

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-10-UR
Application Filed: 7/22/2010
Applicant: GARY F. NORVELL

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northeast side of Hollywood Rd., southeast side of Papermill Dr.
Other Parcel Info.:
Tax ID Number: 107 C F 008 & 009 Jurisdiction: City
Size of Tract: 0.84 acres
Accessibility: Access is via Hollywood Rd., a major collector street with a 28' pavement width within a 66' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and office
Surrounding Land Use:
Proposed Use: Child day care center and existing office Density:
Sector Plan: Northwest City Sector Plan Designation: Mixed Use, Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The proposed child day care center will be located within an area of mixed businesses on the north side of I-40 directly across Hollywood Rd. from Pond Gap Elementary school.

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

Street: 1408 Hollywood Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
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 20 children in the O-1 zoning district, subject to 4 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Meeting all other applicable requirements of the Knoxville Department of Engineering.
4. 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 O-1 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 20 children in an existing residential structure located on the east side of Hollywood Rd. just south of Papermill Dr. The existing building which has a total area of approximately 875 square feet will have a primary care area of approximately 711 square feet which meets the requirements for up to 20 children. A 4000 square foot fenced outdoor play area will be located behind the building. There will be a total of four parking spaces provided for the center. The center is intended to serve primarily for after school day care. The proposed center is located directly across Hollywood Rd. from Pond Gap Elementary.

The existing office on the property that fronts onto Papermill Dr. will remain.

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

1. Public water and sewer utilities are available to serve the site.
2. The location of the proposed child day care facility within an mixed use area directly across from an elementary school should have minimal impact on neighboring uses and traffic patterns.
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 major collector street.
2. The proposal meets all requirements of the O-1 zoning district and all other applicable requirements of the Knoxville Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest City Sector Plan and One Year Plan propose office and mixed uses for this site. A child day care center may be permitted in office or mixed use areas.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 9/9/2010

Details of Action:

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

3. Meeting all other applicable requirements of the Knoxville Department of Engineering.
4. 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 O-1 zoning district, as well as other criteria for approval of a use on review.

Summary of Action: APPROVE the request for a child day care center for up to 20 children in the O-1 zoning district, subject to 4 conditions:

Date of Approval: 9/9/2010

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: