

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 11-M-01-UR **Related File Number:**
Application Filed: 10/8/2001 **Date of Revision:**
Applicant: ST. JOSEPH'S HOUSE OF PRAYER
Owner:

PROPERTY INFORMATION

General Location: North side of Dutch Valley Dr., east of Bruhin Rd.
Other Parcel Info.:
Tax ID Number: 69 J A 3, 3.01, 4, 5, 6 **Jurisdiction:** City
Size of Tract: 4.1 acres
Accessibility: Access is via Dutch Valley Dr., a minor arterial street with 21' of pavement width and 50-60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family house and garage apartment
Surrounding Land Use:
Proposed Use: Daycare and church sanctuary **Density:**
Sector Plan: North City **Sector Plan Designation:** Medium Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with residential uses on the north side of Dutch Valley Dr. and commercial/light industrial uses on the south side adjacent to I-640.

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

Street: 717 Dutch Valley Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services) & R-1 (Single Family Residential)
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:

MAB

Staff Recomm. (Abbr.):

APPROVE the development plans for a daycare (Phase 1) and a church (Phase 2), subject to 6 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Installing all landscaping, as shown on the development plans, within six months of the issuance of permits for the construction of the parking lot and driveway, and within six months of the issuance of occupancy permits for the sanctuary.
4. Meeting the requirements of the Knox County Health Department.
5. Meeting the requirements of the City of Knoxville Arborist.
6. Adhering to the stipulations of the information sheet submitted by the applicant, along with developing both phases of the project in their entirety when they are begun. When the sanctuary is built, all of the parking shown on the Phase 2 plan must also be constructed at that time.

With the conditions noted above, this request meets the requirements for approval on the O-1 zoning district, as well as the other criteria for approval of a use on review.

Comments:

The applicant is proposing a project which consists of two phases. The first phase is to convert two existing buildings, a house and a garage apartment, for use as a daycare facility for 64 children. The apartment (2,688 square feet) will serve 30 children and the house (3,688 square feet) will serve 34 children. The plans show a 10,000 square foot fenced playground area, a paved drop-off lane, 41 parking spaces, new landscaping and 6,376 square feet of indoor space between the two structures. This proposal exceeds all the requirements for daycare facilities in the City of Knoxville.

The second phase is to build a 300 seat church sanctuary, tear down the house and replace it with a new office, education and daycare wing and add 72 more parking spaces to serve the church. The garage apartment (2,688 square feet) will continue to be used for daycare purposes, for 30 children. The new wing (4,200 square feet) will then be used for daycare purposes for 46 children. This brings the total number of children for Phase 2 to 76 children. The full 10,000 square foot fenced playground area will be retained and is still sufficient for the added children. Phase 2 will also involve the removal of the drop-off loop serving the daycare, but a sufficient drop-off area and loop will be established within the church parking area. The Phase 2 proposal still exceeds all the requirements for daycare facilities in the City of Knoxville.

Evergreen landscaping is proposed along both the east and west property lines for screening from adjacent properties. Landscaping is also proposed along the street right of way and within the parking lot for aesthetics. A 6' high, 6' wide ground mounted sign is also proposed at the front curbcut entrance with a 25' setback from the street right of way line. This development will be compatible with surrounding properties and should have minimal negative impact in the area. The daycare facility will provide a valuable service for residents in the surrounding area.

MPC Action:

Approved

MPC Meeting Date: 11/8/2001

Details of MPC action:

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Installing all landscaping, as shown on the development plans, within six months of the issuance of permits for the construction of the parking lot and driveway, and within six months of the issuance of occupancy permits for the sanctuary.
4. Meeting the requirements of the Knox County Health Department.
5. Meeting the requirements of the City of Knoxville Arborist.

6. Adhering to the stipulations of the information sheet submitted by the applicant, along with developing both phases of the project in their entirety when they are begun. When the sanctuary is built, all of the parking shown on the Phase 2 plan must also be constructed at that time.

With the conditions noted above, this request meets the requirements for approval on the O-1 zoning district, as well as the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the development plans for a daycare (Phase 1) and a church (Phase 2), subject to 6 conditions:

Date of MPC Approval: 11/8/2001

Date of Denial:

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: