



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

▶ **FILE #:** 9-K-07-UR

**AGENDA ITEM #:** 90

**AGENDA DATE:** 9/13/2007

▶ **APPLICANT:** RUTH C. JONES

OWNER(S): KAREN BAILEY

TAX ID NUMBER: 109 D C 008.02 & 008.03

JURISDICTION: City Council District 1

▶ **LOCATION:** South side of Bafford Pl., south of Island Home Ave.

▶ **APPX. SIZE OF TRACT:** 1.53 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Bafford Place, a local street with a 16' pavement width within a 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **ZONING:** RP-1 (Planned Residential) / H-1 (Historic Overlay and Design Guidelines)

▶ **EXISTING LAND USE:** Vacant building

▶ **PROPOSED USE:** Montessori School for up to 30 students

HISTORY OF ZONING: The property was rezoned to RP-1 (Planned Residential) / H-1 (Historical Overlay and Design Guidelines) in December of 2006 (12-D-06-RZ).

SURROUNDING LAND USE AND ZONING:  
North: Residences / R-1 (Low Density Residential)  
South: Residences & Ijams / R-1 (Low Density Residential) & OS-1 (Open Space)  
East: Residences & Ijams / R-1 (Low Density Residential) & OS-1 (Open Space)  
West: Residences / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under R-1 zoning. Ijams Nature Center is located to the east, zoned OS-1, and the Tennessee School for the Deaf is located to the northwest of the site, zoned R-1.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request for a Montessori school for up to 30 students at this location subject to the following 5 conditions:

1. Meeting all applicable requirements of the Knox County Health Department
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Providing 6 parking spaces and meeting all other applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Education.

5. Requests for signage, site improvements, or exterior renovations will require approval from the Historic Zoning Commission.

With the conditions noted above, this request meets all requirements of the RP-1 zoning district, as well as other criteria for approval of a use on review.

**COMMENTS:**

The applicant is proposing to operate a Montessori School out of an existing historic structure which was previously the Meade School in the early 1900's. In addition to the Meade School, this 7,700 square foot building has also been used as a residence in recent years. The site is zoned RP-1 (Planned Residential)/H-1 (Historical Overlay) and private and public schools are a use that is permitted on review. The proposed school will serve an enrollment up to 30 children and have 3 teachers. In order to satisfy the parking requirements of the Knoxville Zoning Ordinance, the applicant will be required to provide 2 parking spaces for the teachers and 4 parking spaces for the children (1 per 8 children). The applicant is planning on providing 6 parking spaces (1 handicapped). If or when the applicant proposes any signage, site improvements, or exterior renovations, they will be required to obtain a Certificate(s) of Appropriateness from the Historic Zoning Commission.

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

1. The proposal will have no impact on schools.
2. The site is located at the end of Bafford Place, about 600 feet south of its intersection with Island Home Ave., a minor collector street. Sight distance appears to be adequate at this intersection.
3. Public water and sewer utilities are available to serve the development.
4. The proposed use will generate approximately 53 daily vehicle trips per day which will mainly take place during morning and afternoon hours.

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

1. The proposed school 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 proposal will allow for redevelopment which is consistent with the historical character of the subject property. The use will not significantly injure the value of adjacent property.
2. The proposal meets all requirements of the RP-1 zoning district.

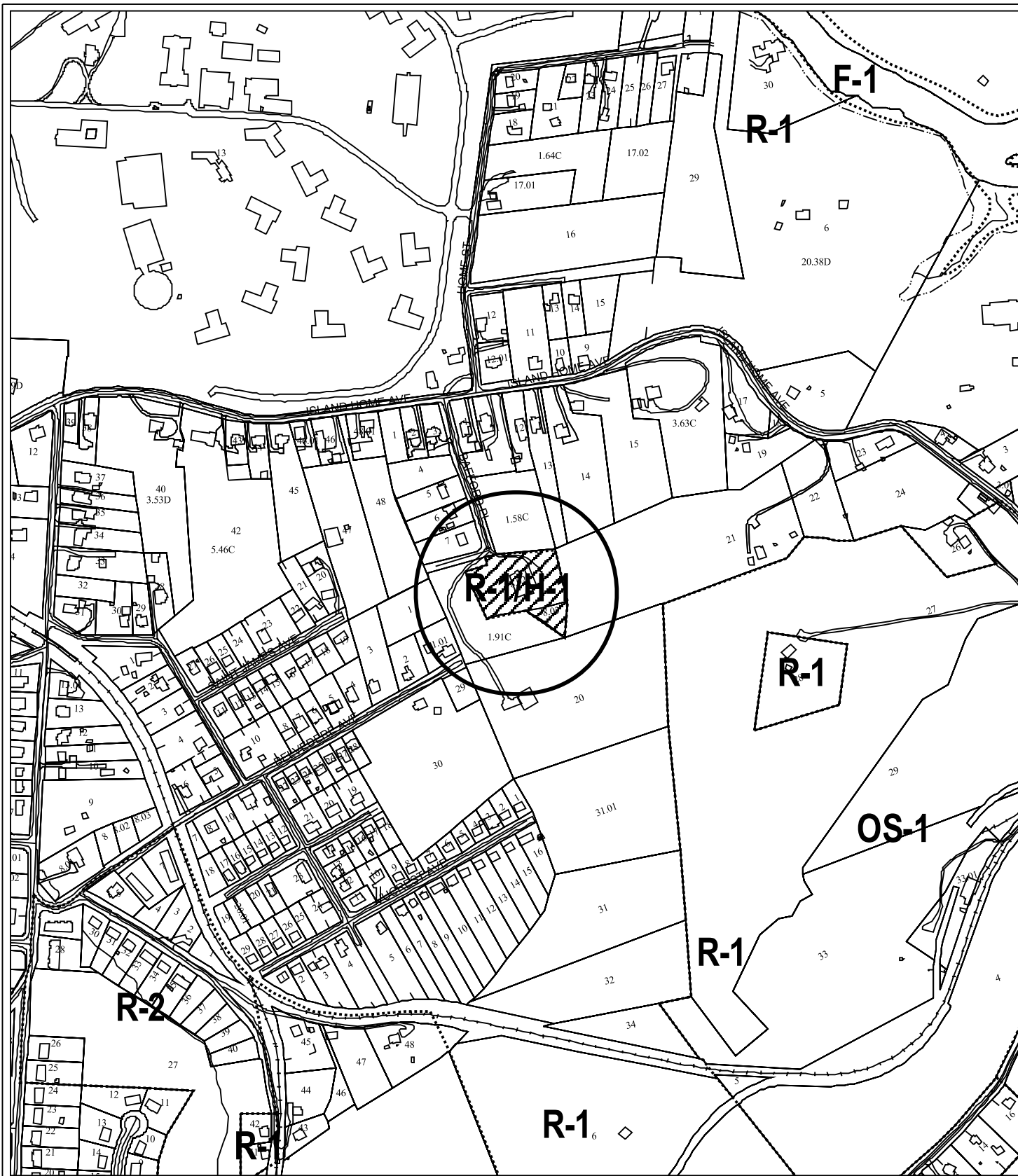
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The South City One Year Plan proposes low density residential uses for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**9-K-07-UR  
USE ON REVIEW**



Montessori School for up to 30 students in RP-1 (Planned Residential) / H-1 Historic Overlay) and Design Guidelines

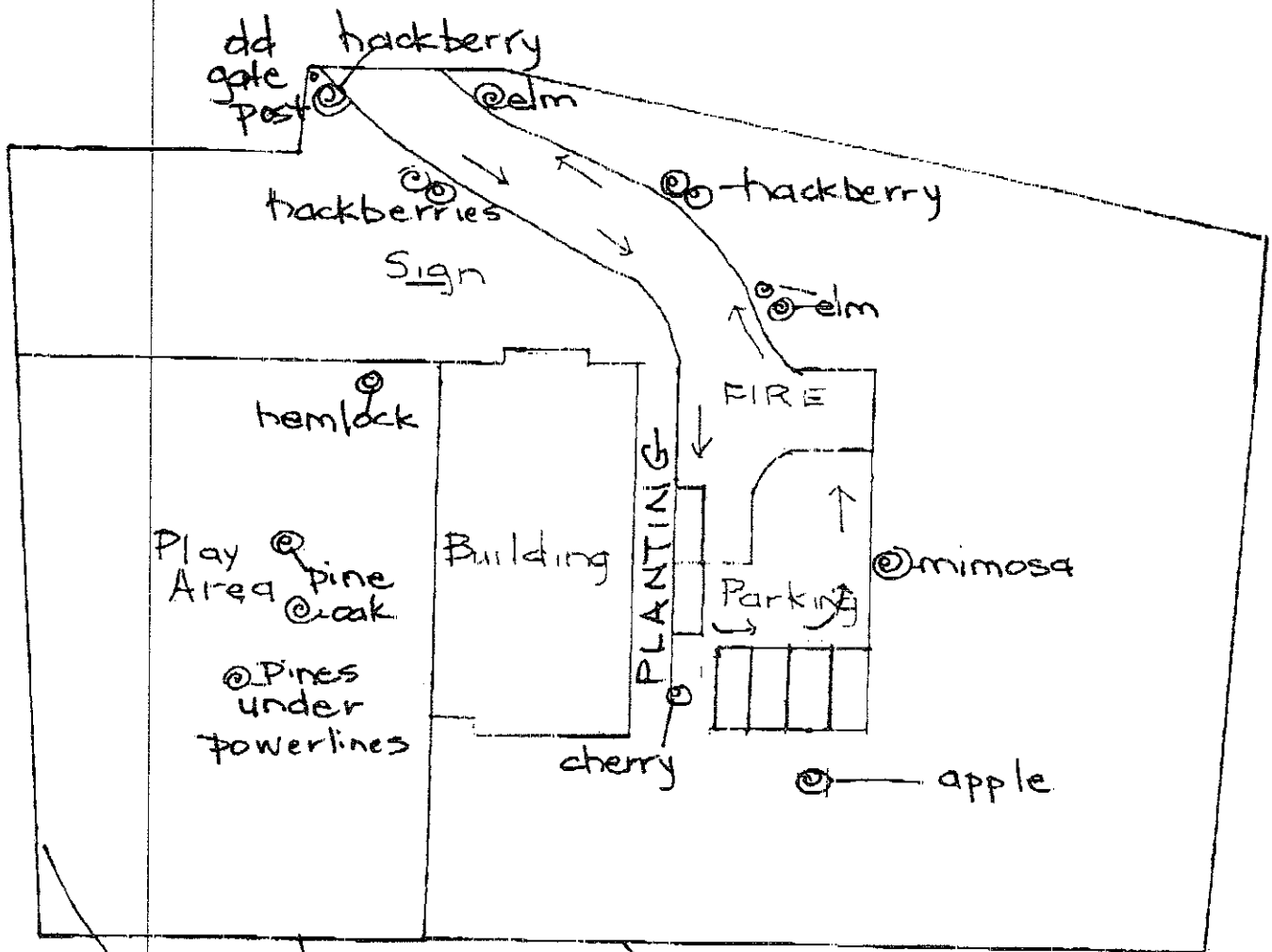
Original Print Date: 08/28/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Ruth C. Jones

Map No: 109

Jurisdiction: City



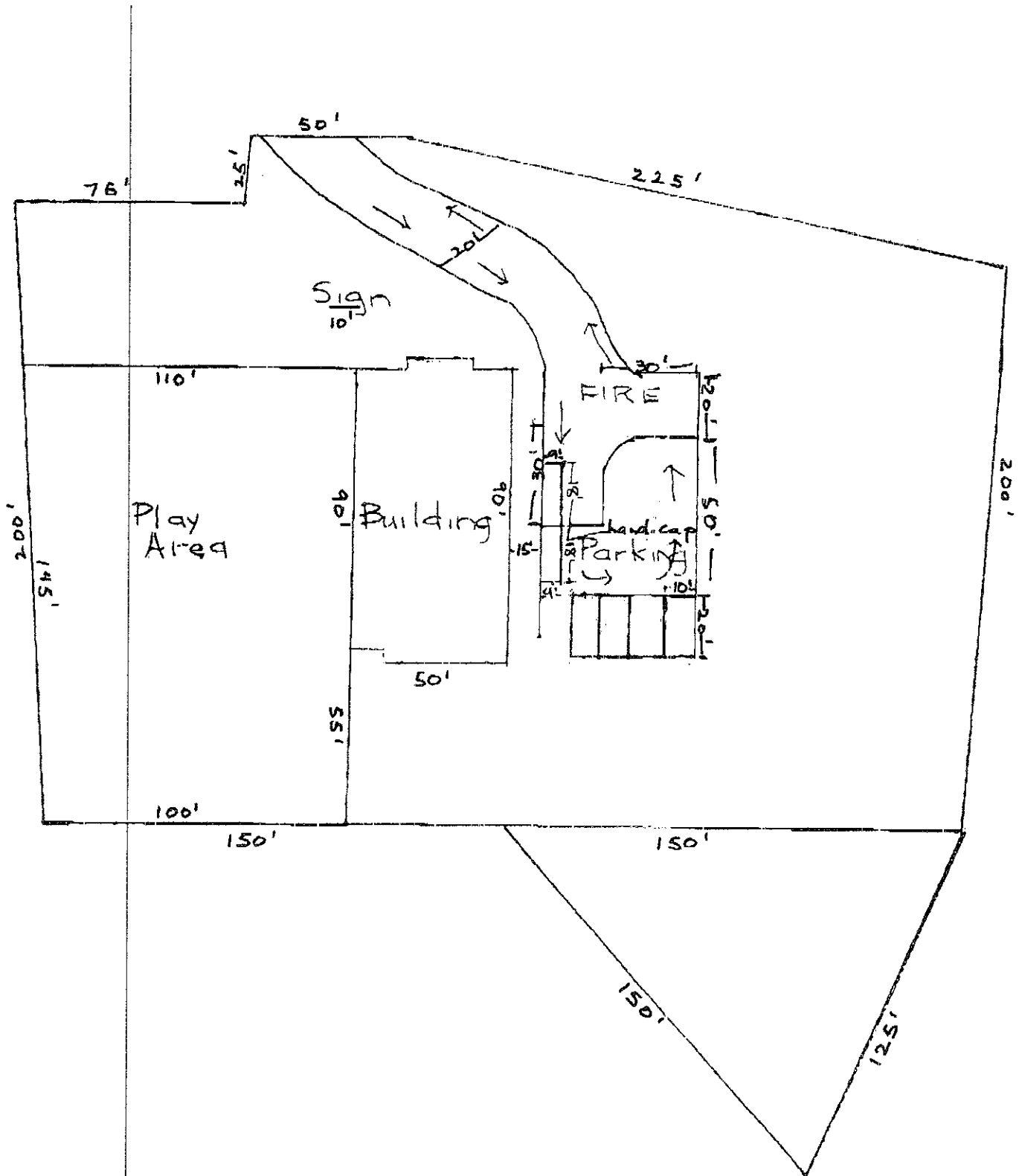


Brush removal

**REVISED**

Trees to be removed -  
including dd gate and post.

9-K-07-WR



**REVISED**

9-K-07-WR