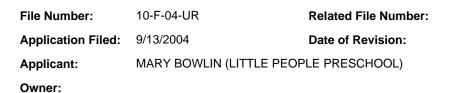
CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



KNOXVILLE-KNOX COUNTY 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 Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902

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www•knoxmpc•org

PROPERTY INFOR General Location:	MATION East side of Archer Rd., northwo	est 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:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested: S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC ACTION AND DISPOSITION
Planner In Charge:	Tom Brechko
Staff Recomm. (Abbr.):	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
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services. Meeting all applicable requirements of the Knox County Health Department. Obtaining a variance from the Knox County Board of Zoning Appeals for the reduction in the required fenced in play area. 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. 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.
Comments:	The applicant is requesting approval of a child day care center to be located in an existing commercial building located on Archer Rd., northwest of Tazewell Pike. The applicant has located in a building that was previously occupied by a day care center with a total of 53 children. There was no previous approval for the other day care center. The applicant is proposing a child day care center which will have a maximum enrollment of 40 children. The existing facility does not meet the minimum requirement for a fenced in outdoor play area. The existing fenced in play area is approximately 3,700 square feet which would allow 32 children. Site constraints will not allow for an expansion of the play area. With 40 children, the play area would have to be 4,500 square feet. The applicant will have to request approval from the Knox County Board of Zoning Appeals (BZA) of a variance from the required 4,500 square foot fenced play area. Staff will recommend approval of the day care center at this location subject to enrollment not exceeding 32 children. If the BZA variance is approved, the enrollment can be increased to 40 children.
	There are four existing parking spaces located in front of the building. A gravel parking lot is located on the north side of the building. Staff is recommending that wheel stops be incorporated for the nine spaces that are located along the side of the building and fenced in play area. Since the parking lot is on the uphill side of the day care facility, the wheel stops will act as a safety barrier. A sidewalk and steps need to be added along the street side of the parking lot down to the entrance to the building. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE
	 Public water and sewer are available to serve the site. While Archer Rd. is a narrow dead end street, it has been determined that it has sufficient capacity to handle the traffic which will be generated by this development which is actually smaller than the previous day care center. This request will have no impact on schools and minimal impact to adjacent properties.
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

	 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. 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 The Northeast County Sector Plan proposes agricultural/rural residential uses for this property. 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:	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services. Meeting all applicable requirements of the Knox County Health Department. Obtaining a variance from the Knox County Board of Zoning Appeals for the reduction in the required fenced in play area. 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. 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 Deni	al:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:			
	LEGISLATIVE ACTI	ON AND DISPOSIT	TION	
Legislative Body:	Knox County Board of Zoning Appe	eals		
Date of Legislative Action:		Date of Legislative Acti	on, Second Reading:	
Ordinance Number:		Other Ordinance Numb	er References:	
Disposition of Case:		Disposition of Case, Se	econd Reading:	
If "Other":		If "Other":		
Amendments:		Amendments:		
Date of Legislative Appeal:		Effective Date of Ordina	ance:	