

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

▶ **FILE #:** 5-A-10-UR **AGENDA ITEM #** 30

POSTPONEMENT(S): 5/13/2010 **AGENDA DATE:** 6/10/2010

▶ **APPLICANT:** **HELPING HANDS DAYCARE CENTER**

OWNER(S): SAM FURROW

TAX ID NUMBER: 106 K B 020 &021

JURISDICTION: City Council District 3

▶ **LOCATION:** **South side of Office Park Cir., west side of Lake Brook Bv.**

▶ **APPX. SIZE OF TRACT:** **22000 square feet**

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Office Park Circle, a local street with a pavement width of 26' within a 50'b wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** **O-1 (Office, Medical, and Related Services)**

▶ **EXISTING LAND USE:** **Vacant office building**

▶ **PROPOSED USE:** **Child day care center for up to 40 children**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Business & professional offices / O-1 office

South: Red Cross building / O-1 office

East: Assisted living & Nursing home / O-1 office & R-1a residential

West: Business & professional offices / O-1 office

NEIGHBORHOOD CONTEXT: The site is located in the West Hill Office Park. Other development in the area consists of an assisted living facility, a nursing home and the American Red Cross building

STAFF RECOMMENDATION:

▶ **APPROVE the request for a child day care center for up to 40 children as shown on the development plan subject to 4 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Providing MPC staff with an executed copy of the long term lease for the area to used for outdoor play space. The approval of this request is contingent on having the outdoor play space as shown on the development plan. Approval of this request is coterminous with the lease for the play area.
3. Meeting all applicable requirements of the Knoxville Dept. of Engineering
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services

With the conditions noted, this request meets the requirements for approval in the O-1 (Office, Medical and Related Services) district and the other criteria for approval of a use on review

COMMENTS:

Helping Hands is requesting approval of a request for a child day care center to accommodate up to 40 children. The center will be located on the ground floor of a vacant two story office building. The same applicant is proposing to use the upper floor of this building for an adult day care program. The adult program does not require approval by MPC.

The child day care plan as originally submitted met all of the requirements contained in the Zoning Ordinance for a child day care center except the requirements for the amount and location of outdoor play space. The applicant has entered into an agreement with an adjoining land owner to lease some space that would allow the proposed day care to meet those requirements. If this facility is to exist in the future, the lease for the playground area must remain in good standing. If the applicant loses the right to use the adjoining property, the day care will be forced to close or obtain a variance from the Knoxville Board of Zoning Appeals to continue in operation.

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

1. The proposed day care center will have minimal impact on local services since all utilities are in place to serve this development.
2. Since the proposed day care center is located in an office park and in close proximity to an arterial street, it will have minimal impact on the neighborhood or the other development found in the area

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

1. The proposed day care center meets all of the requirements of the O-1 (Office, Medical and Related Services) district of the Knoxville Zoning Ordinance,
2. The proposed 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 draw additional traffic through residential areas.

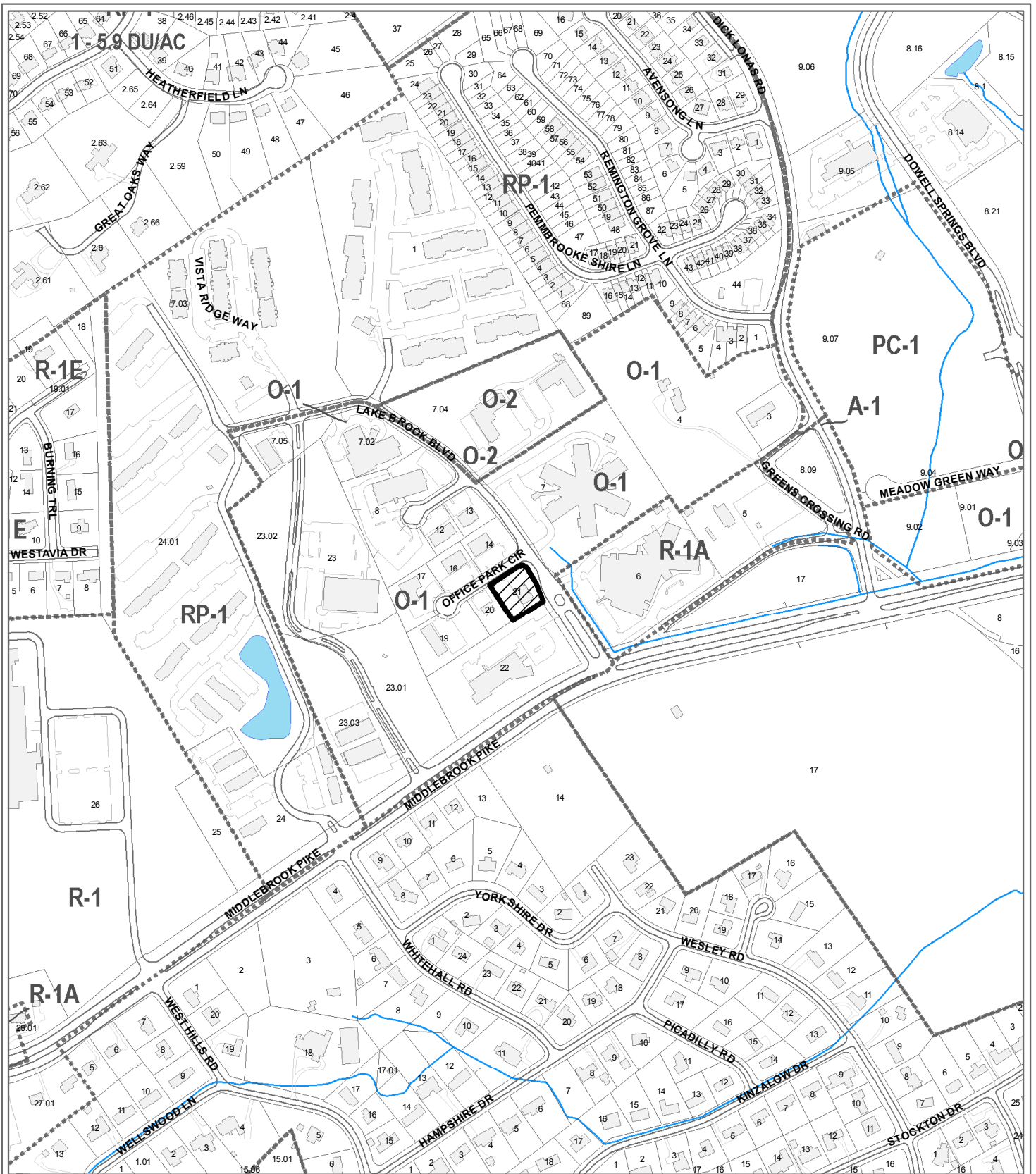
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan and One Year Plan identifies the property for office use. The proposed development is consistent with the recommendations of the Sector Plan and the Knoxville One Year 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.



**5-A-10-UR
USE ON REVIEW**



Child day care center in O-1 (Office, Medical, and Related Services)

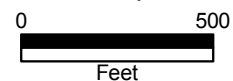
Original Print Date: 4/15/2010
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Helping Hands Daycare Center

Map No: 106

Jurisdiction: City



DAY CARE CENTER REVIEW

Case No. : 5-A-10-UR

Applicant : Helping Hands Daycare Center

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

• **Minimum Lot Size**

Required: 15,000 sq. ft.

Request: 22,000 sq. ft.

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

Required: 6000 sq. ft. (4000 sq. ft. for first 20 children; 100 sq. ft. per each additional child)

Request: 6000 sq. ft.

• **Minimum Building Area**

Required: 1400 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: 2500 sq. ft.

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

Required: 6 teacher/employee spaces (two (2) parking spaces per three (3) teachers and employees)

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

Request: _____ teacher/employee spaces

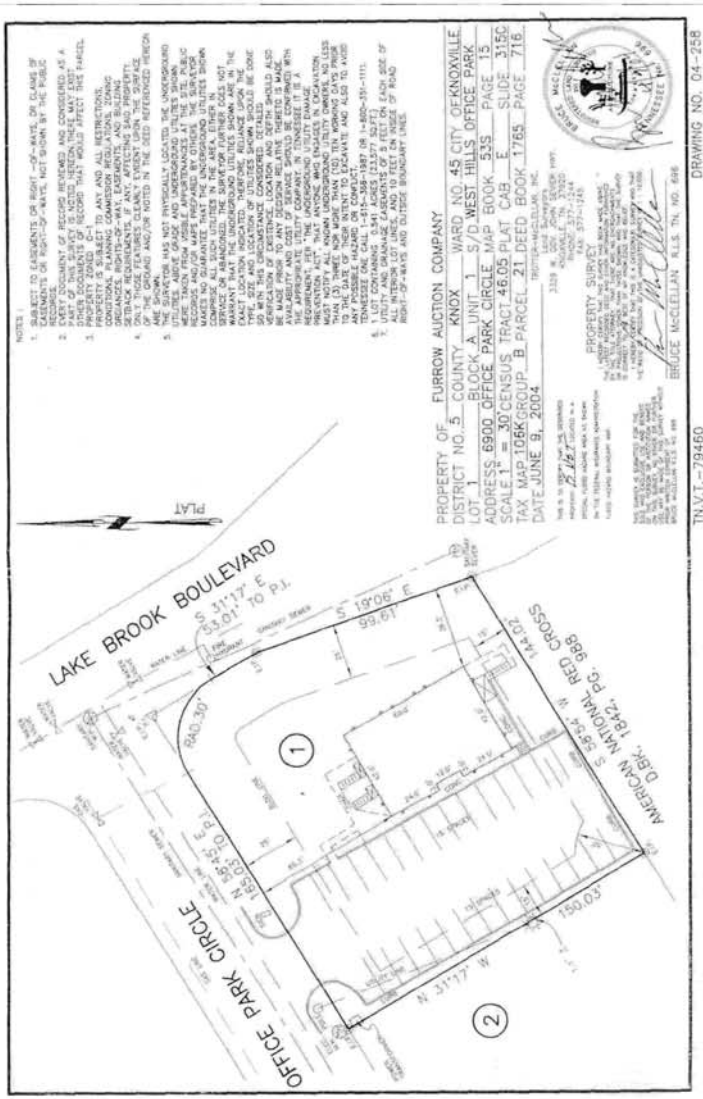
_____ off street loading spaces

> 28 Total



EXISTING SITE CONDITIONS

LANDSCAPE NOTES:
 1. ALL EXISTING TREES TO BE MAINTAINED.
 2. MATURE TURF GRASS AND MULTIPLE DECIDUOUS AND EVERGREEN TREES TO BE MAINTAINED.
 3. NO FURTHER LANDSCAPING IS ANTICIPATED.
 (SEE PHOTOS ABOVE)



MEETS & BOUNDS SURVEY BY OTHERS.
 SCALE NOT ACCURATELY REFLECTED
 DUE TO ELECTRONIC IMAGE TRANSFER.
 DO NOT SCALE IMAGE. SEE SHEET C1.1
 FOR CURRENT PARKING LAYOUT

SITE SURVEY

S-7-10-UK

102 Jefferson Court
 Oak Ridge, Tennessee 37830
 (865) 483-6373
<http://www.eireview.com/>
 Architecture, Building Technology,
 Construction Support
 E|Review & Company, Inc.

HELPING HANDS DAYCARE CENTER
 6900 OFFICE PARK CIRCLE
 KNOXVILLE, TENNESSEE

C1.1A

DATE: 3-22-10
 TIME: 12:52:08
 USER: BRUCE MCKELLEAN
 PROJECT: 106K GROUP B PARCEL 21 DEED BOOK 1785 PAGE 716

SCALE: 1" = 30'

PROPERTY SURVEY
 BRUCE MCKELLEAN, R.L.S. TN. NO. 688
 3128 BUCKLE UP DRIVE, KNOXVILLE, TN 37912
 (615) 582-3717
 (615) 582-3718
 (615) 582-3719
 (615) 582-3720
 (615) 582-3721
 (615) 582-3722
 (615) 582-3723
 (615) 582-3724
 (615) 582-3725
 (615) 582-3726
 (615) 582-3727
 (615) 582-3728
 (615) 582-3729
 (615) 582-3730

GENERAL ARCHITECTURAL NOTES:

ALL CONSTRUCTION MATERIALS, PROCEDURES, AND TECHNIQUES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF APPLICABLE RESIDENTIAL/COMMERCIAL CONSTRUCTION INDUSTRY STANDARDS OF METHODS AND STANDARDS.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL CODES AND AUTHORITIES HAVING JURISDICTION INCLUDING BUT NOT LIMITED TO THE LOCAL HEALTH DEPARTMENT, LOCAL BUILDING DEPARTMENT, LOCAL FIRE DEPARTMENT, NATIONAL ELECTRICAL BUILDING CODE, NATIONAL ELECTRICAL CODE, STANDARD PLUMBING CODE, AND ALL OTHER FEDERAL, STATE, AND LOCAL REQUIREMENTS AS THEY MAY APPLY.

SUBCONTRACTORS SHALL PROVIDE THE OWNER WITH SAMPLES OF ALL MATERIALS AND FINISHES TO BE USED IN THE PROJECT PRIOR TO CONTRACTOR PURCHASE AND/OR INSTALLATION.

SUBCONTRACTORS SHALL OBTAIN ALL NECESSARY BUILDING PERMITS AND PAY ALL FEES AS REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE OWNER WILL REIMBURSE THE CONTRACTOR FOR THE COST OF ANY PERMITS AS PART OF THE MONTHLY PAY REQUEST PROCESS.

PROPER CONSTRUCTION PROCEDURES, TECHNIQUES, AND METHODS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATE ALL ASPECTS OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY IMMEDIATELY AND VERIFY WITH THE OWNER BEFORE PROCEEDING.

SUBCONTRACTORS SHALL PROVIDE ALL NECESSARY LABOR AND MATERIALS REQUIRED TO COMPLETE THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATE ALL ASPECTS OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY IMMEDIATELY AND VERIFY WITH THE OWNER BEFORE PROCEEDING.

THE CONSTRUCTION DRAWINGS ARE LARGELY SCHEMATIC IN NATURE AND ARE NOT INTENDED TO FORM A BASIS FOR AN ABSOLUTE AND/OR COMPLETE DETAIL FOR CONSTRUCTION. INTERPRETATION OF THE DRAWINGS SHALL BE AT THE DISCRETION AND RISK OF THE SUBCONTRACTORS AS APPROVED BY THE OWNER.

FINISH SCHEDULE

* COMMERCIAL VCT AT TOILET ROOMS, DINING ROOM, CORRIDOR AND REAR FOYER TO MATCH EXISTING TILE AND COLOR AS APPROVED BY OWNER.

* CERAMIC CERAMIC TILE IN KITCHEN AND REAR FOYER TO MATCH EXISTING TILE AND COLOR AS APPROVED BY OWNER.

WALLS:
* NEW WALL PAINT THROUGHOUT REPAIR PATCH AND PAINT ALL EXPOSED SURFACES TO MATCH EXISTING PAINT FOR HIGH DURABILITY WASHABLE PAINT IN TOILET, KITCHEN, STORAGE ROOMS, AND KITCHEN. SEE HEALTH DEPT. SCHEDULE, THIS SHEET.

CEILING:
* EXISTING CEILING GRID AND TILE TO REMAIN. NEW VINYL FACED CEILING IN KITCHEN CORRIDOR. REPLACE ALL EXISTING KITCHEN TILE WITH NEW VINYL FACED TILE. EXISTING TOILET CEILING IN NEW TOILET ROOM.

DOOR SCHEDULE		
LABEL	SIZE	THICKNESS
D01	5'-0" X 7'-0"	1-3/4"
D02	5'-0" X 7'-0"	1-3/4"
D03	5'-0" X 7'-0"	1-3/4"
D04	5'-0" X 7'-0"	1-3/4"
D05	5'-0" X 7'-0"	1-3/4"
D06	5'-0" X 7'-0"	1-3/4"
D07	5'-0" X 7'-0"	1-3/4"
D08	5'-0" X 7'-0"	1-3/4"
D09	5'-0" X 7'-0"	1-3/4"
D10	5'-0" X 7'-0"	1-3/4"
ALL NEW HARDWARE LEVETYPTE		

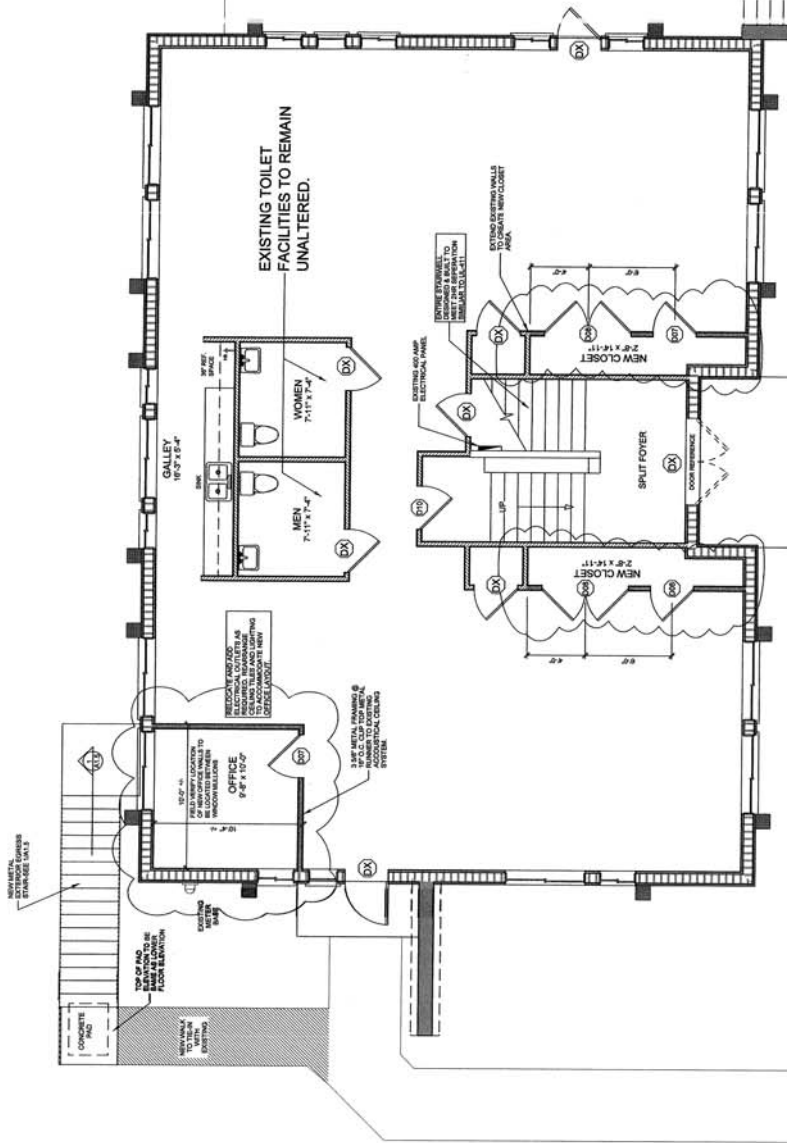
REMODEL NOTES:

REWORK EXISTING CEILING SYSTEM GRID & LIGHTING TO ACCOMMODATE NEW TOILET ROOMS AND GALLERY.

BUILDING ALARM SYSTEM DESIGN AND INSTALL BY OTHERS. SLIP RESISTANT FINISH ON ALL STAIRS AND RISERS, "NEW CLASS A SLIP RESISTANT".

EXIT SIGNS AT EXISTING EXIT DOORS TO REMAIN.

SPRINKLER SYSTEM DESIGN AND INSTALL BY OTHERS. (COVER NOTE) ALL EXISTING COMPONENTS TO REMAIN UNALTERED.



LOWER FLOOR PLAN 1
1/4" = 1'-0"