-26-SU
Application Filed: 5/26/2026
Applicant: RICK FRIEL

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of North Winston Rd, north side of I-40/I-75
Other Parcel Info.:
Tax ID Number: 120 H B 017 **Jurisdiction:** City
Size of Tract: 10.07 acres
Accessibility: Access is via North Winston Road, a major collector with 42 ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land (church)
Surrounding Land Use:
Proposed Use: Accessory structure (pavilion) for a place of worship **Density:**
Planning Sector: Northwest City **Plan Designation:** CI (Civic and Institutional)
Growth Policy Plan: N/A (Within the City limits)
Neighborhood Context: The subject property lies at the southern edge of a single family neighborhood and is directly north of I-40/I-75 and the commercial uses along Kingston Pike. West Hills and Bynon Park lies across the street to the east.

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

Street: 421 NORTH WINSTON RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), (C) (Previously Approved Planned District)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: CI (Civic and Institutional)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Malynda Wollert

Staff Recomm. (Abbr.): Approve the request for a new accessory structure, driveway, and accessible parking space for a place of worship, subject to three conditions:

Staff Recomm. (Full):
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including, but not limited to, Article 12 (Landscape).
2. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections.
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

Comments: This request is for a new pavilion, driveway, and accessible parking space at the existing West Hills Baptist Church.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The proposed pavilion and driveway are not expected to adversely impact any existing neighborhoods and communities, and the placement minimizes tree loss on the large forested lot, which is consistent with the General Plan's Development Policies 9.2 and 9.3.

B. The proposed use is consistent with the One Year Plan's and Northwest City Sector Plan's CI (Civic/Institutional) land use classification.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. This property is zoned RN-1 (Single-Family Residential Neighborhood) with a (C) district designation in a band along the northern and western lot lines. Per the transition rules of Article 1.4.G, the old zoning regulations apply to future development on this property, so the RP-1 (Planned Residential) regulations apply to this request. The (C) district designation covers the section of the property where the pavilion is proposed though that zone and the previously approved plans are associated with the Saint Andrews single family subdivision to the north that was approved in 1994 (3-G-94-UR).

B. The proposed driveway extends towards the pavilion from the existing parking lot, and the pavilion is situated directly to the west of the church. This location minimizes tree loss, is set far back from the subdivision to the north, and maintains a large buffer from Jean Teague Greenway, which runs through the north of the property. This location for the expansion is consistent with the intent of the RP-1 district.

C. The proposal complies with the development standards for uses permitted on review, pertaining to churches in the RP-1 district under the prior zoning code. Although a pavilion was not listed among the specific permitted accessory structures for a church under the prior zoning code, the accessory use complies with the general provisions for accessory uses and the applicable height regulations.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The church is a well-established structure in this area and predates much of the surrounding development. It serves as a buffer from the I-40/I-75 traffic for the single family neighborhood to the north. The request will have a minimal impact on the area, since the changes occur on the southern side of the property closer to the interstate.

B. The pavilion will be visible from I-40, which abuts the property to the south, but it will not be visible from the street or other nearby developments. The design of the pavilion is compatible with that of the existing church building.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS

DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. There are no anticipated negative impacts to surrounding properties from the proposed minor expansion of the church use on the 10-acre property.

B. The pavilion and driveway are placed near the south of the property and are separated from the neighborhood and Jean Teague Greenway to the north by acres of remaining forest.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The subject property is accessed via North Winston Road, a major collector street, and traffic would not be routed through residential streets. The anticipated traffic impact of the proposed expansion is minimal.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses or environmental factors immediately surrounding the subject property that would pose a potential hazard or have an undesirable impact on the proposed use.

Action: Approved with Conditions **Meeting Date:** 7/9/2026

Details of Action:

Summary of Action: Approve the request for a new accessory structure, driveway, and accessible parking space for a place of worship, subject to three conditions:

Date of Approval: 7/9/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:**