

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: 6-I-14-UR **Related File Number:**
Application Filed: 4/29/2014 **Date of Revision:**
Applicant: SHEPHERD OF THE HILLS LUTHERAN

PROPERTY INFORMATION

General Location: East side of Sherrill Blvd., north of Mabry Hood Rd.
Other Parcel Info.:
Tax ID Number: 118 17702 **Jurisdiction:** City
Size of Tract: 2.4 acres
Accessibility: Access is via Sherrill Blvd., a major collector street with a four lane pavement section with a required right-of-way of 100'.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Child Day Care Center (40 Children) **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Mixed Use
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an area along Pellissippi Parkway of mixed business park development.

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

Street: 10231 Sherrill Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park) / TO-1 (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property rezoned (3-I-14-RZ) to C-6 (General Commercial Park) / TO-1 (Technology Overlay) by Knoxville City Council on April 29, 2014.

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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the request for a child day care center to serve up to forty (40) children as shown on the development plan subject to 5 conditions:

Staff Recomm. (Full):

1. Providing the required outdoor fenced play area as required by the Knoxville Zoning Ordinance
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department Human Services.

With the conditions noted, this plan meets the requirements for approval in the C-6 (General Commercial Park) zoning district and the other criteria for approval of a use on review.

Comments:

The applicant is proposing to utilize a portion of the new 3,768 square foot education building for the existing church which is located on the northeast side of Sherrill Blvd., for a child day care center. The proposed use is considered to be an accessory use to the existing church which is a permitted use in the C-6 district. The education building was approved by the Planning Commission in January, 2013 through the use on review process.

Site improvements for the child day care center include the construction of a 6000 square foot fenced-in outdoor play area. There is adequate parking on site to serve the facility.

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

1. The proposed child day care center will have minimal impact on traffic in the area.
2. All utilities are in place to serve this site.
3. The use as proposed will have minimal impact on the surrounding business park development.

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 proposed addition 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 plan meets all applicable requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan and Knoxville One Year Plan identify this property for mixed use development.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 6/12/2014

Details of Action:

1. Providing the required outdoor fenced play area as required by the Knoxville Zoning Ordinance
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department Human Services.

With the conditions noted, this plan meets the requirements for approval in the C-6 (General Commercial Park) zoning district and the other criteria for approval of a use on review.

Summary of Action: APPROVE the request for a child day care center to serve up to forty (40) children as shown on the development plan subject to 5 conditions:

Date of Approval: 6/12/2014 **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:**