



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

▶ **FILE #:** 5-H-08-UR

AGENDA ITEM #: 73

AGENDA DATE: 5/8/2008

▶ **APPLICANT:** CHILD & FAMILY TENNESSEE

OWNER(S): CHILD & FAMILY TENNESSEE

TAX ID NUMBER: 106 K B 007.04

JURISDICTION: City Council District 3

▶ **LOCATION:** Northeast side of Lake Brook Blvd., northeast of Hospitality Cir.

▶ **APPX. SIZE OF TRACT:** 5 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Lake Brook Bv., a local street with a pavement width of 26' within a 50' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** O-2 (Civic and Institutional)

▶ **EXISTING LAND USE:** Institutional housing and school

▶ **PROPOSED USE:** Day care facility & school

HISTORY OF ZONING: The site was zoned O-2 (Civic & Institutional) in the early 1980's

SURROUNDING LAND USE AND ZONING: North: Apartments / RP-1 Residential

South: Assisted living/nursing facility / O-1 Office

East: Detached dwellings / O-1 Office & RP-1 Residential

West: Professional & business offices / O-1 Office

NEIGHBORHOOD CONTEXT: Property in the area is zoned O-1 office and RP-1 residential. Development in the area consists of professional and businesses offices, nursing homes and apartments.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a child day care center for up to 49 children and a school as shown on the development plan subject to 5 conditions

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Health Dept.
3. Meeting all applicable requirements of the Knoxville fire Marshall's office
4. Meeting all applicable requirements of the Tennessee Department of Human Services
5. Meeting all applicable requirements of the Tennessee Department of Education

COMMENTS:

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

1. The proposed day care and school will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed plans for day care and school facility will have minimal impact on the adjoining uses since these structures on the site have been used by Child and Family Services for many years.

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

1. The proposed day care and school plans meet the standards for development within the O-2 (Civic and Institutional) zoning district and all other relevant requirements of the Zoning Ordinance.
2. The proposed uses are 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 uses are in harmony with the general purpose and intent of the Zoning Ordinance. The uses are compatible with the character of the neighborhood where it is proposed. The uses will not significantly injure the value of adjacent property. The uses will not draw additional traffic through residential areas.

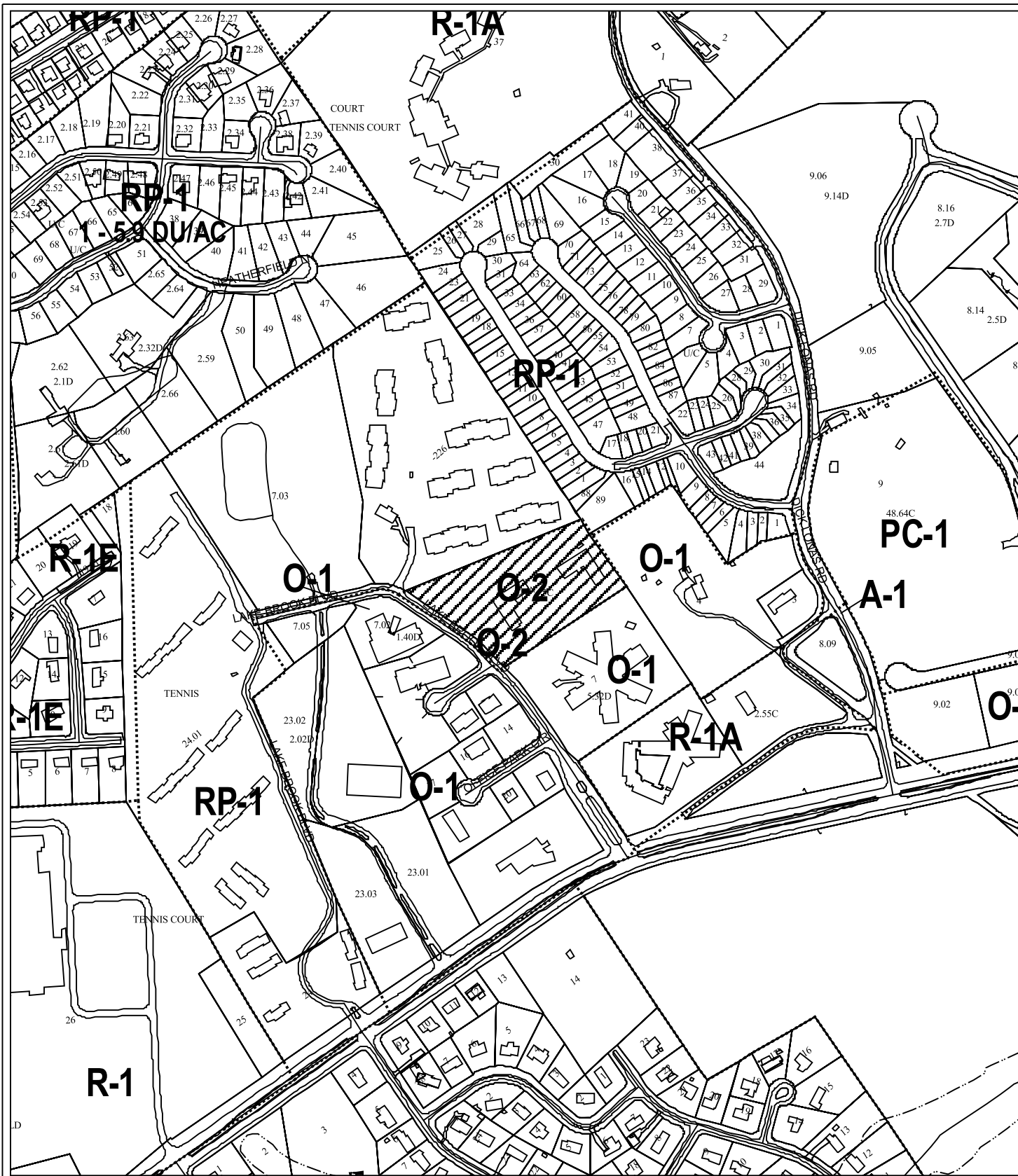
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan and One Year Plan identifies this property as being within an area designate for office use. The proposed plans day care and school are consistent with the Sector and One Year Plans.
2. The site is located within the City of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.



5-H-08-UR
 USE ON REVIEW

 Day care facility & school in O-2 (Civic and Institutional)

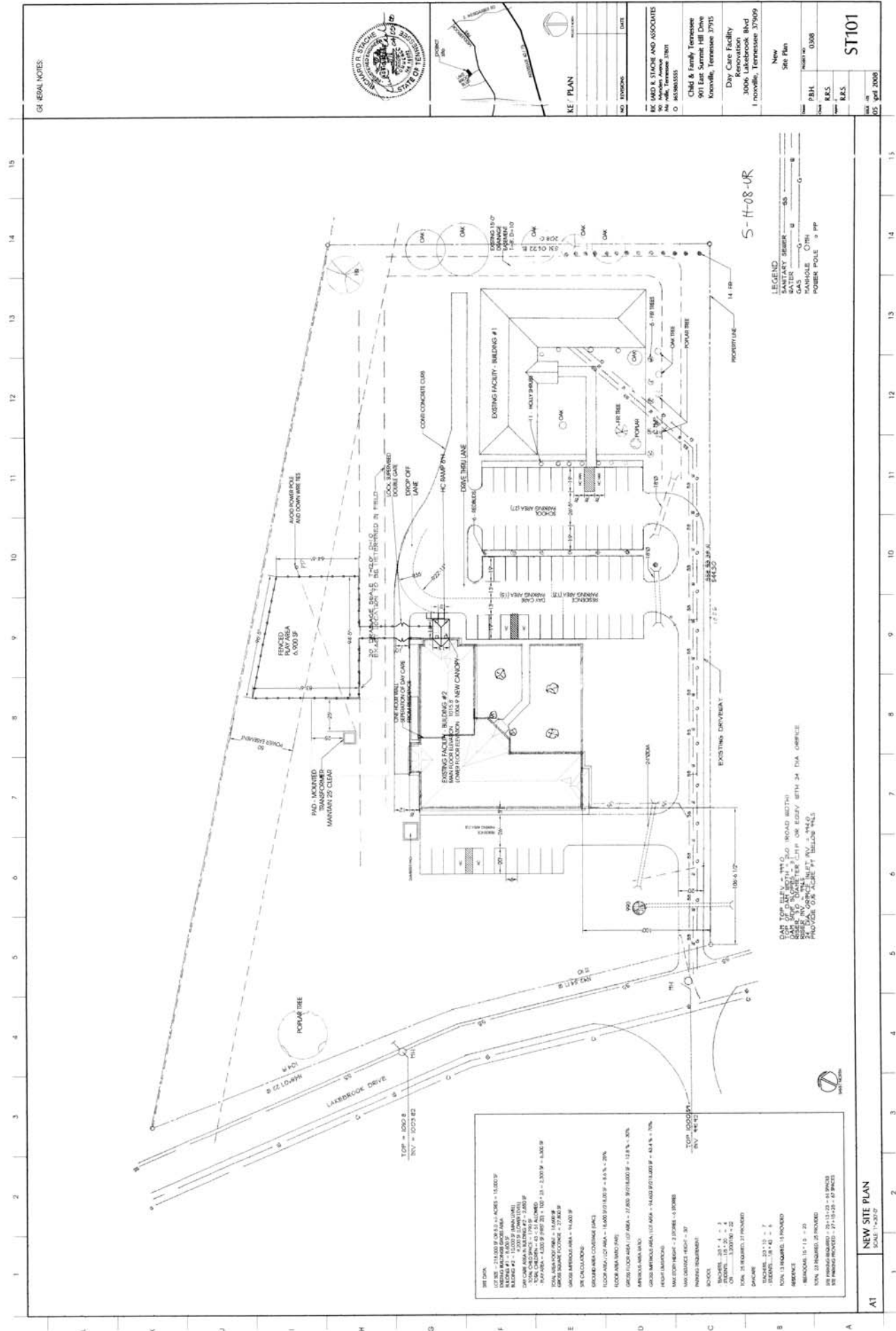
Original Print Date: 04/22/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Child & Family Tennessee

Map No: 106

Jurisdiction: City





NO. DRAWING: DATE:

RE: DAVID R. STACH AND ASSOCIATES
 No. 17801
 O. 4838983555

Child & Family Tennessee
 901 East Summit Hill Drive
 Knoxville, Tennessee 37915

Day Care Facility
 Reposition Bldg
 3000 Lenoir Blvd
 Knoxville, Tennessee 37909

New
Site Plan
 No. 0308
 Date: 03/08
 Drawn by: PBH
 Checked by: RKS
 Date: 05 apr 2008

ST101

S-H-08-UR

LEGEND:
 SANITARY SEWER
 GAS
 MANHOLE
 POWER POLE

DATE: 04/08
 DRAWN BY: PBH
 CHECKED BY: RKS
 DATE: 05 APR 2008

ITEM	DESCRIPTION	QUANTITY
1	EXISTING DRIVEWAY	1
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GENERAL NOTE:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.



NO.	REVISIONS	DATE

KEY PLAN

RICHARD E. STA. HE AND ASSOCIATES
 901 East 1st Street, Suite 100
 Knoxville, Tennessee 37901
 O: 615.586.5555

Child & Family Services
 901 East 1st Street, Suite 100
 Knoxville, Tennessee 37901

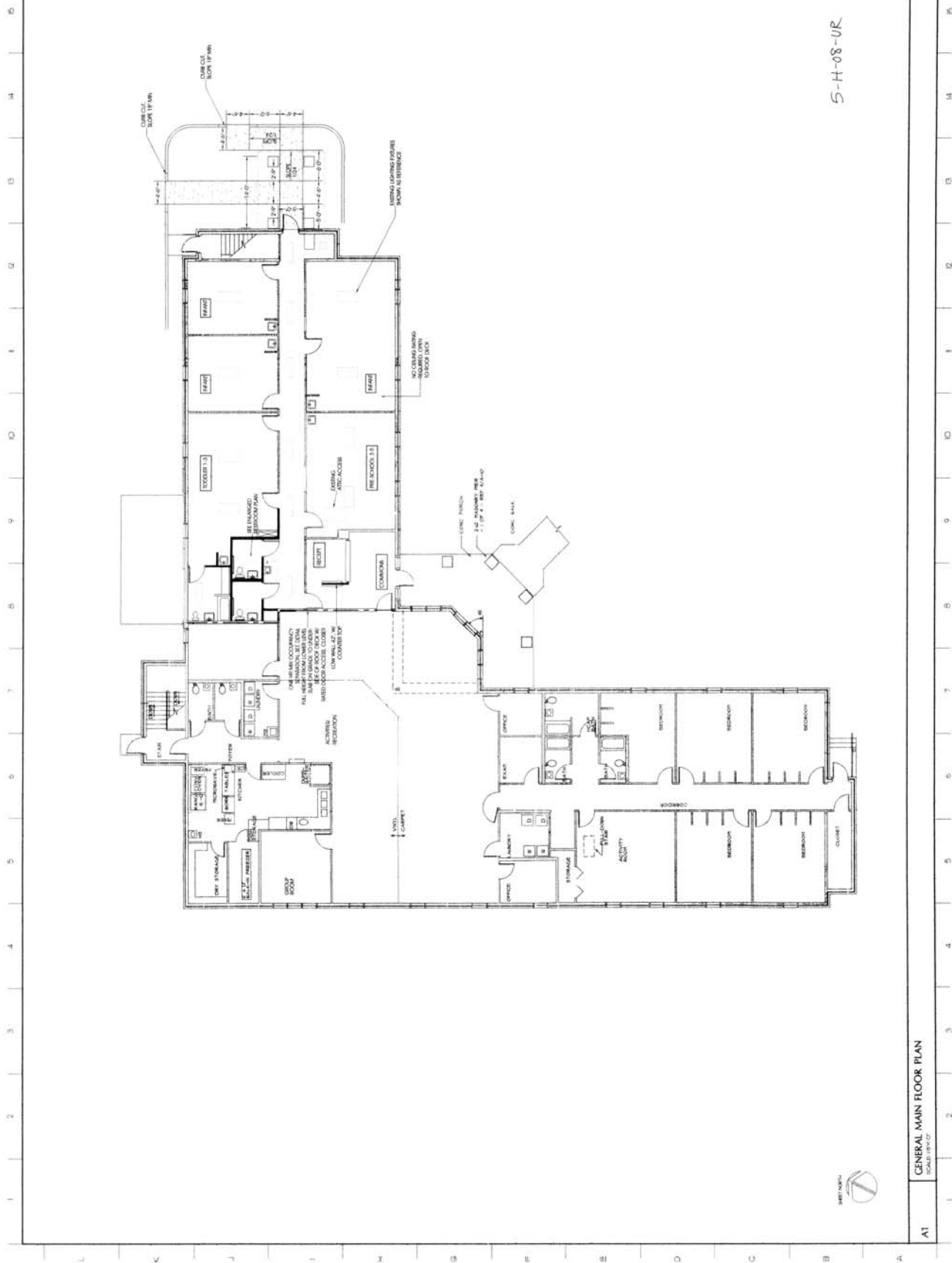
Day Care Facility
 Renovation
 3006 1/2 West End Avenue
 Knoxville, Tennessee 37909

Owner: Day Care Center
 Designer: LLM
 Date: 03/08

Checked: R.E.S.
 Drawn: E.A.S.

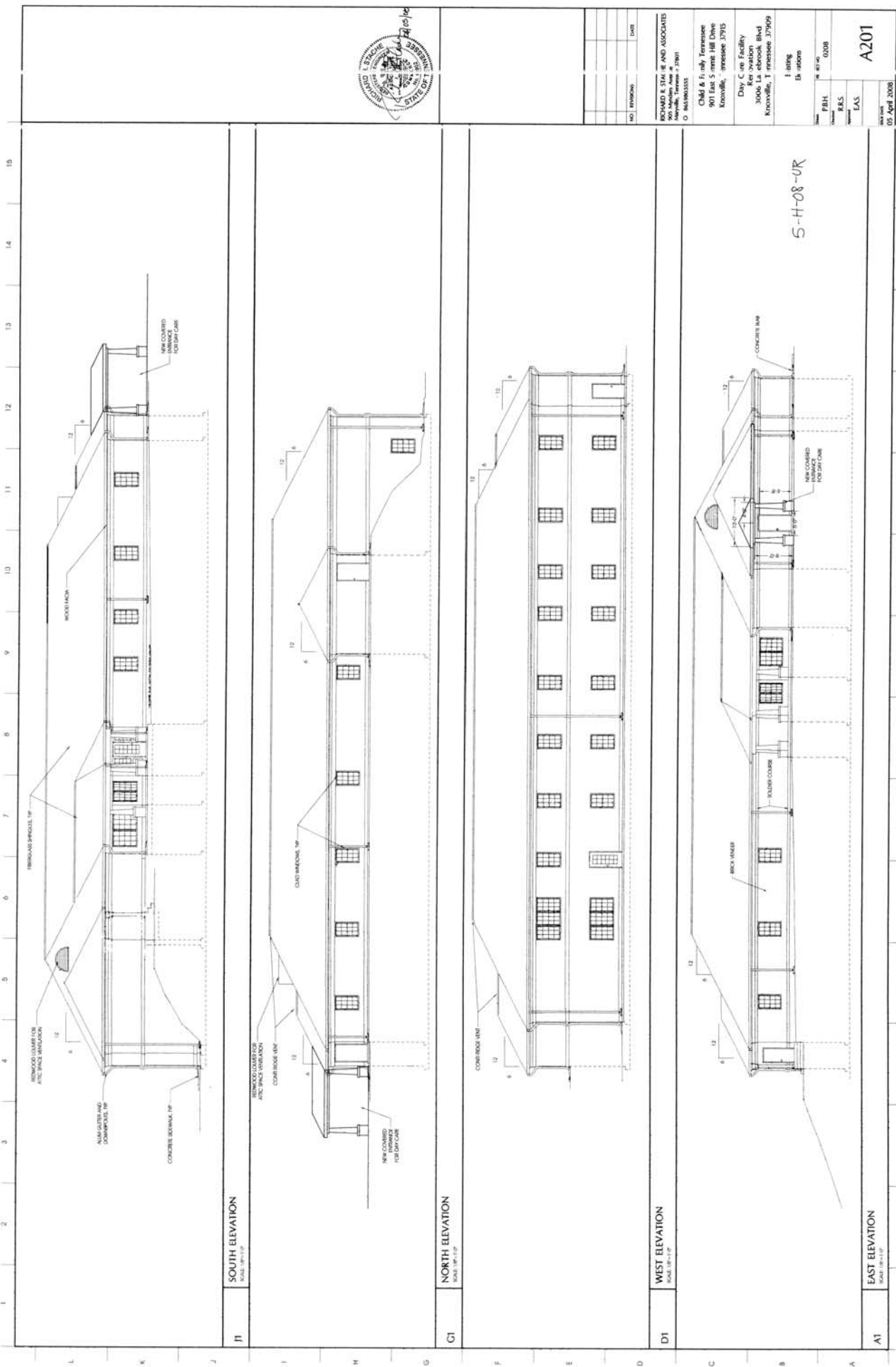
A102

Scale: 1/8" = 1'-0"
 Date: 03 April 2008



S-H-08-UR

A1 GENERAL MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"



RICHARD E. STAM, PE AND ASSOCIATES
 300 Highway Ave # 200
 Knoxville, Tennessee 37915
 O. 615.963.5355

Child & Family Tennessee
 300 East Summit Hill Drive
 Knoxville, Tennessee 37915

Day Care Facility
 Re-ovation
 3000 Laabrook Blvd
 Knoxville, Tennessee 37909

1 sheet
 E-arches

DATE: 05/08/08
 RKS
 EAS
 A201

5-H-08-UR