

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-J-15-UR **Related File Number:**
Application Filed: 7/27/2015 **Date of Revision:**
Applicant: RANDOLPH ARCHITECTURE

PROPERTY INFORMATION

General Location: East side of Valley Vista Rd., southeast side of Virginia Pine Way.
Other Parcel Info.:
Tax ID Number: 103 12006 **Jurisdiction:** County
Size of Tract: 2.14 acres
Accessibility: Access is via Virginia Pine Way, a private street off of Valley Vista Rd. within the Vista Dei Monte development.

GENERAL LAND USE INFORMATION

Existing Land Use: Child day care center
Surrounding Land Use:
Proposed Use: Child day care center expansion **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Mixed use
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located near the interchange of Pellissippi Parkway and Hardin Valley Rd. in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

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

Street: 10720 Virginia Pine Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) (k) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property rezoned PC (Planned Commercial) (k) / TO (Technology Overlay) in September, 2006

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 an expansion of the existing child day care center with an addition of approximately 3169 square feet as shown on the development plan, with a total enrollment of up to 134 children, subject to the following 5 conditions

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development (9-B-15-TOB).
2. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Installing all landscaping identified on the approved landscape plan prior to obtaining an occupancy permit for the child day care center expansion.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements of the PC (Planned Commercial) zoning district, as well as other criteria for approval of a use on review.

Comments:

This is a request for the approval of an expansion to the Goddard School, a child day care center located in the Vista Dei Monte development. The proposed building expansion will add 3159 square feet to the existing 8164 square foot building for a total building area of 11,364 square feet. The building addition will be located on the southeast side of the existing building with the main access being provided through the existing facility.

The existing child day care center was approved by the Planning Commission and the TTCDA Board in July, 2007 (7-J-07-UR and 07.024.0) for up to 134 children. The proposed addition is for multipurpose use and will not be used for increasing the enrollment at the center.

There will be no changes to the existing access driveway and parking area. The fenced-in outdoor play area will be modified to comply with the Zoning Ordinance requirements. There is no additional signage proposed for this expansion.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on September 8, 2015.

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 development.
2. 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 expansion 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.
2. The proposal meets all requirements for approval of a child day care center in the PC (Planned Commercial) zoning district.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Northwest County Sector Plan proposes mixed uses for this site which supports the child day care center use.
- 2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 9/10/2015

- Details of Action:**
- 1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development (9-B-15-TOB).
 - 2. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
 - 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 - 4. Installing all landscaping identified on the approved landscape plan prior to obtaining an occupancy permit for the child day care center expansion.
 - 5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements of the PC (Planned Commercial) zoning district, as well as other criteria for approval of a use on review.

Summary of Action: APPROVE the request for an expansion of the existing child day care center with an addition of approximately 3169 square feet as shown on the development plan, with a total enrollment of up to 134 children, subject to the following 5 conditions

Date of Approval: 9/10/2015 **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:**