# **CASE SUMMARY**

## APPLICATION TYPE: USE ON REVIEW

File Number: 7-B-05-UR Related File Number:

**Application Filed:** 6/3/2005 **Date of Revision:** 

Applicant: JAMIE GRAVES

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

## **PROPERTY INFORMATION**

**General Location:** South side of E. Emory Rd., east side of Corryton Rd.

Other Parcel Info.:

Tax ID Number: 14 099 Jurisdiction: County

Size of Tract: 2.69 acres

Accessibility: Access is via Corryton Rd., a minor collector street with a 20' pavement width within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant commercial building

**Surrounding Land Use:** 

Proposed Use: Child day care center for 40 children Density:

Sector Plan: Northeast County Sector Plan Designation: AG/RR

Growth Policy Plan: Rural Area

**Neighborhood Context:** The site is located in an area of predominantly rural residential development.

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

Street: 9506 E Emory Rd

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:** 

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# SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** 

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

Comments:

## 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 for up to 40 children at this location as identified on

the proposed development plan, subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

3. Meeting all applicable requirements of the Fire Marshal's Office.

4. Meeting all applicable requirements and obtaining all required permits from the Tennessee

Department of Human Services.

5. Meeting all applicable requirements of the Knox County Health Department.

With the conditions noted, this plan meets the requirements for approval in the CA and A districts and

the other requirements for approval of a use on review.

The applicant is requesting permission to operate a day care center from an existing commercial building located at the intersection of Corryton Rd. and E. Emory Rd. There is an existing parking lot on site and the primary change to the existing facility is the addition of the fenced outdoor play area.

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

1. All utilities are in place to serve the site.

2. The proposal will have a minimal impact on the street system since it is located at the intersection of a minor arterial and minor collector streets.

3. The proposed child day care facility is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposal meets all requirements of the CA (General Business) & A (Agricultural) zoning districts of the Knox County Zoning Ordinance.

2. The proposed child day care center is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northeast County Sector Plan proposes agricultural/rural residential use for this site and the adjoining property. A child day care center is a use permitted on review in a both the CA (General Business) & A (Agricultural) zoning districts. The proposed center is a good use of the existing commercial building.

MPC Action: Approved MPC Meeting Date: 7/14/2005

**Details of MPC action:**1. Meeting all applicable requirements of the Knox County Zoning Ordinance

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public

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Works.

- 3. Meeting all applicable requirements of the Fire Marshal's Office.
- 4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
- 5. Meeting all applicable requirements of the Knox County Health Department.

With the conditions noted, this plan meets the requirements for approval in the CA and A districts and

the other requirements for approval of a use on review.

**Summary of MPC action:** APPROVE the request for a child day care center for up to 40 children at this location as identified on

the proposed development plan, subject to 5 conditions

7/14/2005 Date of MPC Approval: Date of Denial: Postponements: Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Board of Zoning Appea	als
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:

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