

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: 5-D-02-UR **Related File Number:**
Application Filed: 4/8/2002 **Date of Revision:**
Applicant: KIDDIE KOTTAGE
Owner:

PROPERTY INFORMATION

General Location: East side of Debusk Ln., north of Kingston Pk.
Other Parcel Info.:
Tax ID Number: 131 K A PT. 3 **Jurisdiction:** County
Size of Tract: 23880 square feet
Accessibility: Access is via Debusk Ln. a local street with a pavement width of 34' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Child day care center **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: Zoning in the area of this site is OB office, CA commercial, PR residential and A agricultural. Development consists of a bank and single family residences to the south and east. Multi-family housing and offices are found to the west and north of the site.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (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:

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a child day care center at this location for up to a maximum of 84 children as shown on the development plan subject to 7 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Provision of the required number of parking spaces based on the number of children enrolled and the staffing of the facility.
3. Any proposed enrollment increase beyond the number of children approved by this request will require the approval of another use on review.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Human Services.
5. Installation of traffic control signs per the requirements of the Knox County Dept. of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted this plan meets the requirements for approval in the OB zone and the other criteria for approval of a use on review.

Comments: The applicant proposes to construct a building to house the child day care center proposed by this request. The maximum enrollment at this location is being controlled by the amount of outdoor play space. The applicant will provide 8,950 square feet of outdoor play space. This will permit a maximum enrollment of 84 children.

When Mr. Kitts first contacted the staff, he stated that he wanted to enroll approximately 160 children at this location. After staff's review of the initial request, we informed the applicant that the plan was significantly deficient in parking and outdoor play space. At that time Mr. Kitts informed the staff that he would accept an enrollment that would match the requirements of the Knox county Zoning Ordinance. The plan has been revised and staff can recommend approval of a child day care center with an enrollment of up to 84 children based on the proposed facilities. Due to size of the proposed building, staff anticipates the applicant will want an increase in enrollment someday. The applicant has been informed by staff that any future enrollment increases will require approval of another use on review. Since this is new facility, there is not any hardship that would not be self made that would justify a variance to permit an expanded enrollment. The proposed building could be made smaller. This would allow for a larger parking area and more outdoor play space.

MPC Action: Approved

MPC Meeting Date: 5/9/2002

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Health Dept.
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Summary of MPC action: APPROVE the request for a child day care center at this location for up to a maximum of 84 children as shown on the development plan subject to 7 conditions

Date of MPC Approval: 5/9/2002

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: