

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 5-M-20-UR                      **Related File Number:**  
**Application Filed:** 3/30/2020              **Date of Revision:**  
**Applicant:** HARDIN VALLEY HOLDINGS, LLC

## PROPERTY INFORMATION

**General Location:** East side of Cherahal Blvd., north of Hardin Valley Road  
**Other Parcel Info.:**  
**Tax ID Number:** 103 E A 017                      **Jurisdiction:** County  
**Size of Tract:** 1.9 acres  
**Accessibility:** Access is via Cherahala Blvd., a local street serving the Pellissippi Corporate Center with a boulevard design entrance within a 144' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Child Day Care Center                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** GC (General Commercial)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is located near the interchange of Pellissippi Parkway and Hardin Valley Rd. in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

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

**Street:** 2326 Cherahala Blvd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business) / TO (Technology Overlay)  
**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.:

## **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for a child day care center with a one-story building with approximately 12,068 square feet and a maximum enrollment of up to 190 children, subject to the following 9 conditions

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed facility (5-B-20-TOB).
2. Meeting all applicable requirements and obtaining approval from the Development Corporation of Knox County of the proposed facility since the property is located in the Pellissippi Corporate Center.
3. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
4. Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
5. Restricting the eight parking spaces located between the front property line and the internal shared access driveway for employees only.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Fire Prevention Bureau including any site design changes that may be needed to meet access requirements of the International Fire Code for access around the building.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements of the CA zoning district, as well as other criteria for approval of a use on review.

Comments:

The applicant is proposing to develop a child day care facility ("Primrose School") on a 1.9 acre tract located on the west side of Cherahala Boulevard, north of Hardin Valley Road. Access will be off of Cherahala Blvd. The facility will be a one-story building with approximately 12,068 square feet. The facility is designed for a total enrollment of 190 children. The applicant is proposing a total of 42 parking spaces, which meets the requirements of the Knox County Zoning Ordinance. Staff has recommended a condition that the eight parking spaces located between the front property line and the internal shared access driveway be restricted for employee parking only.

The facility will include four outdoor playground areas in addition to interior classroom space. With the placement of the outdoor play areas around the sides and back of the building, the proposed site layout does not meet the Fire Apparatus Access Roads requirement of Section 503.1.1 of the International Fire Code for access around the building. Some minor access changes will be required.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on May 11, 2020 (5-B-20-TOB). Since the property is located in the Pellissippi Corporate Center, review and approval is also required from The Development Corporation of Knox County.

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

1. The proposed child day care center will have minimal impact on local services since utilities are available to serve this site.
2. The proposed facility is compatible with the scale and intensity of the surrounding development and zoning pattern.

3. The proposal will have no impact on schools.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed child 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.
2. The proposal meets all requirements for approval of a child day care center in the CA zoning district.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan proposes general commercial uses for this site which supports the child day care center use.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

**Action:** Approved **Meeting Date:** 5/14/2020

**Details of Action:**

**Summary of Action:** APPROVE the development plan for a child day care center with a one-story building with approximately 12,068 square feet and a maximum enrollment of up to 190 children, subject to the following 9 conditions

**Date of Approval:** 5/14/2020 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Board of Zoning Appeals

**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:**