



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

▶ **FILE #:** 8-C-07-UR

AGENDA ITEM #:

AGENDA DATE: 8/9/2007

▶ **APPLICANT:** VICTORY VIEW BAPTIST CHURCH

OWNER(S): DEXTER JORDAN

TAX ID NUMBER: 82 E M 033

JURISDICTION: City Council District 6

▶ **LOCATION:** Northeast side of Castle St., northwest of Lay Av.

▶ **APPX. SIZE OF TRACT:** 7650 square feet

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via S. Castle St., a minor collector street with a pavement width of 23' within a 50' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Williams Creek

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Detached dwelling

▶ **PROPOSED USE:** Child day care center

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Church / R-1 residential

South: Detached dwelling / R-1 residential

East: Detached dwelling / R-1 residential

West: Parking lot / R-1 residential

NEIGHBORHOOD CONTEXT: Property in the area is zoned R-1 residential. Development in the area consists primarily of detached dwellings

STAFF RECOMMENDATION:

▶ **APPROVE the request for a child day care center for up to 12 children at this location subject to the following 8 conditions:**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
3. Entering into a lease with Victory View Baptist Church to permit the required parking on their property.
4. Obtaining the lot area variance from Knoxville Board of Zoning Appeals
5. Provision of the required 4000 square feet of fenced play area or obtaining a variance to that requirement from the Knoxville Board of Zoning Appeals
6. Installing the required fencing around the required play area as designated on the development plan prior to operation of the day care center.

7. Meeting all applicable requirements of the Knoxville Engineering Division.
8. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, the request meets the requirements for approval of a child day care center in the R-1 zone as a use-on-review.

COMMENTS:

The applicant is proposing to operate a day care facility to serve up to 12 children. The use will occupy a residence located on S. Castle St. The entire 925 square foot building will be used for the day care center. There is approximately 552 square feet of the building that is available for use as activity areas for the children. There will be up to three staff members for the day care center. The site which is zoned R-1 allows consideration of a child day care center as a use-on-review application.

The Knoxville Zoning ordinance requires that each day care center be located on a site that is at least 15,000 square feet in area. This site does not meet this requirement. The applicant also owns the adjoining property. Part of that site will be used for the parking. Since the parking will be provided on a separate parcel of land, a lease agreement will be required in order to allow the required parking to be located on the church property. The application meets all other requirements for a day care center with the addition of the fenced in play areas at the side and rear of the building.

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

1. The proposed child day care center will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed child day care center will have minimal impact on traffic since the facility is located on a collector street.
3. The proposed use is consistent with the detached residential development found in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the approval of the needed variance, the proposed child day care center meets all of the requirements of the Knoxville Zoning Ordinance with the recommended conditions.
2. The proposed child day care center 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 neighborhoods where it is proposed. The use will not significantly injure the value of adjacent property. The use will not have an impact on drawing traffic through residential areas since it is located on a collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

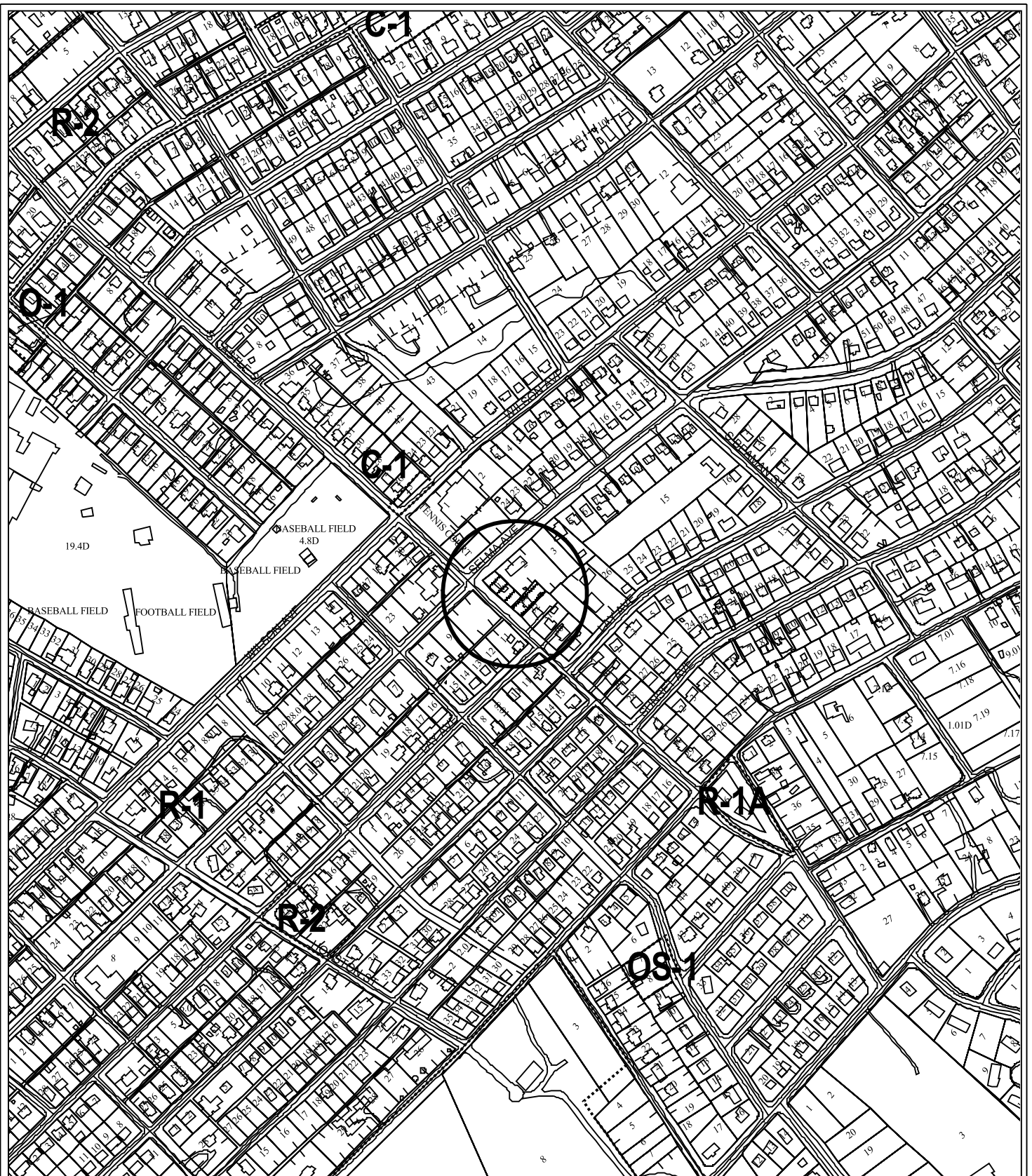
1. The East City Sector Plan and the Knoxville One Year Plan identify the property for low density residential use. The proposed development is consistent with this use because day care facilities are allowed as a use permitted on review in the R-1 zoning district.

ESTIMATED TRAFFIC IMPACT 44 (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: Not applicable.

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



8-C-07-UR
 USE ON REVIEW



Child day care center in R-1 (Low Density Residential)

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

Petitioner: Victory View Baptist Church

Map No: 82

Jurisdiction: City



DAY CARE CENTER REVIEW

Case No. : 8-C-07-UR

Applicant : Victory View Baptist Church

Zoning Ordinance Requirements (Article 5, Section 3, G.4)

• **Minimum Lot Size**

Required: 15,000 sq. ft.

Request: 8400 sq. ft.

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

Required: 4000 sq. ft. (4000 sq. ft. for first 20 children; 100 sq. ft. per each additional child)

Request: 4000 sq. ft.

• **Minimum Building Area**

Required: 420 sq. ft. (35 sq. ft. per child, with not less than 75% of this space provided in the primary care area of the building)

Request: 552 sq. ft.

• **Minimum Off-Street Parking (Article 5, Section 7)**

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

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

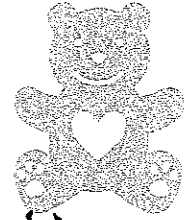
Request: 2 teacher/employee spaces

2 off street loading spaces



VICTORY VIEW CHILDCARE

Angela Montgomery & Ruth Blake
Director & Co- Director



Laugh Love & Live

865-640-6804
865-604-7650

Blakeruth@aol.com

B-C-07-UR

TO: Metropolitan Planning Commission

Subject: Use on Review for group home childcare services.

Enclose are **10 copies of the floor plan** for our group home childcare services. Victory View childcare is owned by Victory View Baptist Church.

Victory View Childcare is combined with Victory View Baptist Church will **enroll 7 to 12 children with 12 being the maximum** in our group home.

3 employees - only two employees will be driving. Victory View Church has plenty of parking spaces. **The 2 employees who will be driving to work can park close to the front of Victory View Baptist Church.**

The surrounding daycare or childcare cater to 12 months & up, Victory View Childcare are catering to infants to 3years.

Victory View Childcare



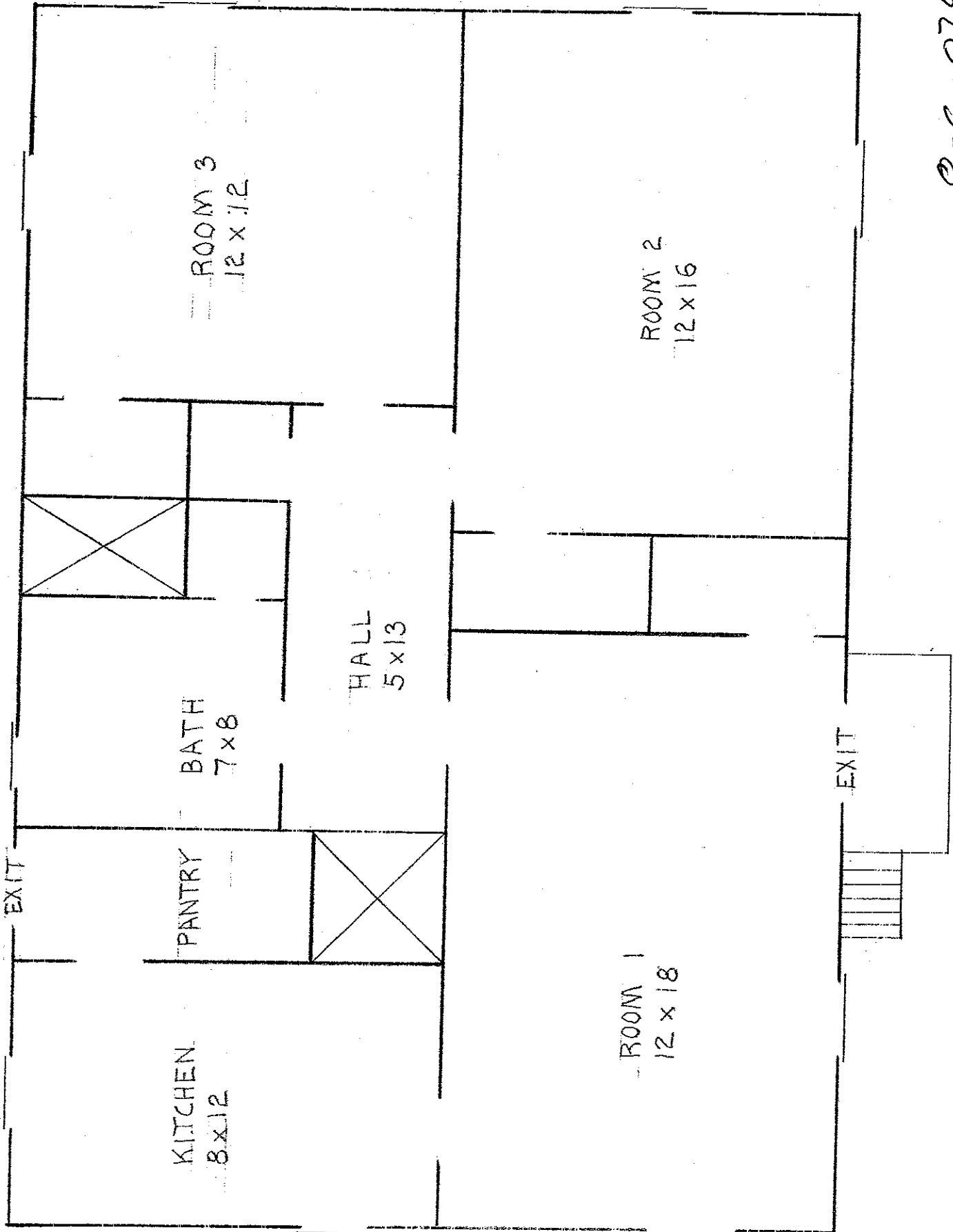
Laugh Love & Live

514 South Castle
Knoxville, TN 37914



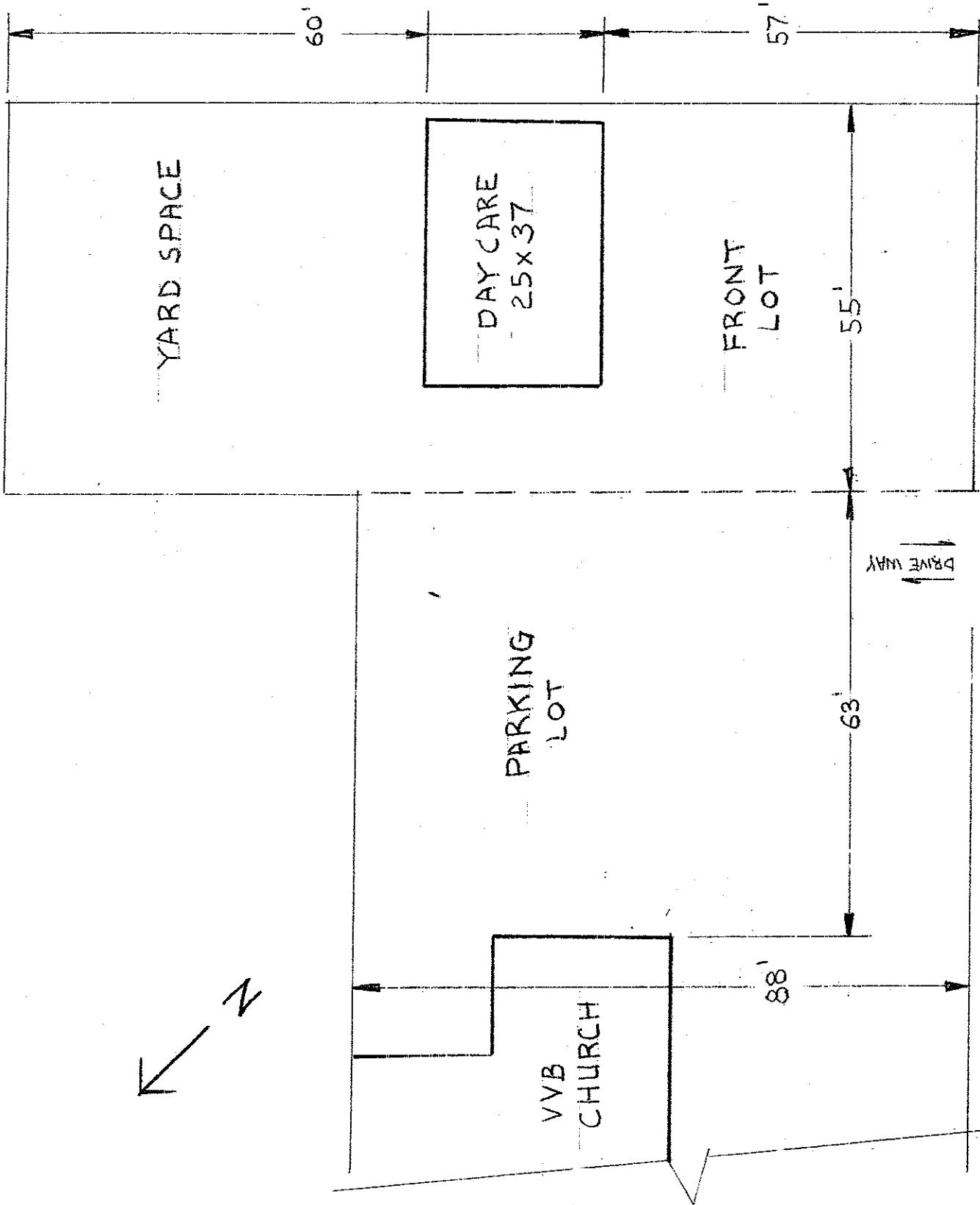
MPC August 9, 2007

Agenda Item # 64



B-C-074R

8-C-07-UR



SITE PLAN | DATE 7/2/07 | BY PAUL JORDAN