

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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www.knoxmpc.org

File Number: 4-B-16-UR
Application Filed: 2/19/2016
Applicant: CHILD CREATIONS

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of W. Copeland Dr., south side of Heiskell Rd.
Other Parcel Info.:
Tax ID Number: 46 15702 **Jurisdiction:** County
Size of Tract: 23040 square feet
Accessibility: Access is via W. Copeland Dr., a collector street with a pavement width of 19' within a 70' wide right-of-way at this location

GENERAL LAND USE INFORMATION

Existing Land Use: Day care center
Surrounding Land Use:
Proposed Use: Day care center expansion for up to 70 children **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located at the intersection of W. Copeland Dr. and Heiskell Rd. Development in the immediate area consists primarily of detached dwellings on acreage tracts. The zoning in the area is Agricultural, CA commercial and RA residential.

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

Street: 102 W Copeland Dr,
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) & 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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request to expand the existing day care center to serve up to 70 children as shown on the site plan subject to 4 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
4. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.

With the conditions noted, this plan meets the requirements of the CA & A zones and the other general criteria for approval of a use on review

Comments:

The request is to permit expansion of an existing day care center that has been in operation for over 30 years. At present the facility is licensed to serve up to 39 children. Approval as requested will permit the enrollment to increase up to 70 children. The site plan shows that the request will meet all of the development standards contained in the Knox County Zoning Ordinance for a day care center. In order to accommodate the increased enrollment, the applicant will be making improvements to the on site parking and circulation, the outdoor play area, and will be increasing the size of the building. Staff does not anticipate any negative impact on the surrounding area if this day care center is allowed to expand as requested.

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

1. Public utilities are available to serve the site.
2. The proposed use of this site have minimal impact on the adjacent road system.

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

1. The proposed use is consistent with the general standards for uses permitted on review: The use is in harmony with the general purpose and intent of the Zoning Ordinance. The plans include appropriate setbacks to minimize the impact to surrounding properties. The use will not injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes low density residential uses for this property. The day care center is consistent with the sector plan.
2. The site is located in the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 4/14/2016

Details of Action:

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee

Department of Human Services.

4. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.

With the conditions noted, this plan meets the requirements of the CA & A zones and the other general criteria for approval of a use on review

Summary of Action: APPROVE the request to expand the existing day care center to serve up to 70 children as shown on the site plan subject to 4 conditions

Date of Approval: 4/14/2016

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: