

# 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

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400 Main Street  
Knoxville, Tennessee 37902  
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w w w • k n o x m p c • o r g

**File Number:** 2-B-14-UR                      **Related File Number:**  
**Application Filed:** 12/30/2013              **Date of Revision:**  
**Applicant:** WEBB-CHRISTOPHER SCHOOL OF LEARNING KRISTIN CHRISTOPHER

## PROPERTY INFORMATION

**General Location:** Northwest side of Ball Rd., southwest side of Zion Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 044    **Jurisdiction:** County  
**Size of Tract:** 34300 square feet  
**Accessibility:** Access is via Zion Ln., a local street with a 16' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Child Day Care Center for 40 children                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is located in a residential neighborhood that has developed under A (Agricultural), RA (Low Density Residential) and PR (Planned Residential) zoning.

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

**Street:** 6107 Ball Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (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 request for a child day care center to serve up to seventeen (17) children for Phase I, and up to forty (40) children with the Phase II building addition, as shown on the site plan subject to 7 conditions:

- Staff Recomm. (Full):
1. Providing the required outdoor fenced play area and parking as required by the Knox County Zoning Ordinance
  2. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
  3. Obtaining approval from the Knox County Health Department on the use of the site for a child day care center for up to 40 children. This may require changes to the drain field for the septic system if the existing drain field extends onto the adjoining property.
  4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  5. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
  6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department Human Services.
  7. The child day care center is limited to a maximum of seventeen (17) children until such time as the building addition is completed and a certificate of occupancy is issued by Knox County, and approval is granted by the Tennessee Department Human Services for the use of the building addition.

With the conditions noted, this plan meets the requirements for approval in the RA (Low Density Residential) zoning district and the other criteria for approval of a use on review.

Comments: The applicant is requesting approval for a child day care center that would serve up to forty (40) children at this site which is located at the northwest corner of the intersection of Ball Rd. and Zion Ln. The house that is located on the property would be converted for use as a child day care center. No one would live on site. While the applicant is requesting approval to provide care for up to 40 children, the existing house will only allow for care of up to 17 children. A future building addition of approximately 900 square feet would allow for the care of up to 40 children.

Site improvements required for the day care center include providing a fenced in outdoor play area and a paved parking area meeting the requirements of the Knox County Zoning Ordinance. The applicant has indicated that she will install the fencing and parking area to meet the future needs for the child day care center before the center is opened. One of the required parking spaces will be provide for in the existing garage.

Staff is recommending a phased approval for the center that would only allow for care of up to 17 children until the building addition is completed and approved for use.

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

1. Public utilities are in place to serve the site.
2. The traffic impact will be minimal due to the fact that the site fronts on a major collector street.
3. The proposed facility will place no additional demand on schools.

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

1. The proposed development as recommended is consistent with all relevant requirements of the RA (Low Density Residential) zoning, as well as other criteria for approval of a use on review.
2. The development as recommended 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 Sector Plan. The use in is harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw a substantial amount of additional traffic through residential areas since the site fronts on a major collector street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan proposes low density residential uses for the site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 2/13/2014

**Details of Action:**

**Summary of Action:** APPROVE the request for a child day care center to serve up to seventeen (17) children for Phase I, and up to forty (40) children with the Phase II building addition, as shown on the site plan subject to 7 conditions:

**Date of Approval:** 2/13/2014 **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:**