

# 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-I-14-UR                      **Related File Number:**  
**Application Filed:** 6/30/2014              **Date of Revision:**  
**Applicant:** NEW VISION FELLOWSHIP CHURCH

## PROPERTY INFORMATION

**General Location:** Northeast side of Midpark Rd., north of Middlebrook Pike.  
**Other Parcel Info.:**  
**Tax ID Number:** 93 P C 01803 & 01804                      **Jurisdiction:** City  
**Size of Tract:** 4.49 acres  
**Accessibility:** Access is via Midpark Rd., a collector street with a pavement width of 40' within a 75' wide right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Church  
**Surrounding Land Use:**  
**Proposed Use:** Child Day Care Center at Existing Church                      **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:** Light Industrial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is surrounded by I-3 (General Industrial) and C-6 (General Commercial Park) District zoning.  
The site is located within the Middlebrook Pk. Industrial Park.

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

**Street:** 1608 Midpark Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-6 (General Commercial Park)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The property was zoned C-6 (General Commercial Park) District in 2009

## 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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a child day care center for up to 60 children as shown subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all requirements and obtaining/maintaining the required license from the Tenn. Department of Human Services
3. Meeting all applicable requirements of the Knoxville Fire Marshall
4. Meeting all applicable requirements of the Knoxville Engineering Dept.
5. Maintaining the ground lease for the site on which the playground will be located

With the conditions noted, this plan meets the requirements for approval in the C-6 district and the other criteria for approval of a use on review

Comments: The property that is the subject of this request was once an office/warehouse building and a parking lot for an adjoining industrial use. In 2009 the site was rezoned to C-6 (General Commercial Park) District and soon afterwards occupied by the church. They are now wishing to add a day care facility as a part of their mission. The day care requires use on review approval. The plan as submitted meets the area requirements for the proposed use as requested.

The applicant presently leases an adjoining piece of property for use as their parking lot. In order to use a portion of that lot for the proposed playground associated with this request, the applicant will need to maintain that lease for as long as the day care continues to operate. If for some reason the use of leased property ceases, the day care facility will need to close or seek approval of another use on review that proposes relocation of the outdoor play area.

Action: Approved

Meeting Date: 8/14/2014

Details of Action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all requirements and obtaining/maintaining the required license from the Tenn. Department of Human Services
3. Meeting all applicable requirements of the Knoxville Fire Marshall
4. Meeting all applicable requirements of the Knoxville Engineering Dept.
5. Maintaining the ground lease for the site on which the playground will be located

With the conditions noted, this plan meets the requirements for approval in the C-6 district and the other criteria for approval of a use on review

Summary of Action: APPROVE the request for a child day care center for up to 60 children as shown subject to 5 conditions

Date of Approval: 8/14/2014

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:**