

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: 8-A-10-UR
Application Filed: 6/2/2010
Applicant: YOUR KID-N-ME

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of Tazewell Pike, north of Fairview Rd.
Other Parcel Info.:
Tax ID Number: 21 01001 **Jurisdiction:** County
Size of Tract: 5.68 acres
Accessibility: Access is via Tazewell Pike, a minor arterial street with a 22' pavement width within a 75' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping center
Surrounding Land Use:
Proposed Use: Child Day Care Facility - up to 48 children within a shopping center **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** C & STPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in an area of mixed commercial uses near the intersection of Tazewell Pike and E. Emory Rd.

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

Street: 7323 Tazewell Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for a child day care center for up to 48 children in the CA zoning district, subject to 5 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
4. Removal of the vegetation along Tazewell Pike just south of the southern entrance for the shopping center in order to improve sight distance to the south along Tazewell Pike.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.

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 requesting approval of a use on review for a child day care center for up to 48 children at an existing shopping center located on the west side of Tazewell Pike just north of Fairview Rd. and south of E. Emory Rd. The child day care center will occupy approximately 3,600 square feet of the shopping center. A 5,425 square foot fenced outdoor play area will be located on the south side of the shopping center adjacent to the day care center space with direct access to the sidewalk that serves the store fronts in the center. There is adequate parking on site to handle the traffic that will be generated by the proposed use.

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 existing shopping center.
2. The location of the proposed daycare facility within an existing shopping center minimizes the impact of the proposed use on less intense uses in the area.
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 since it has direct access to a minor arterial street.
2. The proposal meets all requirements of the CA zoning district and all other applicable requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northeast County Sector Plan designates this site for commercial uses. A child day care center may be permitted in a commercial area.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved

Meeting Date: 8/12/2010

Details of Action:

Summary of Action: APPROVE the request for a child day care center for up to 48 children in the CA zoning district, subject to 5 conditions:

Date of Approval: 8/12/2010

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: