

# 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-G-13-UR

**Related File Number:**

**Application Filed:** 7/29/2013

**Date of Revision:**

**Applicant:** SHIRLEY ROSS

## PROPERTY INFORMATION

**General Location:** Southeast side of Stanley Rd., southwest of Clinton Hwy.

**Other Parcel Info.:**

**Tax ID Number:** 66 D A 009

**Jurisdiction:** County

**Size of Tract:** 0.6 acres

**Accessibility:** Access is via Stanley Rd., a local street with 18' of pavement within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Detached dwelling

**Surrounding Land Use:**

**Proposed Use:** Day Care home (seven children)

**Density:**

**Sector Plan:** Northwest County      **Sector Plan Designation:** LDR (Low Density Residential)

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This site is within an established residential area that has developed under A, PR and RB zoning.

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

**Street:** 7825 Stanley Rd

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)

**Former Zoning:**

**Requested Zoning:**

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:** The property was PR (Planned Residential) in 2004 and subsequently subdivided as part of Waylands View Subdivision

## 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:** Dan Kelly

**Staff Recomm. (Abbr.):** APPROVE the request for a family day care home which may permit the care of up to seven children not related to the provider subject to 5 conditions

**Staff Recomm. (Full):**  
1. Meeting all applicable requirements of the Knox County Health Dept.  
2. Meeting all applicable requirements of the Knox County Fire Marshal  
3. Meeting all applicable requirements of the Knox County Zoning Ordinance  
4. Approval of this request is subject to the applicant maintaining this location as her residence. Should she move from this location, this approval shall be nullified  
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Human Services

With the conditions noted, this request meets all of the requirements of the PR (Planned Residential) zoning district and all other requirements for approval of a use on review.

**Comments:** The applicant is requesting approval of a small day care facility to be operated in her home. Based on the number of children she wishes to care for, the Knox County Zoning Ordinance would define her operation as a day care home. As a day care home she will be permitted to provide care for up to seven children that are not related to her. Additionally, she may provide care to children that are related by blood or marriage. However, the total number of children, related and not related, receiving care cannot exceed twelve.

The proposed day care facility will meet all of the relevant site standards as called for in the Knox County Zoning Ordinance. The proposed use should be minimally intrusive because of the very low density of development in the area.

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

1. Public water and sewer utilities are in place to serve the site.
2. The recommendation which limits the use to seven but not more than twelve children is in keeping with the scale and intensity of the existing day care home use and will not be out of character with the adjacent development and zoning patterns.
3. The traffic impact will be minimal due to the limited enrollment
3. The proposed facility will place no additional demand on schools.

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

1. The proposed development as recommended is consistent with all relevant requirements of the PR residential zoning, as well as other criteria for approval of a use on review.
2. The development as recommended is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use in is harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw a substantial amount of additional traffic through residential areas since the site has direct access to an arterial street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan proposes low density residential uses for the site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved

**Meeting Date:** 9/12/2013

**Details of Action:**

**Summary of Action:** APPROVE the request for a family day care home which may permit the care of up to seven children not related to the provider subject to 5 conditions

**Date of Approval:** 9/12/2013

**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:**

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