

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 9-B-11-UR

Related File Number:

Application Filed: 7/25/2011

Date of Revision:

Applicant: FALCONNIER DESIGN CO.

PROPERTY INFORMATION

General Location: South side of Harold Duncan Way, west of Copper Ridge Rd.

Other Parcel Info.:

Tax ID Number: 77 11001

Jurisdiction: County

Size of Tract: 17.92 acres

Accessibility: Access is via Harold Duncan Way, a private joint permanent easement with 10-13' of pavement width, leading from Copper Ridge Rd., a local street with 19' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Childrens home

Surrounding Land Use:

Proposed Use: Private school with residences

Density:

Sector Plan: Northwest County Sector Plan Designation: Civic and Institutional

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed primarily with agricultural and rural residential uses under A and PR zoning. There is one low density residential development to the northeast along Copper Ridge Rd., zoned PR.

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

Street: 8560 Harold Duncan Way

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OC (Civic and Institutional)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Property was rezoned from A (Agricultural) to OC (Civic and Institutional) by Knox County Commission on June 27, 2011.

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 development plan for a private school with residences for up to 32 children in the OC (Civic and Institutional) zoning district, subject to 5 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Health Department for the use of subsurface sewage disposal systems.
 2. Installation of the paved access driveway, required parking lots and related improvements for phase one of the development subject to approval by the Knox County Department of Engineering and Public Works. The Knox County Department of Engineering and Public Works will approve each subsequent phase of the development.
 3. Removing vegetation on the site along Harold Duncan Way to improve sight distance from the entrance back to the east along the Joint Permanent Easement.
 4. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
 5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements of the OC (Civic and Institutional) zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is requesting approval of a private school with residences for up to 32 children on a 17.92 acre tract located on the south side of Harold Duncan Way, west of Copper Ridge Rd. Access to the site will be via an existing Joint Permanent Easement (JPE). The facility will be operated by Tennessee Children's Home and they are proposing to develop the site in three phases.

The first phase of the development will include the school building, two new residential/dormitory buildings, and the new driveway with a cul-de-sac turnaround and required parking to serve the facility. The second phase of the development will include three additional residential/dormitory buildings and an addition to the school. The third phase will include a campus administration building and a new campus director's residence.

Each residential dormitory building is designed to house up to eight children with a separate apartment for the house parents. The first phase of the development will include three residential dormitory buildings for up to 16 children. Only two of the three buildings are occupied by the children at any one time. The third building remains as a relief house for the house parents. The second phase of the development will allow for the addition of 16 children.

Under the proposed site layout, the steeper portion of the site will remain undisturbed. Natural buffer areas will remain around the site.

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

1. The facility will have minimal impact on local services since most utilities are available to serve this site. The existing residential units are served by subsurface sewage disposal systems. The applicant is proposing that this facility continue to be served by subsurface sewage disposal systems. A preliminary soil investigation has been completed (see attached report by Dew Soil Consulting) for submission to the Knox County Health Department for their consideration in approving the use of subsurface sewage disposal systems.
2. The proposal would have no impact on the public school system.
3. With the limited scale of this facility on 17.92 acres, in combination with the natural landscape buffers that will be retained, the impact to neighboring properties should be minimal.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the private school with residences meets the standards for development within the OC (Civic and Institutional) zoning district and all other requirements of the Zoning Ordinance.
2. The proposed facility 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. With the recommended conditions, the use will not significantly injure the value of adjacent property. At the proposed location, the facility will not substantially increase the level of traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan was amended by the Planning Commission on May 12, 2011 changing the designation of this site to CI (Civic/Institutional) and SLPA (Slope Protection Area). The new designation supports the proposed facility.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 9/8/2011

- Details of Action:**
1. Meeting all applicable requirements of the Knox County Health Department for the use of subsurface sewage disposal systems.
 2. Installation of the paved access driveway, required parking lots and related improvements for phase one of the development subject to approval by the Knox County Department of Engineering and Public Works. The Knox County Department of Engineering and Public Works will approve each subsequent phase of the development.
 3. Removing vegetation on the site along Harold Duncan Way to improve sight distance from the entrance back to the east along the Joint Permanent Easement.
 4. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
 5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements of the OC (Civic and Institutional) zoning district, as well as other criteria for approval of a use on review.

Summary of Action: APPROVE the development plan for a private school with residences for up to 32 children in the OC (Civic and Institutional) zoning district, subject to 5 conditions:

Date of Approval: 9/8/2011 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**