CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



KNOXVILLE•KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

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www•knoxmpc•org

Owner:

PROPERTY INFORMATION

| General Location: | South side of Oak Ridge Hwy., east of Gray Hendrix Rd. | | |
|---------------------|--|---------------|--------|
| Other Parcel Info.: | | | |
| Tax ID Number: | 91 023.01 | Jurisdiction: | County |
| Size of Tract: | 0.8 acre | | |
| Accessibility: | Access is via Oak Ridge Hwy., an arterial street with a pavement width of 24' within a 70' right-of-way. | | |

| GENERAL LAND USE INFORMATION | | | | |
|------------------------------|--|--------------------------|--|--|
| Existing Land Use: | Single family dwelling | | | |
| Surrounding Land Use: | | | | |
| Proposed Use: | Child day care center | Density: | | |
| Sector Plan: | Northwest County | Sector Plan Designation: | | |
| Growth Policy Plan: | Planned Growth Area | | | |
| Neighborhood Context: | Property in the area is zoned CA commercial and A agricultural. Development consists primarily of single family dwellings. Some convenience commercial uses are located along Oak Ridge Hwy. | | | |

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

Street:

7533 Oak Ridge Hwy

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

CA (General Business) & A (Agricultural)

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 to serve up to 56 children as shown or the development plan subject to 6 conditions | | |
| Staff Recomm. (Full): | Meeting all applicable requirements of the Knox County Health Dept. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Human Services. Installing a six foot high wooden privacy fence beginning at a point 100' south of Oak Ridge Hwy., along the western and southern boundaries of the site. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. Meeting all applicable requirements of the Knox County Zoning Ordinance. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits. | | |
| | With the conditions noted this plan meets the requirements for approval in the CA Zone and the other criteria for approval of a use on review. | | |
| Comments: | The applicants are proposing a day care center that will enroll up to 56 children. The site is located on the south side of Oak Ridge Highway in an area that is zoned CA (General Business). Commercial uses are in place on the north side of Oak Ridge Hwy. Residences adjoin the site on the west and south. The new Knox County Public Library is just to the east of this site. | | |
| | The plan as submitted meets the criteria contained in the Knox County Zoning Ordinance for a day or center. In order to lessen the impact on the adjoining residential uses, staff is requiring the installation of a six foot high wooden privacy fence along a portion of the western boundary and all along the southern boundary of the site. Since the site is zone CA commercial, staff believes the proposed us will have very little impact on the surrounding residences as compared to many of the other permitte uses in that zoning classification. | | |
| MPC Action: | Approved MPC Meeting Date: 6/13/2002 | | |
| Details of MPC action: | Meeting all applicable requirements of the Knox County Health Dept. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Human Services. Installing a six foot high wooden privacy fence beginning at a point 100' south of Oak Ridge Hwy., along the western and southern boundaries of the site. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. Meeting all applicable requirements of the Knox County Zoning Ordinance. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits. | | |
| | With the conditions noted this plan meets the requirements for approval in the CA Zone and the other criteria for approval of a use on review. | | |
| Summary of MPC action: | APPROVE the request for a child day care center at this location to serve up to 56 children as shown on the development plan subject to 6 conditions | | |
| Date of MPC Approval: | 6/13/2002Date of Denial:Postponements: | | |
| Date of Withdrawal: | Withdrawn prior to publication?: 🗌 Action Appealed?: | | |

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:Date of Legislative Action, Second Reading: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: