



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT**

▶ **FILE #:** 8-B-07-UR

**AGENDA ITEM #:** 63

**AGENDA DATE:** 8/9/2007

▶ **APPLICANT:** SCOTT M. CONNATSER

OWNER(S): RODNEY GODWIN

TAX ID NUMBER: 118 H B 013

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side of Lovell Rd., east end of Centerpoint Blvd.

▶ **APPX. SIZE OF TRACT:** 21800 square feet

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lovell Rd., a minor arterial street with a 35' pavement width within a 70' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** BP (Business and Technology) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Child Day Care Center

HISTORY OF ZONING: Property was rezoned to BP/TO in 1995.

SURROUNDING LAND USE AND ZONING: North: Residences / BP (Business and Technology) / TO (Technology Overlay)

South: Residences / RA (Low Density Residential) / TO (Technology Overlay)

East: Church / BP (Business and Technology) / TO (Technology Overlay)

West: Centerpoint development / PC (Planned Commercial) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The proposed day care center is located near the intersection of Lovell Rd. and Pellissippi Parkway in an area that has a mix of business, institutional and residential uses.

**STAFF RECOMMENDATION:**

▶ **DENY the request for an after school child day care center for up to 40 children at this location in the BP/TO zoning district.**

The proposed day care facility is not appropriate at this location since the access drive into the site conflicts with the dedicated turn lane on Lovell Rd into Centerpoint Blvd. and will create unsafe traffic conditions.

**COMMENTS:**

The applicant is proposing to operate an after school day care facility in an existing residence on a 20,800

square foot lot located on Lovell Rd. The lot is located on the southeast side of Lovell Rd. opposite the intersection with Centerpoint Blvd. The proposed facility will serve an enrollment of up to 40 children with two employees. The existing residences has approximately 2800 square feet of useable floor space and meets the minimum indoor play area requirements for the children. A 4,500 square foot fenced in outdoor play area is also provided. The proposed parking area will include 7 parking spaces for employees and children drop-off/pick-up and 2 spaces for the vans that are used to pick up the children from school.

While the proposed facility meets the minimum requirements of the Knox County Zoning Ordinance regarding day care facilities, staff's concern is with the access for the site. The existing driveway for the residence is located at a point on Lovell that is off-set with the intersection of Centerpoint Blvd. While the access may function for a single residence, the increased traffic for the day care center has the potential of creating unsafe traffic movements.

If you refer to the enclosed aerial photograph you will see that there is a dedicated left turn lane into Centerpoint Blvd. that is located along the frontage of this site. Any south-bound vehicle trying to make a left turn into the site has to turn into the stacking lane for the dedicated turn lane. One or two vehicles in the turn lane will block access to the site. The vehicle trying to turn into the site will hold up south-bound traffic on Lovell Rd. which can block the entrance into Centerpoint Blvd. creating an interlock. This may also cause traffic to try to pass the vehicle on the right side creating a possible conflict with vehicles trying to exit from Centerpoint Blvd. While the Tennessee Department of Transportation's proposed improvements to Lovell Rd. may improve the situation by adding two additional through lanes, it is staff's position that access at this location is unsafe. A decision is expected at the end of August on the timing of the proposed improvements to Lovell Rd.

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 (TTCCA). The TTCCA will consider this request on August 6, 2007.

#### 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 site.
2. It is the position of Planning Commission and Knox County Engineering Staff that the driveway for the proposed day care center is at an unsafe location near the intersection of Centerpoint Blvd and Lovell Rd. The proposed development layout will have a negative impact on the traffic flow on Lovell Rd.

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

1. While the proposed facility meets the minimum requirements of the Knox County Zoning Ordinance regarding day care facilities within the BP (Business and Technology) zoning district, the proposed use is not consistent with the general standards for uses permitted on review. Since the access drive into the site conflicts with the dedicated turn lane on Lovell Rd into Centerpoint Blvd. the traffic generated by the proposed use will create unsafe traffic conditions.

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

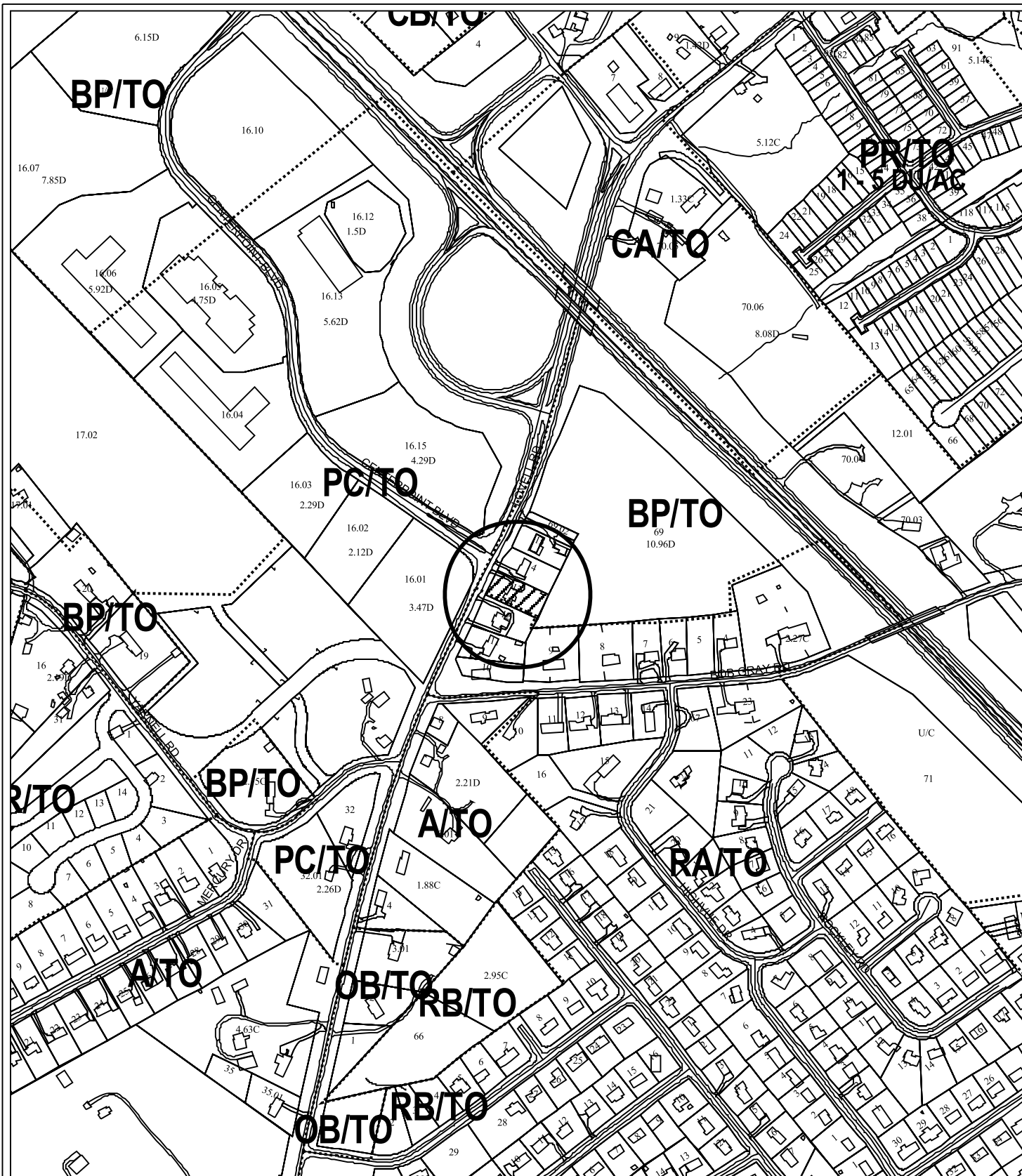
1. The Northwest County Sector Plan proposes office uses for this property.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 95 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



8-B-07-UR  
 USE ON REVIEW

Petitioner: Scott M. Connatser

Map No: 118

Jurisdiction: County



Child Day Care Center in BP (Business and Technology) / TO (Technology Overlay)

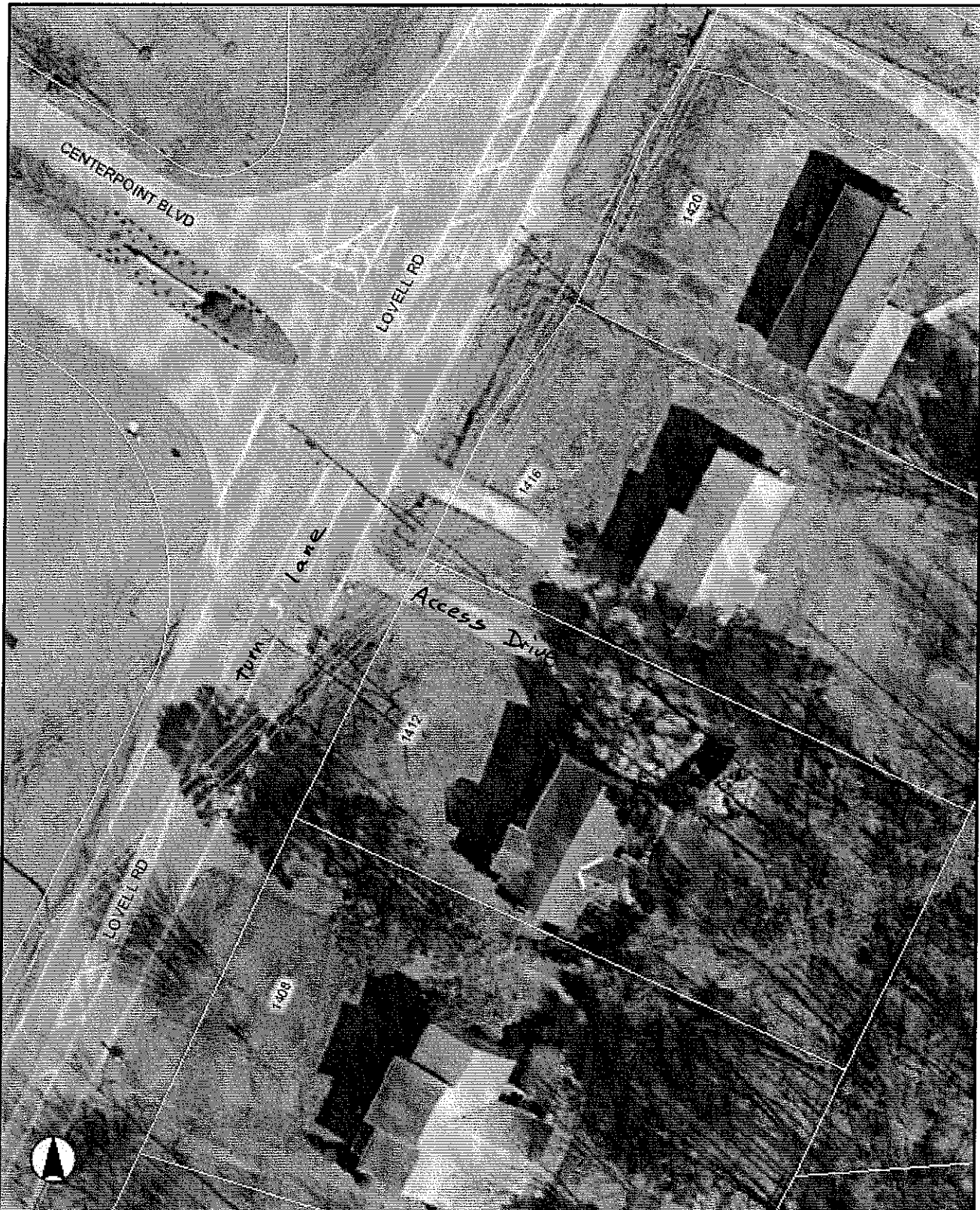
Original Print Date: 07/26/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902







8-B-07-UR



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0 50ft

### KGIS Map

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - [www.kgis.org](http://www.kgis.org)

Printed: Wed Aug 1 2007

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**DAY CARE REVIEW**

Case No. 8-B-07-UR

Applicant Scott M. Connatser

**ZONING ORDINANCE REQUIREMENTS** (Article 4, Section 4.91)

• **Minimum Lot Size**

Required: 10,000 sq. ft.

Request: 20,800 sq. ft.

• **Minimum Size for Fenced Outdoor Play Area**

Required:: 4500 sq. ft. sq. ft. (2500 sq. ft. for first 20 children; 100 sq. ft. per each additional child)

Request: 4500 sq. ft. sq. ft.

• **Minimum Building Area**

Required: 1200 sq. ft. 30 square feet per child

Request: 2800 sq. ft. sq. ft.

• **Minimum Off-Street Parking (Article 3, Section 3.50)**

Required: 2 teacher/employee spaces (two (2) parking spaces per three (3) teachers and employees)

5 off-street loading spaces (one (1) off-street loading space per eight (8) pupils)

Request: 2 teacher/employee spaces  
7 off-street loading spaces

8-B-07-UR

July 2, 2007

To: Knox County Metropolitan Planning Commission and  
Tennessee Technology Corridor Development Authority

Re: Use on Review and Certificate of Appropriateness for After School Care Center at **1412 Lovell Road** by Scott and Maggie Connatser

Dear Commissioners and Board Members:

In submitting application for your approval of a child care facility for first through fifth graders, ages 6-12 years, at 1412 Lovell Road, we seek to bring a center for quality care and enrichment during the after school hours for up to 40 children. Due to its proximity with Pellissippi Parkway, this location will be a convenience to parents who work in Oak Ridge and live in Knoxville as well as parents who work in Knoxville and live in Hardin Valley or Farragut. An added benefit for these parents will be that this center does not close until 7pm, allowing an hour longer to pick up children. We believe the use of this property and structure for said purpose will bring minimum negative environmental impact and will fit nicely with surrounding technology centers and learning facilities (i.e., Tusculum College). Some notes on the plans are listed below.

- A significant need exists for such a facility in the vicinity of the property in question. Informal verbal polling of ~75 parents with school age children zoned for Farragut and Hardin Valley indicates that picking their children up from facilities that close at 6pm is a moderate to extreme hardship for ~40% of these parents, many of whom work at Oak Ridge National Laboratory or who work in downtown Knoxville.
- Square footage (>1200 sq ft, upper level; >1600 sq ft, lower level) will accommodate 30 children on the lower level alone, with dedicated homework and quiet reading rooms on the upper level.
- The impervious surface to total ground ratio is well within the required 70%.
  - fenced lot behind building: all grass and trees, is in excess of 9000ft<sup>2</sup>
  - entire lot, including building: 21,800 ft<sup>2</sup>
  - this gives a permeable percentage based on the backyard alone of 41.3%; this figure does not even account for the grassy island within the parking loop (~650 ft<sup>2</sup>) or the landscaping along the full frontage of the house (~325 ft<sup>2</sup>)
- The fenced play area behind the building offers ample shade by indigenous species of deciduous trees (walnut, dogwood, pine).
- In our proposed parking/paving plan, two existing, mature walnut trees are preserved in the grassy island near the sign. These are shown in the master site plan as circles near the rectangle labeled "sign".
- The site is already zoned "BP" with one of its potential uses slated as child care.

Thank you for your serious consideration of our plan. We believe this use for 1412 Lovell Road will add value to the area, a helpful service to the surrounding community, and allow the natural beauty of the site to persist.

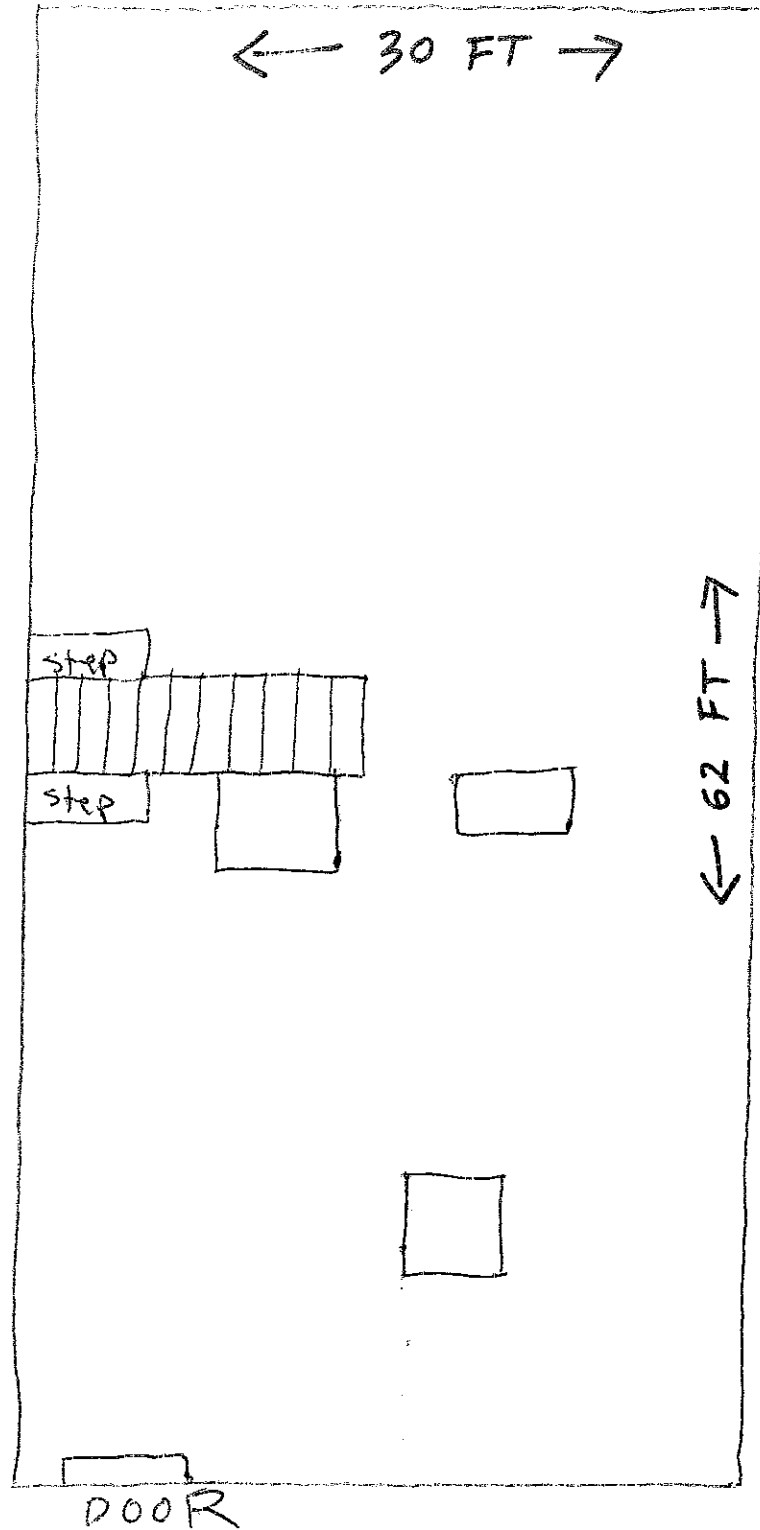
Sincerely,



Scott and Maggie Connatser



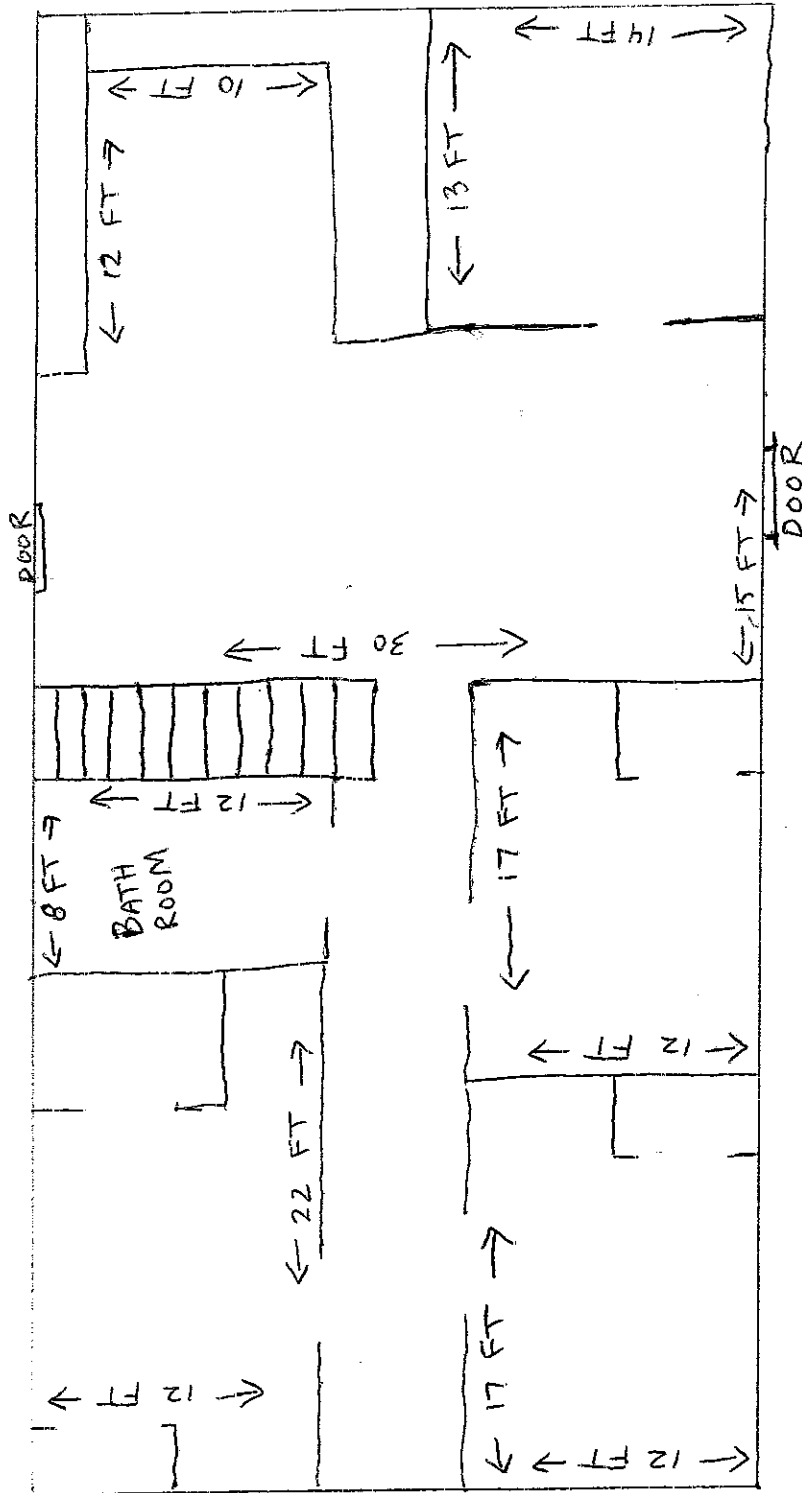
# Interior Floor Plan Lower Level



DOWNSTAIRS  
1600 sq ft

\*  $\frac{1}{4} \text{ in} = 2 \text{ ft}$

# Interior Floor Plan Upper Level



UP STAIRS  
7 1200 SQ FT

\*  $\frac{1}{4} \text{ in} = 2 \text{ FT}$



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