

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 12-B-17-UR **Related File Number:**
Application Filed: 10/20/2017 **Date of Revision:**
Applicant: UNION BAPTIST CHURCH

PROPERTY INFORMATION

General Location: North side of Washington Pike, west of Maloneyville Road
Other Parcel Info.:
Tax ID Number: 40 103.01, 107, 108, 109 **Jurisdiction:** County
Size of Tract: 26.4 acres
Accessibility: Access is via Washington Pike., a minor arterial street with 22' of pavement width within 40-70' of right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Church, house, vacant land
Surrounding Land Use:
Proposed Use: Daycare center with office and classrooms **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** CI (Civic Institutional) & AG (Agricultural)
Growth Policy Plan: Rural Area
Neighborhood Context: This area is primarily developed with agricultural and rural residential uses under A zoning. There is a low density residential development north of the church property under PR zoning.

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

Street: 6701 Washington 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:

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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the development plan for a child day care center with a maximum enrollment for up to 50 children, subject to 5 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
3. Meeting all applicable requirements of the Knox County Department Engineering and Public Works.
4. Meeting the minimum standards of Article 4, Section 4.91 (Requirements for child day care centers and group day care homes), including but not limited to the fenced play area standard of subsection 4.91.01.C.
5. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the A (Agricultural) District and the general criteria for approval of a Use-on-Review.

Comments:

The applicant is requesting approval of a day care center located on the property of Union Baptist Church on Washington Pike, west of Maloneyville Rd. The child day care center will be located behind the church, on the north end of the existing parking lot where there is an existing playground. Some of the existing parking lot will be restriped and new parking spaces created in front of the new building. The number of parking spaces will be the same with the exception of 1 additional handicap parking space.

The proposed playground is shown as being approximately 3,800 square feet in area, however, the minimum area for 50 children is 5,500 square feet (Article 4, Section 4.91.01.C). The church property has land available to accommodate the increased size of the playground.

The covered unfinished space on the north side of the proposed day care center is intended to be a multi-use room in the future when funds are available to finish the space. It is intended to be used by both the day care center and the church. The being that the multi-purpose room can be an accessory use of a church, it is not being considered as part of this application, other than it being integrated with the child care building.

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

1. The proposed child day care center will have minimal impact on local services. Waste water will be handled by a septic system on site and permitted through the Knox County Health Department.
2. The proposed child day care center will have minimal impact on traffic since the facility is located on an arterial street and the church has sufficient parking to accommodate the daycare center.
3. The proposed use is consistent with the church and residential development in the area.

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

1. The proposed child day care center meets all of the requirements of the Knox County Zoning Ordinance.
2. The proposed child day care center 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 neighborhoods where it is proposed. The use will not significantly injure the value of adjacent property. The use will not have an impact on drawing traffic through residential areas since it is located on an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northeast County Sector Plan identifies the site within the CI and AG land use classifications, which allow consideration of the proposed use.
- 2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 12/14/2017

- Details of Action:**
- 1. Meeting all applicable requirements of the Knox County Health Department.
 - 2. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
 - 3. Meeting all applicable requirements of the Knox County Department Engineering and Public Works.
 - 4. Meeting the minimum standards of Article 4, Section 4.91 (Requirements for child day care centers and group day care homes), including but not limited to the fenced play area standard of subsection 4.91.01.C.
 - 5. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the A (Agricultural) District and the general criteria for approval of a Use-on-Review.

Summary of Action: APPROVE the development plan for a child day care center with a maximum enrollment for up to 50 children, subject to 5 conditions.

Date of Approval: 12/14/2017 **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:**