

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-H-08-UR **Related File Number:**
Application Filed: 4/7/2008 **Date of Revision:**
Applicant: CHILD & FAMILY TENNESSEE

PROPERTY INFORMATION

General Location: Northeast side of Lake Brook Blvd., northeast of Hospitality Cir.
Other Parcel Info.:
Tax ID Number: 106 K B 007.04 **Jurisdiction:** City
Size of Tract: 5 acres
Accessibility: Access is via Lake Brook Bv., a local street with a pavement width of 26' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Institutional housing and school
Surrounding Land Use:
Proposed Use: Day care facility & school **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area
Neighborhood Context: Property in the area is zoned O-1 office and RP-1 residential. Development in the area consists of professional and businesses offices, nursing homes and apartments.

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

Street: 3006 Lake Brook Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-2 (Civic and Institutional)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The site was zoned O-2 (Civic & Institutional) in the early 1980's

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 49 children and a school as shown on the development plan subject to 5 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Health Dept.
3. Meeting all applicable requirements of the Knoxville fire Marshall's office
4. Meeting all applicable requirements of the Tennessee Department of Human Services
5. Meeting all applicable requirements of the Tennessee Department of Education

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

- 1. The proposed day care and school will have minimal impact on local services since all utilities are in place to serve this development.
- 2. The proposed plans for day care and school facility will have minimal impact on the adjoining uses since these structures on the site have been used by Child and Family Services for many years.

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

- 1. The proposed day care and school plans meet the standards for development within the O-2 (Civic and Institutional) zoning district and all other relevant requirements of the Zoning Ordinance.
- 2. The proposed uses are 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 uses are in harmony with the general purpose and intent of the Zoning Ordinance. The uses are compatible with the character of the neighborhood where it is proposed. The uses will not significantly injure the value of adjacent property. The uses 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 this property as being within an area designate for office use. The proposed plans day care and school are consistent with the Sector and One Year Plans.
- 2. The site is located within the City of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 5/8/2008

Details of MPC action:
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Health Dept.
3. Meeting all applicable requirements of the Knoxville fire Marshall's office
4. Meeting all applicable requirements of the Tennessee Department of Human Services
5. Meeting all applicable requirements of the Tennessee Department of Education

Summary of MPC action: APPROVE the request for a child day care center for up to 49 children and a school as shown on the development plan subject to 5 conditions

Date of MPC Approval: 5/8/2008

Date of Denial:

Postponements:

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: