

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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www.knoxmpc.org

File Number: 8-H-04-UR **Related File Number:**
Application Filed: 7/12/2004 **Date of Revision:**
Applicant: NANCY JENKINS
Owner:

PROPERTY INFORMATION

General Location: West side of Piney Grove Church Rd., north of Middlebrook Pk.
Other Parcel Info.:
Tax ID Number: 106 J A 026 **Jurisdiction:** City
Size of Tract: 0.9 acre
Accessibility: Access is via Piney Grove Church Rd., a collector street with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Detached single family dwelling
Surrounding Land Use:
Proposed Use: Child day care center for up to 35 children **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Development in the area of this site consists of attached and detached housing and a mobile home park. Zoning in the area consists of R-2 and PR residential.

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

Street: 931 Piney Grove Church Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
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 to serve up to 35 children as shown on the development plan subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Engineering Division.
3. Meeting all applicable requirements of the City of Knoxville Fire Marshall.
4. Meeting all applicable requirements of the Knox County Health Dept.
5. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services.

With the conditions noted, this plan meets the requirements for approval in the R-2 district and the other criteria for approval of a use on review.

Comments:

The applicant is proposing a child day care center which will have a maximum enrollment of 35 children. The day care center will be located on the west side of Piney Grove Church Rd. The development surrounding the site is a mixture of residential uses. Condominiums and apartments are located to the west and south. A mobile home park is located on the east side of Piney Grove Church Rd. Neighborhood commercial uses are in place at the intersection of Piney Grove Church Rd. and Middlebrook Pk. The site contains close to one acre. The outdoor play area will be located to the rear of the existing dwelling on the site. The play area will be approximately 200' from the nearest dwelling excluding the home of the day care center owner.

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

1. Public water and sewer are available to serve the site.
2. Piney Grove Church Rd. has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have no impact on schools and minimal impact to adjacent properties.

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

1. The proposal is consistent with all requirements of the R-2 zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 plans include appropriate setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will not pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes medium density residential uses for this property.
2. The site is located within the Urban Growth Area - inside the City of Knoxville as shown on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 8/12/2004

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
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Summary of MPC action: APPROVE the request for a child day care center to serve up to 35 children as shown on the development plan subject to 5 conditions

Date of MPC Approval: 8/12/2004 **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:**