

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

▶ **FILE #:** 6-B-12-UR

AGENDA ITEM #: 30

AGENDA DATE: 6/14/2012

▶ **APPLICANT:** MELANIE BECKMANN

OWNER(S): Dr. Preston Smith

TAX ID NUMBER: 121 H A 00215

JURISDICTION: City Council District 2

▶ **LOCATION:** South side of Baum Dr., south of Deane Hill Dr.

▶ **APPX. SIZE OF TRACT:** 7.95 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Baum Dr., a collector street with a pavement width of 27' to 32' within a right-of-way that is 50' to 60' wide

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** C-6 (General Commercial Park)

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

▶ **PROPOSED USE:** Child day care center for up to 120 children

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Commercial building / C-6 commercial

South: Detached residences / R-1 residential & F-1 floodway

East: Commercial building / C-6 commercial

West: Detached residence / OS-1 open space

NEIGHBORHOOD CONTEXT: The site is located within the Baum Dr. Commercial Park. Detached dwellings located in the Westmoreland neighborhood back up to this site on two sides. The commercial park is zoned C-6 (General Commercial Park), and the residential area is zoned R-1 (Low Density Residential)

STAFF RECOMMENDATION:

▶ **APPROVE the request for a child day care center to serve to 120 children at this location as shown on the site plan subject to 4 conditions**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the Tennessee Department of Human Services for a family child care home.

COMMENTS:

The applicant is requesting approval of a use on review for a child day care center to serve up to 120 children. It will be operated in an existing commercial building in the Baum Dr. Commercial Park. This request meets all of the requirements of the Knoxville Zoning Ordinance for the proposed use. The Knoxville Zoning Ordinance requires use on review approval for child day care center in the C-6 zoning district if care is provided for six or more children.

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

1. Public water and sewer utilities are available to serve the site.
2. The proposed day care center will have little or no impact on the nearby commercial or residential uses
3. The proposal will have no impact on schools.

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

1. With the recommended conditions, the proposed child 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. Due to the limited number of children, 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 substantial additional traffic through residential areas due to the limitation of only seven children. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

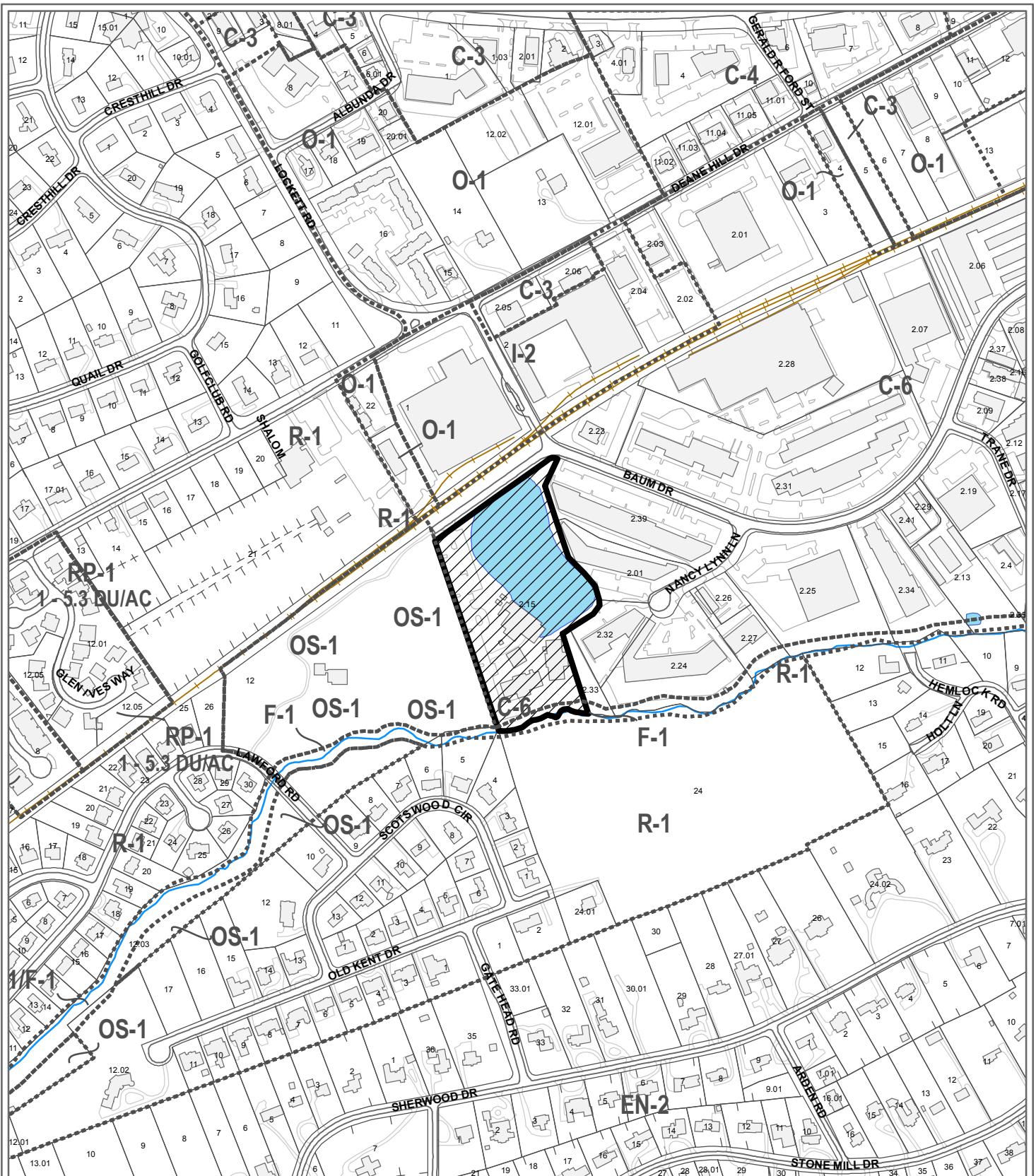
1. The West City Sector Plan and One Year general commercial use for this site.
2. The site is located within the City on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 333 (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 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.



**6-B-12-UR
USE ON REVIEW**

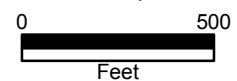
Petitioner: Beckmann, Melanie



Child day care center for up to 120 children in C-6 (General Commercial Park)

Map No: 121
Jurisdiction: City

Original Print Date: 5/22/2012
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



DAY CARE CENTER REVIEW

Case No. : G-B-12-CAR

Applicant : Melanie Beckman

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

• **Minimum Lot Size**

Required: 15,000 sq. ft.

Request: 7.95 ^{Acres} ~~sq. ft.~~

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

Required: 14,000 sq. ft. (4000 sq. ft. for first 20 children; 100 sq. ft. per each additional child)

Request: 14,000 sq. ft.

• **Minimum Building Area**

Required: 4,200 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: 6,500 sq. ft.

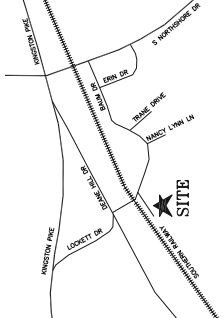
• **Minimum Off-Street Parking (Article 5, Section 7)**

Required: 12 teacher/employee spaces (two (2) parking spaces per three (3) teachers and employees)

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

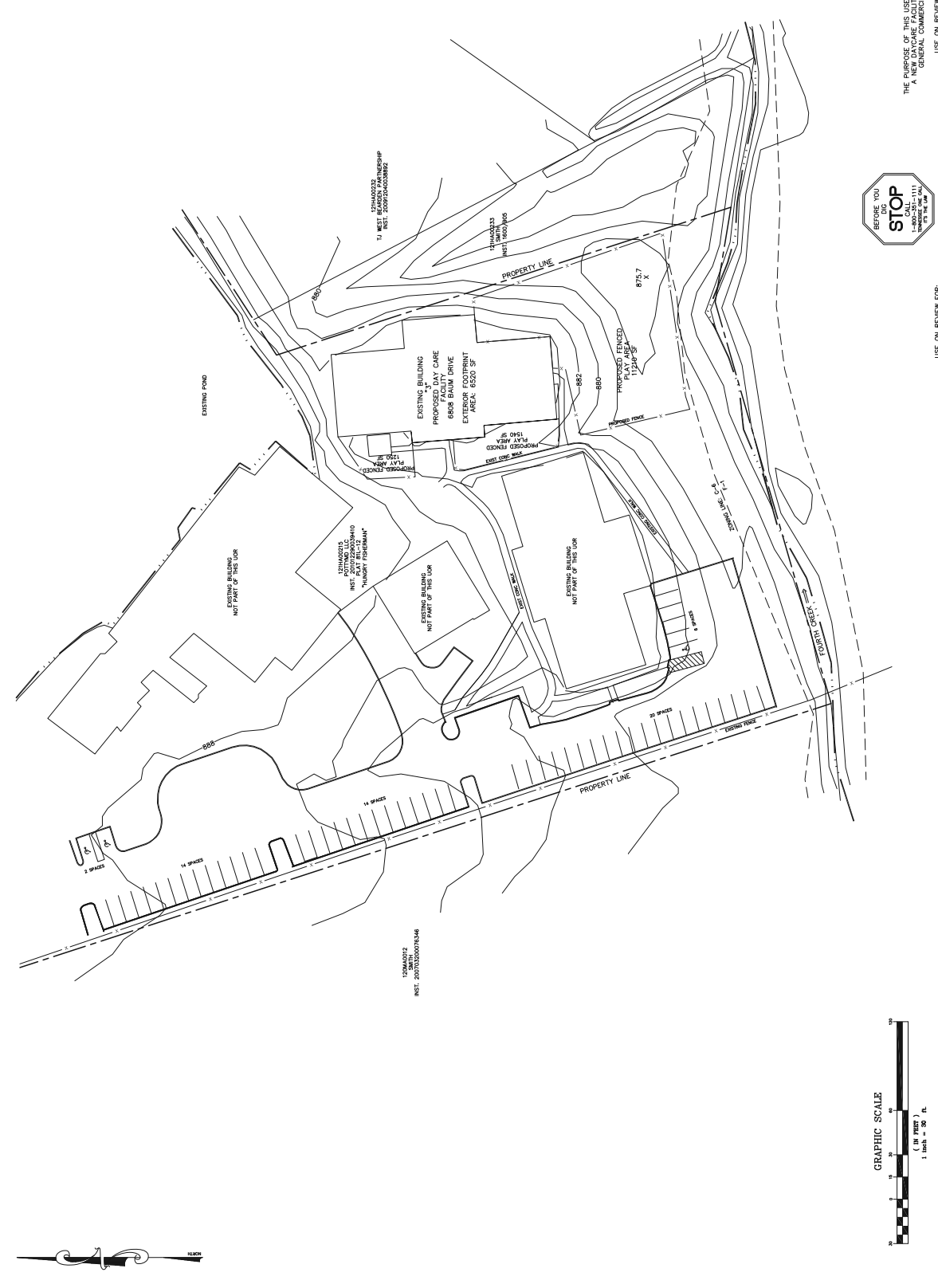
Request: 12+ teacher/employee spaces

15+ off street loading spaces



LOCATION MAP NO SCALE

- NOTES:
1. PROPERTY ADDRESS: 6808 BAUM DRIVE - KNOXVILLE, TN 37919
 2. CLIENT: POTTLYMD LLC
 3. THIS PROPERTY IS ZONED C-4 (General Commercial Park District).
 4. THIS PROJECT IS A PROPOSED FACILITY FOR AN EXISTING LOT.
 5. ALL EXISTING UTILITIES AND DRAINAGE COMMENTS ON ALL EXISTING LOT LINES AND ROAD RIGHT-OF-WAYS, 5' UTILITY AND DRAINAGE EASEMENTS.
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 7. PLAT REFERENCES: CAR 81, SLIDE 12

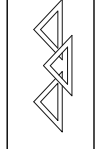


THE PURPOSE OF THIS USE ON REVIEW IS TO ALLOW A NEW DAYCARE FACILITY IN AN EXISTING C-4 ZONED LOT. THIS PROJECT IS SUBJECT TO THE CITY OF KNOXVILLE USE ON REVIEW SITE PLAN OF:

USE ON REVIEW SITE PLAN OF:
Building #3
Pottlymd LLC Property
6808 Baum Drive
Knoxville, Tennessee 37919

USE ON REVIEW FOR:
Lady Bugs Learning Leaf
321 Erin Drive
Knoxville, Tennessee 37919
Phone: (865) 851-8318

REVISIONS	
1	1. FENCE 05/24/2012
2	2. FENCE 05/24/2012
3	3. FENCE 05/24/2012
4	4. FENCE 05/24/2012
5	5. FENCE 05/24/2012
6	6. FENCE 05/24/2012



LYNCH SURVEYS LLC
 SUBDIVISIONS | AS-BUILTS | SITE DESIGN
 4405 CORDER RD. KNOXVILLE, TENN. 37912
 865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

