

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: 4-F-01-UR **Related File Number:**
Application Filed: 3/12/2001 **Date of Revision:**
Applicant: SHERRY BRADEN
Owner:

PROPERTY INFORMATION

General Location: South side of Asbury Rd., west of E. Governor John Sevier Hwy., and east of Vaughn Ln.
Other Parcel Info.:
Tax ID Number: 97 39 **Jurisdiction:** County
Size of Tract: 1.1 acres
Accessibility: Access is via Asbury Rd., a major collector street with a 24' pavement width in a 50 foot right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Child day care center for up to 90 children **Density:**
Sector Plan: East County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located on the edge of a small pocket of rural density residential that is surrounded by industrial and commercial uses.

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

Street: 2925 Asbury Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
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:

Surveyor:

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: TPB

Staff Recomm. (Abbr.): APPROVE the development plan for a child day care center for up to 90 children subject to 7 conditions.

Staff Recomm. (Full):
1. First phase development of two prefabricated units limited to 64 children.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Installation of landscaping as shown on the development plan within six months of the issuance of a certificate of occupancy permits for this project or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use on Review.

Comments: The applicant is proposing to build a child day care center on a 1.10 acre lot located on the south side of Asbury Rd., east of Forks of the River Industrial Park. The applicant will not be living on site. The proposed child day care center will be developed in two phases. The first phase will consist of two prefabricated units that will allow for up to 64 children. The second phase, which will add a third prefabricated building, will allow for the total of 90 children. Some vegetation removal will be required along Asbury Rd. to the west to allow for adequate site distance.

The General Plan for Knoxville-Knox County includes the statement that day care centers should be located "at edges of neighborhoods or in employment centers". Being located near the Industrial Park, the proposed day care center clearly meets this policy of the General Plan. The development plan meets all requirements for approval of a child day care facility for 90 children in a CA (General Business) District and other criteria for approval of a use-on-review, subject to approval from the Tennessee Department of Human Services.

MPC Action: Approved

MPC Meeting Date: 4/12/2001

Details of MPC action:
1. First phase development of two prefabricated units limited to 64 children.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Installation of landscaping as shown on the development plan within six months of the issuance of a certificate of occupancy permits for this project or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use on Review.

Summary of MPC action: APPROVE the development plan for a child day care center for up to 90 children subject to 7 conditions.

Date of MPC Approval: 4/12/2001

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: