

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 9-C-25-SU

Related File Number:

Application Filed: 7/23/2025

Date of Revision:

Applicant: SID SPIVA

## PROPERTY INFORMATION

**General Location:** East side of Haynes-Sterchi Rd, east of Dry Gap Pike

**Other Parcel Info.:**

**Tax ID Number:** 57 12542

**Jurisdiction:** City

**Size of Tract:** 16.44 acres

**Accessibility:** Access is via Haynes-Sterchi Road, a minor collector with 17 ft of pavement width within a right-of-way width that varies between 53-55 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Public/Quasi Public Land (church)

**Surrounding Land Use:**

**Proposed Use:** New daycare within an existing church facility

**Density:**

**Planning Sector:** North City

**Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Prote

**Growth Policy Plan:** N/A (Within City Limits)

**Neighborhood Context:** The subject property is in a neighborhood featuring a mix of single family houses on large lots and in subdivisions and multifamily developments, interspersed with undeveloped forested slopes. There are commercial and office uses along Central Avenue Pike and Cedar Lane near the Merchant Drive interchange with I-75 to the south of the subject property.

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

**Street:** 5830 HAYNES-STERCHI RD

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Planned District)

**Former Zoning:**

**Requested Zoning:**

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:** In 1990 the property was rezoned from PR (Planned Residential) to RP-1 (Planned Residential) after annexation (7-T-90-RZ).

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Ridgetop Protection)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the request for an interior renovation to add a daycare center in a church building because it is compatible with surrounding development and consistent with adopted plans.

Staff Recomm. (Full):

Comments: This request is for the interior renovation of the existing Faith Promise Church building to provide a daycare center for no more than 117 children, with operating hours from 6AM to 6PM, Monday through Friday.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. This proposed day care center within a church building is consistent with the One Year Plan location criteria for educational facilities. The One Year Plan stipulates that “nursery schools” should be located within or adjacent to residential areas and on sites which are easily and safely accessible to through traffic. It also specifies that access should be on a collector street. This church campus is on Haynes-Sterchi Road, a minor collector street, located a short distance from where it intersects with Dry Gap Pike, a major collector street. This property is surrounded and easily accessed by many single-family and multifamily neighborhoods.

B. This childcare development is also consistent with the General Plan’s Development Policy 9.12, to locate day care centers and other neighborhood services at the edges of neighborhoods or in village centers along arterial or collector streets, and in a manner which will not adversely affect surrounding properties. The subject property is not located within a neighborhood, but is easily accessible to multiple neighborhoods via a collector street network.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. This property is zoned RN-1 (Single-Family Residential Neighborhood) with a (C) district designation, which means its former RP-1 (Planned Residential) zone from the prior code overrides its contemporary base zone. Per the transition rules of Article 1.4.G, the old zoning regulations apply to future development on this property. The prior zoning code had supplementary regulations pertaining to “private day nurseries” that must be followed in this context. The proposed day care renovation meets all of those supplementary regulations, including the outdoor play area requirements.

B. Portions of the subject property are also within the HP (Hillside Protection Overlay) zone, which restricts disturbance on steep slopes. No further disturbance within the HP area is proposed with this development.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. This church campus has been established since approximately 2003, and no significant exterior changes are proposed with this day care development. The proposed use will provide a service that is compatible with the surrounding residential environment.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

1. There are no negative impacts to surrounding properties anticipated to occur with the proposed daycare on the 16.4-acre church campus. Conveniently located child care services are generally considered to be an asset in a residential context.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

1. Haynes-Sterchi Road is classified as a collector street, and this use should not cause congestion on local residential streets. The long driveway leading to the building and the large existing parking lot should prevent traffic from backing up on Haynes-Sterchi Road during pickup and drop off times.

**Action:** Approved

**Meeting Date:** 9/11/2025

**Details of Action:**

**Summary of Action:** Approve the request for an interior renovation to add a daycare center in a church building because it is compatible with surrounding development and consistent with adopted plans.

**Date of Approval:** 9/11/2025

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:** ☐ **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville-Knox County Planning Commission

**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:**