



**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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Kelsey Bousquet

**Staff Recomm. (Abbr.):** Approve the development plan for a new child care center building in the BP (Business and Technology Park) zone as depicted on the site plan, subject to 4 conditions.

**Staff Recomm. (Full):**  
1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.  
2) Meeting all requirements of the Knox County Department of Engineering and Public Works.  
3) Installing all required landscaping as shown on the landscape plan within 6 months of obtaining a certificate of occupancy.  
4) Obtaining a Technology Overlay Certificate of Appropriateness from Planning staff for any proposed signage.

With the noted conditions, this plan meets the requirements for approval in the BP zone and the criteria for approval of a development plan.

**Comments:** This proposal is for a new child care center building with an approximate gross floor area of 24,000 sq ft on an existing 60.96-acre church campus located on the north side of Pellissippi Parkway. The new structure will be located on the east side of the campus in the grassy area abutting the existing child care building and children’s playground.

The landscape plan proposes removing existing vegetation on the north and east sides of the grassy area, which will be replaced with a mix of evergreen and non-evergreen shrubs and trees of varying sizes. New landscaping will be added along the south side of the building between the existing playground and the façade. A sidewalk will be installed leading from the parking lot to the front lobby entrance and around the east side of the building.

The child care center requires 48 parking spaces. The plan proposes utilizing the existing parking on the church campus, which has been approved for 1,247 spaces (6-I-11-UR/6-C-11-TOB). Twenty parking spaces located across from the proposed building, just south of the playground, would be designated as off-street loading spaces for the children. The parking provided meets the minimum required for the multi-use church campus under the zoning ordinance.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL). In exercise of its administrative judgement, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

BP (Business and Technology Park), TO (Technology Overlay)

A. The BP zoning district is intended to provide for a wide range of land uses which are generally categorized in business, industrial, and/or office classifications of use, whether in the public or private sectors. The permitted land uses are intended to include those businesses which require building spaces characterized by offices, research and development, manufacturing, and/or a combination of such uses. The proposed development supports the intent of the BP zone.

B. The intended and desired effect of the BP zone’s site regulations is to create an attractive park-like setting for the businesses which are located within the park. The proposed building will be landscaped with a mix of trees, shrubs, and evergreens of varying sizes that complement the campus’s existing landscaping.

C. The administrative procedures for the BP zone require the Planning Commission to approve the development plan before a building or structure can be erected or altered (Article 5, Section 5.50.12).

D. All development in the TO zone must adhere to the TTCDA Design Guidelines, which regulate landscaping, building, and site design. A COA was approved on 04-01-2026 (2-B-26-TOB).

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The subject property has the CI (Civic and Institutional) place type on the Future Land Use Map, which is intended for areas used for existing or future schools, government sites, hospitals, college campuses, and large semi-public facilities.

B. Development in the CI place type is often unique to each area but generally features buildings of 1 to 5 stories with varying setbacks and parking that is typically large surface lots that are clustered to serve many buildings/uses. The proposed development plan aligns with the intent of the CI place type.

3) KNOX COUNTY COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The proposed development plan is consistent with Implementation Policy 3, to encourage infill development of underutilized commercial land. The proposed development would be a minor expansion of an existing child care center on an established church campus.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area of the Growth Policy Plan. The purpose of the Planned Growth Area is to encourage a reasonably compact pattern of development and promote the expansion of the Knoxville-Knox County economy. The development plan aligns with these goals.

**Action:** Approved

**Meeting Date:** 4/9/2026

**Details of Action:**

**Summary of Action:** Approve the development plan for a new child care center building in the BP (Business and Technology Park) zone as depicted on the site plan, subject to 4 conditions.

**Date of Approval:** 4/9/2026

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:**

**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:**