

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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File Number: 10-F-04-UR **Related File Number:**
Application Filed: 9/13/2004 **Date of Revision:**
Applicant: MARY BOWLIN (LITTLE PEOPLE PRESCHOOL)
Owner:

PROPERTY INFORMATION

General Location: East side of Archer Rd., northwest of Tazewell Pike.
Other Parcel Info.:
Tax ID Number: 39 141 **Jurisdiction:** County
Size of Tract: 1.8 acres
Accessibility: Access is via Archer Rd., a local access street with a 14' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Child day care center
Surrounding Land Use:
Proposed Use: Child day care center **Density:**
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: The proposed day care center is located in a small commercial development that is surrounded by single-family residential development.

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

Street: 6502 Archer Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

1. The proposed use is consistent with all requirements of the CA zoning district, as well as other criteria for approval of a use on review based on the reduction of enrollment or approval of the variance.
2. The proposed use is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The plans include appropriate setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will not pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northeast County Sector Plan proposes agricultural/rural residential uses for this property.
2. The site is located within the Rural Area as shown on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved **MPC Meeting Date:** 10/14/2004

- Details of MPC action:**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services.
 4. Meeting all applicable requirements of the Knox County Health Department.
 5. Obtaining a variance from the Knox County Board of Zoning Appeals for the reduction in the required fenced in play area.
 6. Providing wheel stops in the parking lot on the north side of the building and a sidewalk/steps from the parking lot to the building as identified on the proposed development plan.
 7. Adhering to all attached plans and stipulations, as submitted by the applicant for purposes of this review.

With the conditions noted above, this request meets all requirements of the CA zoning district, as well as other criteria for approval of a use on review.

Summary of MPC action: APPROVE the development plan for a child day care center to serve up to 32 children (40 children if BZA variance identified in item # 5 below is approved) in the CA zoning district, subject to 7 conditions

Date of MPC Approval: 10/14/2004 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**