

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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File Number: 3-B-08-UR **Related File Number:**
Application Filed: 2/4/2007 **Date of Revision:**
Applicant: WEST END ACADEMY

PROPERTY INFORMATION

General Location: Northwest side of McKamey Rd, northwest of Brierley Dr.
Other Parcel Info.:
Tax ID Number: 92 093.02 **Jurisdiction:** County
Size of Tract: 15.92 acres
Accessibility: Access is via McKamey Rd., a major collector street with a 19' pavement within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: School
Surrounding Land Use:
Proposed Use: Day care facility for up to 25 children **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR & SLPA
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This property is located in an established residential area that has been developed under A, R-1, RP-1 and RA zoning.

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

Street: 5311 McKamey Rd.
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:

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 (See the attached Day Care Review sheet).

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential and slope protection uses for this site.

2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 3/13/2008

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Health Department
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Providing the minimum outdoor fenced play area as required by the Knox County Zoning Ordinance.
4. The outdoor play area will be required to provide suitable surface material to prevent injuries - unitary materials or loose-fill materials.
5. Paving the existing gravel driveway for the first 100' off McKamey Rd. along with paving the lower parking area (see site plan).
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Certifying on the development plan by the applicant's surveyor that there is 300' of sight distance from the existing driveway onto McKamey Rd., adjusting the location of the driveway to achieve sight distance or limiting the access to right-in/right-out.
8. Maintaining a 25' undisturbed buffer around the on-site sinkhole/pond.
9. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services.

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

Summary of MPC action:

APPROVE the request for a day care facility for up to 25 children at this location subject to the following 9 conditions:

Date of MPC Approval:

3/13/2008

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: