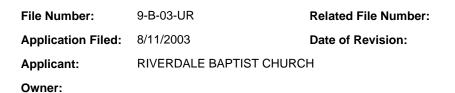
CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 865 • 215 • 2500

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KNOXVILLE·KNOX COUNTY

PROPERTY INFORMATION

General Location:	Southeast side of Thorn Grove Pk., east of Drinnen Rd.		
Other Parcel Info.:			
Tax ID Number:	98 103	Jurisdiction:	County
Size of Tract:	5.75 acres		
Accessibility:	Access is via Thorn Grove Pk., an arterial street with a pavement width of 19' within a 40' right-of-way.		

GENERAL LAND USE INFORMATION Existing Land Use: Church Surrounding Land Use: Child day care center Proposed Use: Child day care center Sector Plan: East County Sector Plan: Rural Area Neighborhood Context: Property in the area is zoned A agricultural. Development consists of single family dwellings on acre or

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

larger parcels.

Street:

7126 Thorngrove Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural)
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 for up to 12 children as shown on the development plan subject to 5 conditions			
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. Meeting all applicable requirements of the Knox County Health Dept. Construction of proposed fenced play area prior to beginning operation of the day care center. Meeting all applicable requirements and obtaining all required permits from the State of Tenn. 			
	With the conditions noted, this plan meets the requirements for approval of a use on review in the A (Agricultural) Zone and the other criteria for approval of a use on review.			
Comments:	Riverdale Baptist Church is proposing to operate an after school program for children in grades K-3. This type of program is reviewed and licensed by the State of Tennessee as a day care center. The existing church facilities will exceed the minimum requirements for indoor floor space and parking. The church is proposing to construct a fenced play area that will meet the requirements. By Knox County standards, the church is located in a rural location. The provision of day care services will be of service to the community.			
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE			
	 The proposed child day care center will have minimal impact on local services. All needed utilities are in place to serve this site. The proposed child day care center is consistent in use and density with the zoning and other development in the area. Access to the church and proposed child day care center will be via Thorn Grove Pk. 			
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE			
	 The proposed child day care center meets the standards for development within the A (Agricultural) Zone and all other requirements of the Zoning Ordinance. 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. 			
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS			
	 The East County Sector Plan identifies this property for agricultural / rural density residential use. The existing church and the proposed child day care center are consistent with the plan. 			
MPC Action:	Approved MPC Meeting Date: 9/11/2003			
Details of MPC action:	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. Meeting all applicable requirements of the Knox County Health Dept. Construction of proposed fenced play area prior to beginning operation of the day care center. 			

	5. Meeting all applicable requirements and obtaining all required permits from the State of Tenn.			
	With the conditions noted, this plan meets the requirements for approval of a use on review in the A (Agricultural) 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 for up to 12 children as shown on the development plan subject to 5 conditions			
Date of MPC Approval:	9/11/2003	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:			
LEGISLATIVE ACTION AND DISPOSITION				

Legislative Body:	
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: