

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: 5-A-10-UR **Related File Number:**
Application Filed: 3/11/2010 **Date of Revision:**
Applicant: HELPING HANDS DAYCARE CENTER

PROPERTY INFORMATION

General Location: South side of Office Park Cir., west side of Lake Brook Bv.
Other Parcel Info.:
Tax ID Number: 106 K B 020 &021 **Jurisdiction:** City
Size of Tract: 22000 square feet
Accessibility: Access is via Office Park Circle, a local street with a pavement width of 26' within a 50'b wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant office building
Surrounding Land Use:
Proposed Use: Child day care center for up to 40 children **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** O (Office)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in the West Hill Office Park. Other development in the area consists of an assisted living facility, a nursing home and the American Red Cross building

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

Street: 6900 Office Park Cir
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
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 for a child day care center for up to 40 children as shown on the development plan subject to 4 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Providing MPC staff with an executed copy of the long term lease for the area to used for outdoor play space. The approval of this request is contingent on having the outdoor play space as shown on the development plan. Approval of this request is coterminous with the lease for the play area.
3. Meeting all applicable requirements of the Knoxville Dept. of Engineering
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services

With the conditions noted, this request meets the requirements for approval in the O-1 (Office, Medical and Related Services) district and the other criteria for approval of a use on review

Comments:

Helping Hands is requesting approval of a request for a child day care center to accommodate up to 40 children. The center will be located on the ground floor of a vacant two story office building. The same applicant is proposing to use the upper floor of this building for an adult day care program. The adult program does not require approval by MPC.

The child day care plan as originally submitted met all of the requirements contained in the Zoning Ordinance for a child day care center except the requirements for the amount and location of outdoor play space. The applicant has entered into an agreement with an adjoining land owner to lease some space that would allow the proposed day care to meet those requirements. If this facility is to exist in the future, the lease for the playground area must remain in good standing. If the applicant loses the right to use the adjoining property, the day care will be forced to close or obtain a variance from the Knoxville Board of Zoning Appeals to continue in operation.

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. Since the proposed day care center is located in an office park and in close proximity to an arterial street, it will have minimal impact on the neighborhood or the other development found in the area

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

1. The proposed day care center meets all of the requirements of the O-1 (Office, Medical and Related Services) district 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 neighborhoods 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 City Sector Plan and One Year Plan identifies the property for office use. The proposed development is consistent with the recommendations of the Sector Plan and the Knoxville One Year Plan.

Action: Approved

Meeting Date: 6/10/2010

Details of Action:

Summary of Action: APPROVE the request for a child day care center for up to 40 children as shown on the development plan subject to 4 conditions

Date of Approval: 6/10/2010

Date of Denial:

Postponements: 5/13/2010

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: