

# CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS

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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400 Main Street  
Knoxville, Tennessee 37902  
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www.knoxmpc.org

File Number: 7-A-18-OB  
Application Filed: 5/29/2018  
Applicant: DAMON FALCONNIER

Related File Number:  
Date of Revision:

## PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 999 999

Jurisdiction:

Size of Tract:

Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan:

Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason: Similar Use Determination for Adult Day Care

## ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

## 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.: Similar Use Determination for Adult Day Care

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): Approve adult day care services as a use permitted on review in the 0-1, 0-2, and 0-3 districts as provided for by the similar use determination process.

Staff Recomm. (Full): Approve adult day care services as a use permitted on review in the 0-1, 0-2, and 0-3 districts as provided for by the similar use determination process.

Comments: Damon Falconnier submitted an application on May 29, 2018 for a Similar Use Determination for a proposed adult day facility to be located at 4036 Gap Road. The property is currently zoned 0-3. The applicant has requested a rezoning to 0-1.

Discussion/Analysis

The zoning code is written in such a way that only those uses listed are allowed to be located within specific zones. A Similar Use Determination allows the Planning Commission to determine whether or not a proposed use is similar to, or not more detrimental than, a use that is already permitted.

The City of Knoxville zoning ordinance does not contain a definition for nor does it currently categorize adult day cares.

Evaluation

Both the 0-1 and 0-3 districts allow assisted living facilities and public and private schools as a use on review. The 0-1 district allows private day nurseries and kindergartens as a use on review.

Upon review of the proposed use, staff has found that adult day care centers serve a population similar to senior living facilities and are similar in use to private day nurseries and kindergartens.

The update to the City's Zoning Ordinance will include an updated definition for day care facilities that includes both adults and children.

Action: Approved

Meeting Date: 7/12/2018

Details of Action:

Summary of Action: Approve adult day care services as a use permitted on review in the 0-1, 0-2, and 0-3 districts as provided for by the similar use determination process.

Date of Approval: 7/12/2018

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: MPC

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: