

# 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:** 9-A-02-UR                      **Related File Number:**  
**Application Filed:** 7/11/2002              **Date of Revision:**  
**Applicant:** MISS TIFFANY'S PLAYCARE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Southwest side Kentwood Rd., northwest of Merchant Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 68 K D 011                      **Jurisdiction:** City  
**Size of Tract:** 0.5 acre  
**Accessibility:** Access is via Kentwood Rd., a local street with an 18.5' pavement width within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Child Day Care Center for up to 8 children                      **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The property is located in the southeast corner of an established single-family neighborhood, just west of the I-75 / Merchant Dr. interchange.

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

**Street:** 5609 Kentwood Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family 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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for a child day care center at this location to serve up to 8 children as shown on the development plan subject to 5 conditions

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. 2. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Human Services. 3. Meeting all applicable requirements of the Knoxville Department of Engineering. 4. Meeting all applicable requirements of the Knoxville Zoning Ordinance. 5. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted this plan meets the requirements for approval in the R-1 Zone and the other criteria for approval of a use on review.

Comments: The applicant is proposing to operate a child day care center for up to 8 children out of her residence on Kentwood Dr.. A fenced outdoor play area of approximately 10,000 square feet is located behind the residence. There will be two employees for the center. In addition to the two parking spaces for the residence located within a carport, there will be three spaces required for the day car center. Two of those spaces will be located at the end of the driveway, with the third space to be located at the front of the house.

The plan as submitted meets the criteria contained in the Knoxville Zoning Ordinance for a day care center.

MPC Action: Approved MPC Meeting Date: 9/12/2002

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. 2. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Human Services. 3. Meeting all applicable requirements of the Knoxville Department of Engineering. 4. Meeting all applicable requirements of the Knoxville Zoning Ordinance. 5. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted this plan meets the requirements for approval in the R-1 Zone and the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the request for a child day care center at this location to serve up to 8 children as shown on the development plan subject to 5 conditions

Date of MPC Approval: 9/12/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?: 9/17/2002

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 10/15/2002 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

**Disposition of Case:** Denied

**If "Other":**

**Amendments:**

Appeal approved, UOR Denied

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**