

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-I-08-UR **Related File Number:**
Application Filed: 3/7/2008 **Date of Revision:**
Applicant: PARK WEST CHURCH OF GOD

PROPERTY INFORMATION

General Location: North side of Middlebrook Pike, south side of Piney Grove Church Rd.
Other Parcel Info.:
Tax ID Number: 106 J A 038 **Jurisdiction:** City
Size of Tract: 15.87 acres
Accessibility: Access is via Middlebrook Pike, a minor arterial street with 4 lanes and 112' of right of way, Piney Grove Church Rd., a minor collector street with 21' of pavement width and 40' of right of way, and Adell Ree Farm Way, a local street with 26' of pavement width and 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Child day care facility for up to 80 children **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area north of Middlebrook Pike has been developed with detached and attached residential uses and the existing church.

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

Street: 7635 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) & R-1 (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: A use on review for the church was approved in 1991. Various expansions have been approved since then (5-I-97-UR, 11-C-01-UR).

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:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE the request for a day care facility for up to 80 children at this location, subject to the following 5 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
3. The outdoor play area will be required to provide suitable surface material to prevent injuries - (unitary materials or loose-fill materials).
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the R-1 and RP-1 zones, as well as other criteria for use on review approval.

Comments:

The applicant is proposing to operate a day care facility out of the existing Park West Church of God along Middlebrook Pike. The facility will serve up to 80 children and have 10 teachers/staff members. The day care facility/pre-school program will operate Monday – Thursday from 9am to 1:30pm. The use will occupy a 13,650 square foot portion of the existing church and will accommodate a 10,000 square foot outdoor play area. The site is zoned RP-1 & R-1, and day care facilities are considered as a use on review. The application meets all of the requirements for a day care facility in the city. The church currently has more than enough parking to satisfy the requirements of the proposed day care facility.

With the conditions noted, the request meets the requirements for approval of a day care facility in the RP-1 & R-1 zoning as a use on review.

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

1. The proposed day care center will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed day care center will have minimal impact on traffic. Middlebrook Pike is a 4-lane major arterial street and has sufficient capacity to handle the additional traffic that will be generated by the proposed use. Due to the facility's limited hours of operation (9am-1:30pm), traffic will not be heavy at peak periods of the day.
3. There are no changes proposed for the outside of the church. The proposed day care will operate out of the existing church.
4. The proposal is compatible with the surrounding development along Middlebrook Pike and Piney Grove Church Rd.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed day care center meets all of the requirements of Article 5, Section 3, G.4 of the Knoxville Zoning Ordinance.
2. The proposed day care center 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 use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies the property for Low Density Residential. The proposed development is consistent with this use because day care facilities are allowed as a use permitted on review in the RP-1 & R-1 zoning district

MPC Action: Approved

MPC Meeting Date: 5/8/2008

- Details of MPC action:**
1. Meeting all applicable requirements of the Knox County Health Department.
 2. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
 3. The outdoor play area will be required to provide suitable surface material to prevent injuries - (unitary materials or loose-fill materials).
 4. Meeting all applicable requirements of the Knoxville Department of Engineering.
 5. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the R-1 and RP-1 zones, as well as other criteria for use on review approval.

Summary of MPC action: APPROVE the request for a day care facility for up to 80 children at this location, subject to the following 5 conditions:

Date of MPC Approval: 5/8/2008

Date of Denial:

Postponements: 4/10/2008

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: