

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 4-B-15-UR **Related File Number:**
Application Filed: 2/23/2015 **Date of Revision:**
Applicant: MEAD MONTESSORI SCHOOL - ELLA JONES

PROPERTY INFORMATION

General Location: South side of Bafford Pl., south of Island Home Ave.
Other Parcel Info.:
Tax ID Number: 109 D C 00802 **Jurisdiction:** City
Size of Tract: 1.53 acres
Accessibility: Access is via Bafford Place, a local street with a 16' pavement width within a 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Private School expansion with 120 students
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: South City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with low density residential uses under R-1 zoning. Ijams Nature Center is located to the east, zoned OS-1, and the Tennessee School for the Deaf is located to the northwest of the site, zoned R-1.

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

Street: 2647 Bafford Place
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) & H-1 (Historic Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned to RP-1 (Planned Residential) / H-1 (Historical Overlay and Design Guidelines) in December of 2006 (12-D-06-RZ).

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a private school for up to 120 students at this location subject to the following 6 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Health Department
 2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 3. Obtaining a variance that will reduce the minimum number of required parking spaces from the Knoxville Board of Zoning Appeals
 4. Meeting all applicable requirements of the Knoxville Department of Engineering.
 5. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Education.
 6. Requests for signage, site improvements, or exterior renovations will require approval from the Historic Zoning Commission.

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

Comments: The applicant is proposing to expand the maximum permitted enrollment of the existing Mead Montessori School. It is located in the old Mead School building which dates back to the early 1900's. The current school was approved through the use on review process in 2007 to permit up to 30 students. The site is zoned RP-1 (Planned Residential) / H-1 (Historical Overlay) and private and public schools are a use that is permitted on review. The proposed school will serve an enrollment up to 120 children. The applicant is not proposing any changes to the exterior of the existing facility and that includes the parking lot. In order to satisfy the parking requirements of the Knoxville Zoning Ordinance, the applicant will be required to obtain a variance to reduce the minimum number of required parking spaces. In the future if the applicant proposes any signage, site improvements, or exterior renovations, they will be required to obtain a Certificate(s) of Appropriateness from the Historic Zoning Commission.

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

1. The proposal will have no impact on schools.
2. The site is located at the end of Bafford Place, about 600 feet south of its intersection with Island Home Ave., a minor collector street. Sight distance appears to be adequate at this intersection.
3. Public water and sewer utilities are available to serve the development.

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

1. The proposed school 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 neighborhood where it is proposed. The proposal will allow for redevelopment which is consistent with the historical character of the subject property. The use will not significantly injure the value of adjacent property.
2. The proposal meets all requirements of the RP-1 zoning district.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The South City One Year Plan proposes low density residential uses for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth

Policy Plan.

Action: Approved **Meeting Date:** 4/9/2015

- Details of Action:**
1. Meeting all applicable requirements of the Knox County Health Department
 2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 3. Obtaining a variance that will reduce the minimum number of required parking spaces from the Knoxville Board of Zoning Appeals
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Summary of Action: APPROVE the request for a private school for up to 120 students at this location subject to the following 6 conditions:

Date of Approval: 4/9/2015 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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:**