CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 11-C-04-UR Related File Number:

Application Filed: 10/7/2004 **Date of Revision:**

Applicant: TREEHOUSE LEARNING CENTER, LLC

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southeast side Tazewell Pike, southwest of Henegar Rd.

Other Parcel Info.:

Tax ID Number: 30 059 Jurisdiction: County

Size of Tract: 4 acres

Accessibility: Access is via Tazewell Pike, a major collector street with 24' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling

Surrounding Land Use:

Proposed Use: Day care center for up to 90 children Density:

Sector Plan: Northeast County Sector Plan Designation: Agricultural / Rural Residential

Growth Policy Plan: Rural Area

Neighborhood Context: This area is developed with rural residential uses under Agricultural zoning.

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

Street: 6904 Tazewell Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for a child day care facility for up to 90 children in the Agricultural

zone, subject to 6 conditions:

Staff Recomm. (Full):

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 child daycare licensing requirements of the State of Tennessee.

4. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.

5. Adhering to all attached plans and stipulations, as submitted by the applicant for purposes of this review

6. Preserving all existing trees along the side property lines.

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

Comments:

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

- 1. The proposal will have no impact on schools. Approximately 200 trips per day could be generated by this development, including drop-off and pick-up of children, as well as staff trips. Tazewell Pike is adequate to handle the additional traffic and has excellent sight distance in both directions from the proposed access drive.
- 2. Public water and sewer utilities are available to serve the development.
- 3. The location and size of the property, combined with the proposed layout is such that the impact to less intense adjacent residential uses should be minimized.
- 4. The property is located along a major collector street and meets the minimum Knox County Zoning Ordinance requirements for approval of a child care facility.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed daycare facility development 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 use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
- 2. The proposal meets all requirements of the A zoning district, as well as the specific minimum requirements of Knox County Zoning Ordinance Article 4, Section 4.91, regarding child day care centers as uses permitted on review. See the attached Day Care Review sheet.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

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

MPC Action: Approved MPC Meeting Date: 11/10/2004

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 child daycare licensing requirements of the State of Tennessee.
- 4. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of

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the Knox County Health Department.

5. Adhering to all attached plans and stipulations, as submitted by the applicant for purposes of this

review.

6. Preserving all existing trees along the side property lines.

Summary of MPC action: APPROVE the development plan for a child day care facility for up to 90 children in the Agricultural

zone, subject to 6 conditions:

Date of MPC Approval: 11/10/2004 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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