



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

▶ **FILE #:** 3-B-08-UR

AGENDA ITEM #: 66

AGENDA DATE: 3/13/2008

▶ **APPLICANT:** WEST END ACADEMY

OWNER(S): GS PROPERTIES

TAX ID NUMBER: 92 093.02

JURISDICTION: County Commission District 3

▶ **LOCATION:** Northwest side of McKamey Rd, northwest of Brierley Dr.

▶ **APPX. SIZE OF TRACT:** 15.92 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via McKamey Rd., a major collector street with a 19' pavement within a 60' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** School

▶ **PROPOSED USE:** Day care facility for up to 25 children

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / RP-1 (Planned Residential) & RA (Low Density Residential)

South: Residences / A (Agricultural)

East: Residences / A (Agricultural), RP-1 (Planned Residential) & R-1 (Low Density Residential)

West: Residences / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: This property is located in an established residential area that has been developed under A, R-1, RP-1 and RA zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a day care facility for up to 25 children at this location subject to the following 9 conditions:**

1. Meeting all applicable requirements of the Knox County Health Department
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Providing the minimum outdoor fenced play area as required by the Knox County Zoning Ordinance.
4. The outdoor play area will be required to provide suitable surface material to prevent injuries - unitary materials or loose-fill materials.
5. Paving the existing gravel driveway for the first 100' off McKamey Rd. along with paving the lower parking area (see site plan).

6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Certifying on the development plan by the applicant's surveyor that there is 300' of sight distance from the existing driveway onto McKamey Rd., adjusting the location of the driveway to achieve sight distance or limiting the access to right-in/right-out.
8. Maintaining a 25' undisturbed buffer around the on-site sinkhole/pond.
9. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services.

With the conditions noted above, this request meets all requirements of the A (Agriculture) 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 off McKamey Rd. The proposed day care will serve an enrollment up to 25 children and have 3 teachers. The site is zoned A (Agriculture), and day care facilities are a use permitted on review. The use will be located inside of the existing West End Academy School and occupy a 787 square foot area and a 3,080 square foot outdoor fenced play area. The applicant is proposing to have 3 teachers/instructors. In order to satisfy the parking requirements of the Knox County Zoning Ordinance, the applicant will be required to provide 2 parking spaces for the teachers and 4 parking for the children (1 per 8 children).

The existing driveway to the school and parking area are not paved. As part of this use-on-review, the applicant will be required to pave the first 100' of the driveway due to the current grade and pave the parking area in order to adequately identify the parking spaces. The applicant will also be required to certify 300' of sight distance in both directions from the proposed driveway onto McKamey Rd. If the applicant is unable to do so, the Knox County Dept. of Engineering and Public Works has stated that in lieu of establishing the required 300' of sight distance, the applicant could limit the access to right-in right-out in order to prevent potential traffic accidents, or adjust the location of the driveway.

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. McKamey Rd. is a major collector and is adequate to handle the additional traffic. There appears to be inadequate sight distance in both directions from the proposed driveway. This will have to be certified or the access will have to be moved or limited to right-in/right-out.
3. Public water and sewer utilities are available to serve the development.
4. The property is located along a major collector street and meets the minimum Knox County Zoning Ordinance requirements for approval of a child care facility.

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

1. The proposed daycare 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 of the A zoning district (See the attached Day Care Review sheet).

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

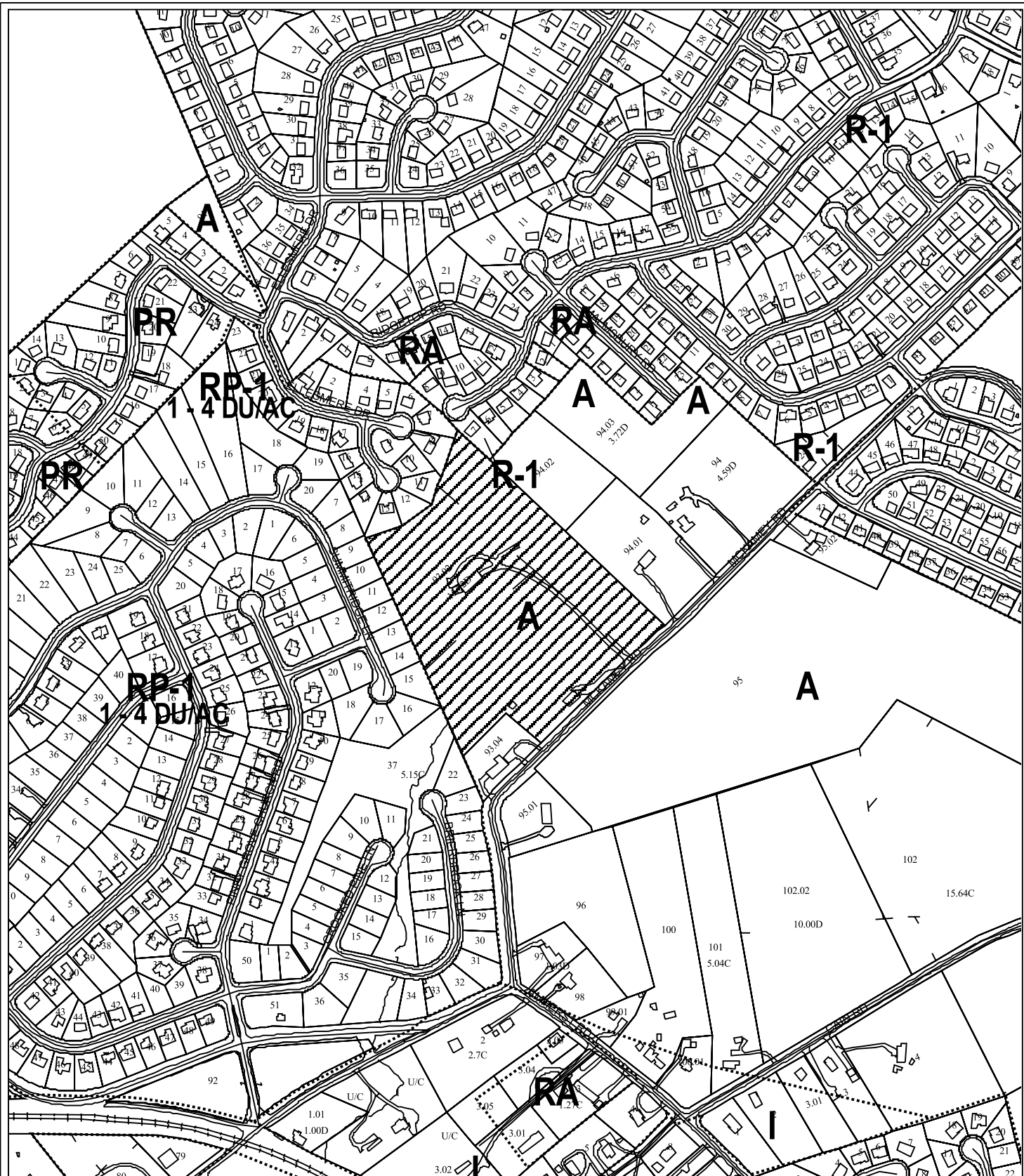
1. The Northwest County Sector Plan proposes low density residential and slope protection uses for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 62 (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.



3-B-08-UR
 USE ON REVIEW

 Day care facility for up to 25 children in A (Agricultural)

Original Print Date: 02/26/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: West End Academy

Map No: 92

Jurisdiction: County



DAY CARE REVIEW

Case No. 3-B-08-WR

Applicant West End Academy

ZONING ORDINANCE REQUIREMENTS (Article 4, Section 4.91)

• **Minimum Lot Size**

Required: 10,000 sq. ft.

Request: 15.92 acres

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

Required: 3000 sq ft sq. ft. (2500 sq. ft. for first 20 children; 100 sq. ft. per each additional child)

Request: 3080 sq ft sq. ft.

• **Minimum Building Area**

Required: 750 sq ft 30 square feet per child

Request: 787 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)

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

Request: 2 teacher/employee spaces

4

off-street loading spaces



5311 McKamey RD
Knoxville, TN 37921
865-690-1720 Phone
865-690-5724 Fax
info@westendacademy.org
www.westendacademy.org

Faculty:
Principal:
Marilyn K. White
Teachers:
Sandra P. Coggins
James M. Strickland
Wilma Teague

January 31, 2008

West End Academy Day Care and Pre-K Facility Maximum Specifications

Board of Directors
Chairman:
David Brozenick

 **Maximum 25 children**

Vice-Chairman
Allen Tillman

 **Fenced in play area = 3080 square feet**

Treasurer:
Jan Larson


 **Handicap accessible walkways**

Secretary:
Lisa Bellamy

 **Handicap accessible bathroom**

Members:
H. Dudley Dewhurst PhD
Debbie Fox
Ivan Harmon
Jack W. Piper, Sr.
Jerry Veach
Mike Weiner
Garry Siddons, *ex officio*

 **Child toilet**

 **Special Area for Staff, including 6 parking spaces**

 **3 employees**

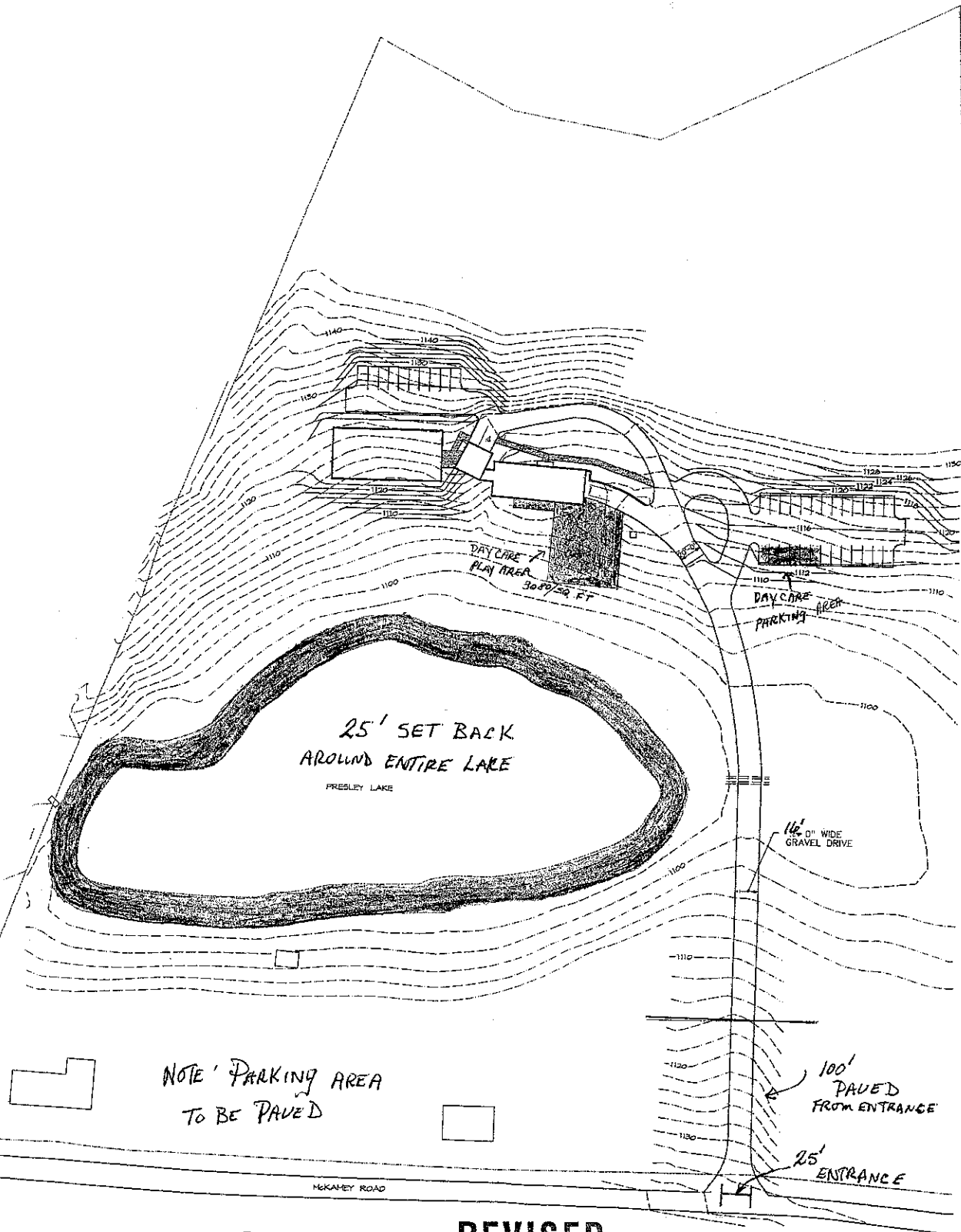
Founders:
David L. Dowling
Zachary Henry PhD
Orville Farber
Earl Snider

Staff:
Administrator
David L. Dowling

Office Manager:
Mary E. Dowling

Secretary:
Aurora Prophet

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2/4/08



SITE PLAN
1" = 50'-0"

REVISED

2/28/08

3-B-08-WR

