



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

▶ **FILE #:** 7-J-07-UR

**AGENDA ITEM #:** 78

**AGENDA DATE:** 7/12/2007

▶ **APPLICANT:** THE GODDARD SCHOOLS

OWNER(S): MICHAEL JOHNSON

TAX ID NUMBER: 103 PART OF 120.02

JURISDICTION: County Commission District 6

▶ **LOCATION:** East side of Valley Vista Rd., south of Hardin Valley Rd.

▶ **APPX. SIZE OF TRACT:** 2.14 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Valley Vista Rd., a proposed three lane collector street with a 70' right-of-way with access to Hardin Valley Rd.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PC (k) (Planned Commercial) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Day Care Facility

HISTORY OF ZONING: The Knox County Commission approved the zoning change to PC (Planned Commercial) / TO (Technology Overlay) with conditions on September 25, 2006.

SURROUNDING LAND USE AND ZONING: North: Vacant land and offices / PC (k) (Planned Commercial) / TO (Technology Overlay)

South: Vacant land / PC (k) (Planned Commercial) / TO (Technology Overlay)

East: Vacant land / PC (k) (Planned Commercial) / TO (Technology Overlay)

West: Vacant land / PC (k) (Planned Commercial) / TO (Technology Overlay)

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.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a day care facility for up to 134 children at this location subject to the following 9 conditions**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCCA) for the proposed development.
2. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the

Knox County Health Department.

3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Installation of all sidewalks meeting American Disability Act requirements.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
6. Valley Vista Rd. shall be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to a certificate of occupancy being issued for this building.
7. Certification by a registered land surveyor that 400' of site distance can be achieved in both directions along Valley Vista Rd. at the proposed driveway cut prior to a building permit being issued for this development.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping at all intersections shall be install so as not to interfere with the sight triangles and visibility along public streets.

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:**

The applicant is proposing to operate a day care facility on a 2.14 acre parcel within Vista Dei Monte Subdivision off of Valley Vista Rd. The proposed facility will serve an enrollment of up to 134 children with a maximum of 20 employees. The 8000 square foot building includes 4992 square feet of indoor play area for the children. A 14,445 square foot fenced in outdoor play area is also provided. The site will have 30 parking spaces for employees and children drop-off.

This proposed development has a connection to Valley Vista Rd., a proposed public street that has not been completed. Staff has recommended a condition that Valley Vista Rd. be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to a certificate of occupancy being issued for this building.

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 July 9, 2007.

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

1. Valley Vista Rd is being constructed as a collector street and will have adequate capacity for the proposed facility.
2. Public water and sewer utilities are available to serve the development.
3. The proposal will have no impact on schools.

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

1. The proposed day care facility 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 day care facility in the PC (Planned Commercial) zoning district.

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

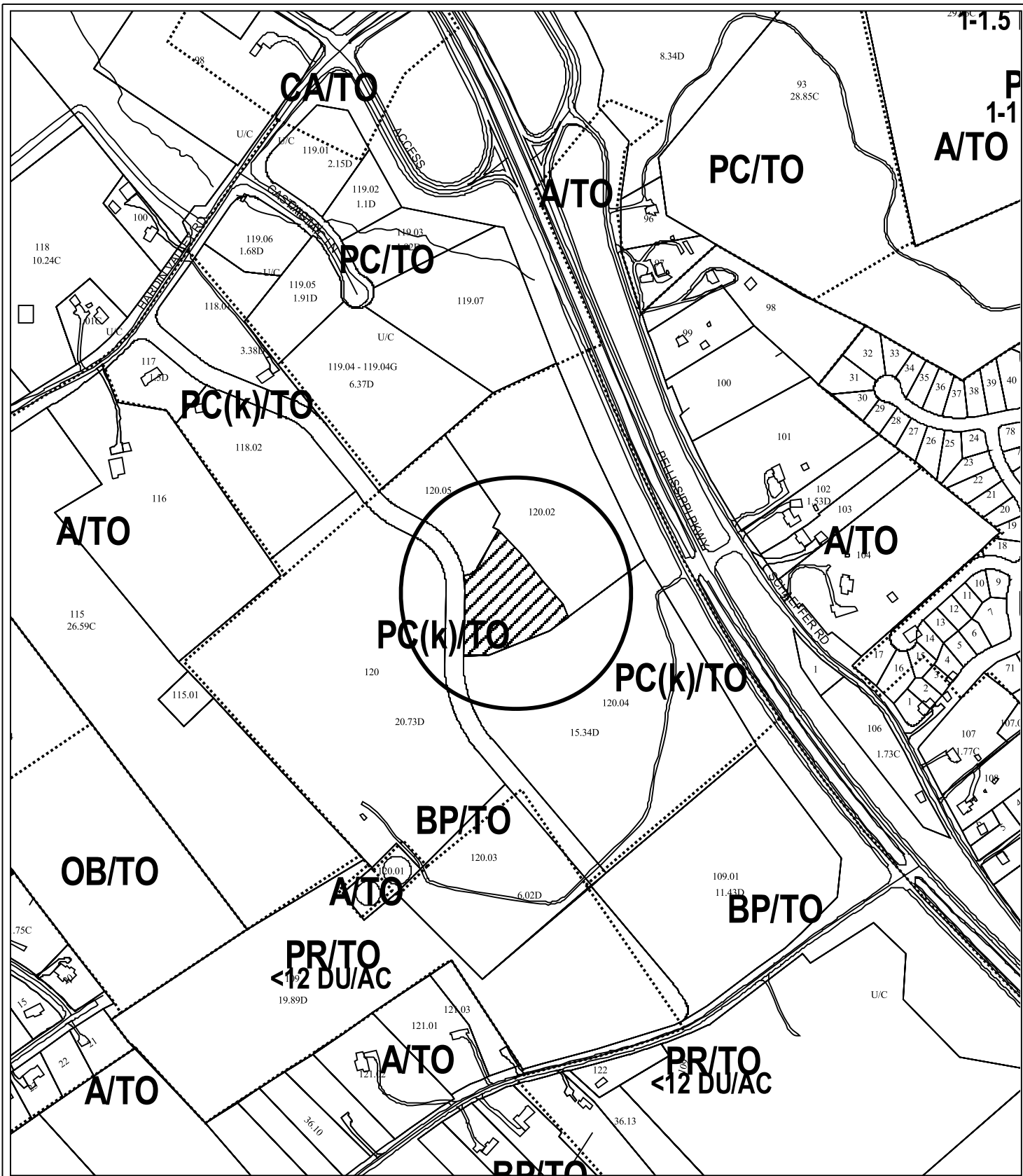
1. The Northwest County Sector Plan proposes mixed uses for this site which supports the day care facility use.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 634 (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 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.



7-J-07-UR  
 USE ON REVIEW



Daycare Facility in PC (k) (Planned Commercial) / TO (Technology Overlay)

Original Print Date: 06/27/07    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: The Goddard Schools

Map No: 103

Jurisdiction: County





Site Layout Plan

NO.	DATE	REVISIONS

CHECKED BY: JS FILE: 1594-109045  
DATE: 6/29/07

**C1.1**

**PERMITS ANALYSIS:**

STATE OF TENNESSEE  
 1. PERMITS FOR CONSTRUCTION OF THE PROPOSED FACILITY SHALL BE OBTAINED FROM THE LOCAL JURISDICTION.  
 2. THE DESIGN SHALL BE SUBMITTED TO THE LOCAL JURISDICTION FOR REVIEW AND APPROVAL.  
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 10. THE DESIGN SHALL BE SUBMITTED TO THE LOCAL JURISDICTION FOR REVIEW AND APPROVAL.

**SITE ANALYSIS:**

GENERAL NOTES:  
 1. THE PROPOSED FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL JURISDICTION.  
 2. THE DESIGN SHALL BE SUBMITTED TO THE LOCAL JURISDICTION FOR REVIEW AND APPROVAL.  
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**TYPICAL NOTES:**

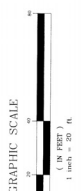
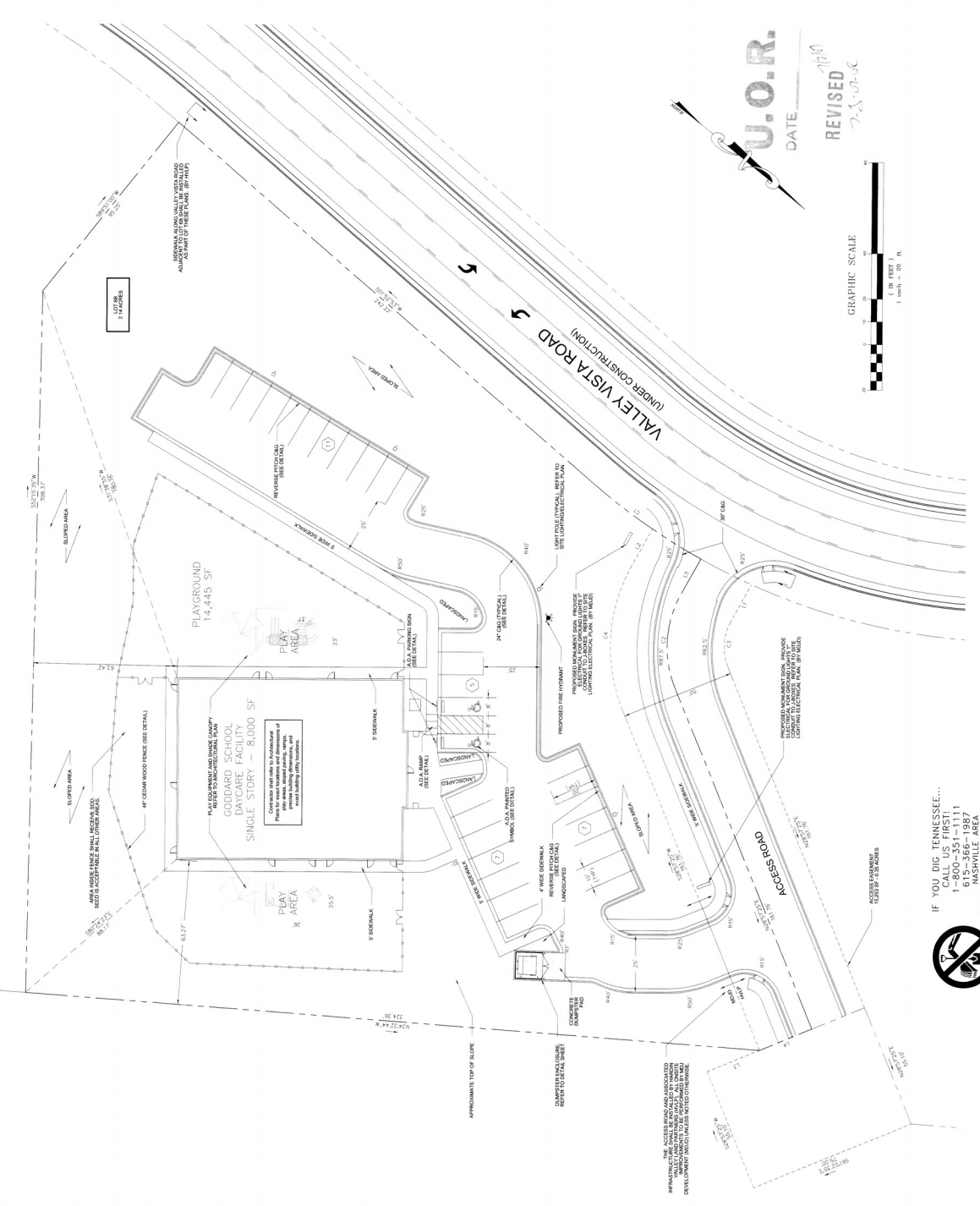
1. ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE SITE LAYOUT PLAN.  
 2. THE DESIGN SHALL BE SUBMITTED TO THE LOCAL JURISDICTION FOR REVIEW AND APPROVAL.  
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**U.O.R. DATE**

**REVISIONS**

7-3-07

NO.	DATE	REVISIONS



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**DAY CARE REVIEW**

Case No. 7-J-07-UR

Applicant The Goddard Schools

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

• **Minimum Lot Size**

Required: 10,000 sq. ft.

Request: 93,218 sq. ft.

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

Required: 13,900 sq. ft. sq. ft. (2500 sq. ft. for first 20 children; 100 sq. ft. per each additional child)

Request: 14,445 sq. ft. sq. ft.

• **Minimum Building Area**

Required: 4,020 sq. ft. 30 square feet per child

Request: 4,992 sq. ft. sq. ft.

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

Required: 13 teacher/employee spaces (two (2) parking spaces per three (3) teachers and employees)

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

Request: 13 teacher/employee spaces  
17 off-street loading spaces