

# 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:** 12-E-16-UR                      **Related File Number:**  
**Application Filed:** 10/24/2016              **Date of Revision:**  
**Applicant:** KNOXVILLE MONTESSORI ASSOCIATION

## PROPERTY INFORMATION

**General Location:** North side of Kingston Pike, north side of the intersection of Towanda Trail and Kingston Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 107 L A 017 AND PART OF 01801                      **Jurisdiction:** City  
**Size of Tract:** 0.9 acres  
**Accessibility:** Access is via Kingston Pike, a major arterial street with a four lane section at a transition to four lanes with additional turn lanes within a required right-of-way of 88'.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and school  
**Surrounding Land Use:**  
**Proposed Use:** Expansion of Existing School                      **Density:**  
**Sector Plan:** West City                      **Sector Plan Designation:** LDR and HP  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located at a transition point on Kingston Pike between residential development to the east and commercial development to the west.

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

**Street:** 4301 Kingston Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density 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:

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 the expansion of the existing Montessori School subject to 8 conditions.

Staff Recomm. (Full):

1. Connecting to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Transportation for the revised access driveways for the site.
4. Obtaining approval and recording a plat for the combination of the two parcels or a plat that establishes the permanent access easements that are needed for the one-way traffic flow across the two parcels.
5. Meeting all applicable requirements of the Knoxville Fire Marshal's Office.
6. Installation of all landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
7. Meeting all applicable requirements of the Knoxville Urban Forester.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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

Comments:

The applicant is requesting a use on review approval in order to expand the existing Montessori School located on Kingston Pike just east of The Shops at Western Plaza. The parcel directly east of the existing school will be the site of the building expansion. A two story addition is proposed on back of the existing residence.

The proposed development plan shows access to the site to include a one-way circulation layout that will enter on the eastern side of the site and exit on the western side. The center access driveway will be eliminated. The proposed driveway changes will require approval from the Tennessee Department of Transportation. A sidewalk connection will be provided between the two facilities with a connection out to the existing sidewalk along Kingston Pike.

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

1. The proposed school expansion will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed one-way circulation of traffic through the site should help to improve traffic safety at this location.
3. The proposed expansion of the Montessori School should have minimal impact on the residential neighborhood in this area.

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

1. With the recommended conditions, the proposed use is consistent with all requirements for the R-1 zoning district, as well as other criteria for approval of a use on review.
2. With the recommended conditions, the proposed use is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and the One Year 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 substantial additional traffic through residential areas since the site has access to a major

arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The West City Sector Plan and One Year Plan identify this property as low density residential use. The R-1 (Low Density Residential) zoning of the property permits consideration of the proposed use as a use on review.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 1/12/2017

- Details of Action:**
1. Connecting to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
  2. Meeting all applicable requirements of the Knoxville Department of Engineering.
  3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Transportation for the revised access driveways for the site.
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With the conditions noted above, this request meets all requirements for approval in the R-1 zoning district, as well as other criteria for approval of a use on review.

**Summary of Action:** APPROVE the development plan for the expansion of the existing Montessori School subject to 8 conditions.

**Date of Approval:** 1/12/2017 **Date of Denial:** **Postponements:** 12/8/2016

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:** 1/26/2017

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 2/28/2017

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Denied (Withdrawn)

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**