

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

▶ **FILE #:** 5-A-12-UR

**AGENDA ITEM #:** 35

**AGENDA DATE:** 5/10/2012

▶ **APPLICANT:** SANDRA HALL

OWNER(S): Sandra Hall

TAX ID NUMBER: 80 I C 012

JURISDICTION: City Council District 3

▶ **LOCATION:** South side of Walridge Rd., east of Walnoaks Rd.

▶ **APPX. SIZE OF TRACT:** 16000 square feet

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Walridge Rd., 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: Third Creek

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Detached dwelling

▶ **PROPOSED USE:** Child day care center for up to 8 children

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Pleasant Ridge Elementary & detached dwellings / R-1 Residential

South: Detached dwellings / R-1 Residential

East: Detached dwellings / R-1 Residential

West: Detached dwellings / R-1 Residential

NEIGHBORHOOD CONTEXT: The site is located in an established neighborhood made up of detached dwellings. Pleasant Ridge Elementary School is located in close proximity to the site. Current zoning in the area is R-1 (Low Density Residential)

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a child day care center for up to 8 children 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.

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

**COMMENTS:**

The applicant is requesting approval of a use on review for a child day care center to serve up to 8 children. It will be operated in a residential structure owned by the applicant. The site is located less than 200 feet from the Pleasant Ridge Elementary School campus. 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 R-1 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. Since the primary use of the site is a residence, and the child day care use is small in scale with a maximum of 8 children, there should be minimal impact on neighboring residences and traffic patterns.
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 Northwest City Sector Plan and One Year Plan propose low density residential use for this site. Since the primary use of the site will still remain as a residence and a child day care center may be permitted in this district through the use on review process, the proposed use conforms with the sector plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

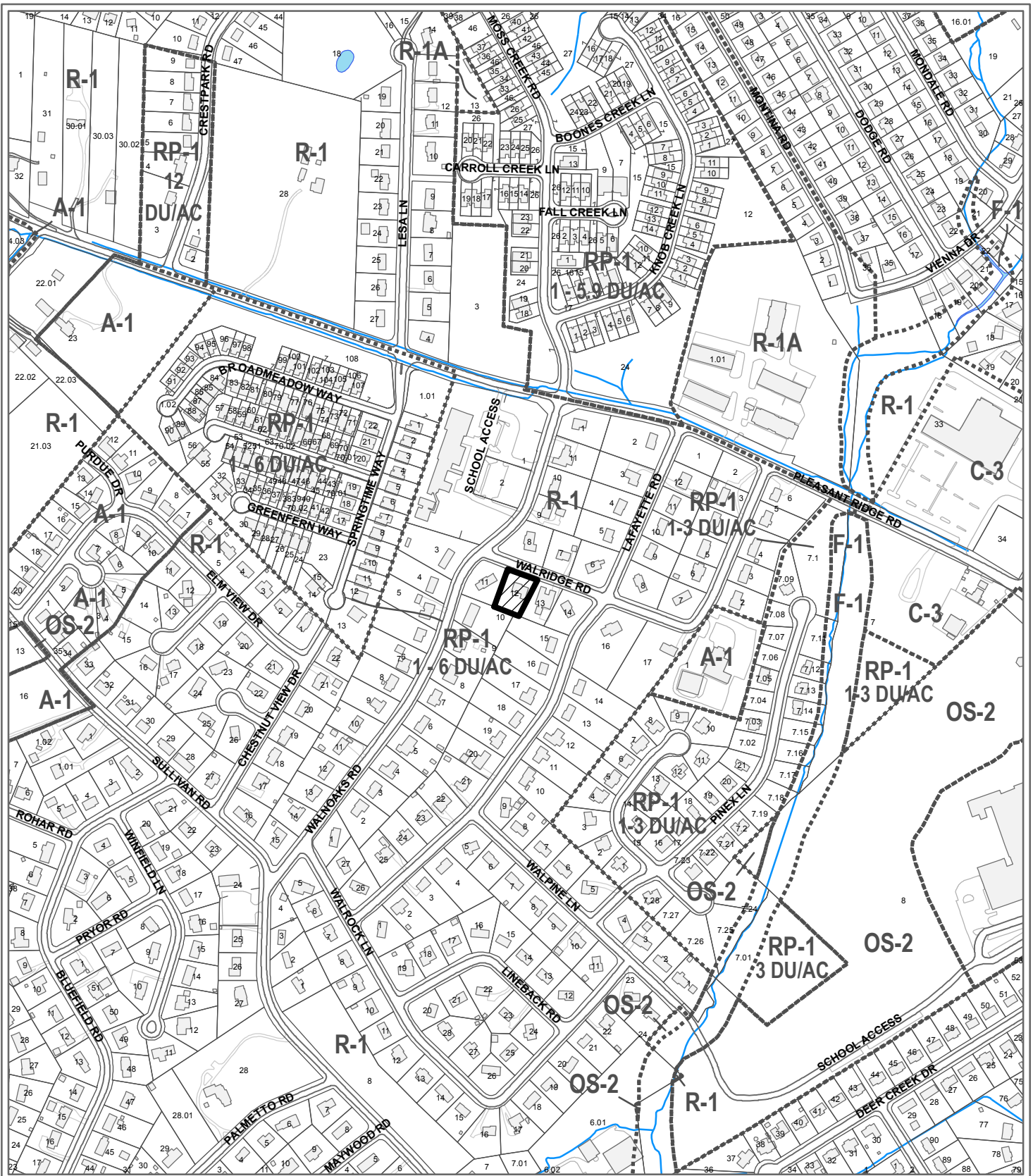
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

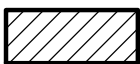
Schools affected by this proposal: , , and .

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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-12-UR  
USE ON REVIEW**



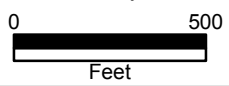
Child day care center for up to 8 children in R-1 (Low Density Residential)

Petitioner: Hall, Sandra

Map No: 80

Jurisdiction: City

Original Print Date: 4/17/2012  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



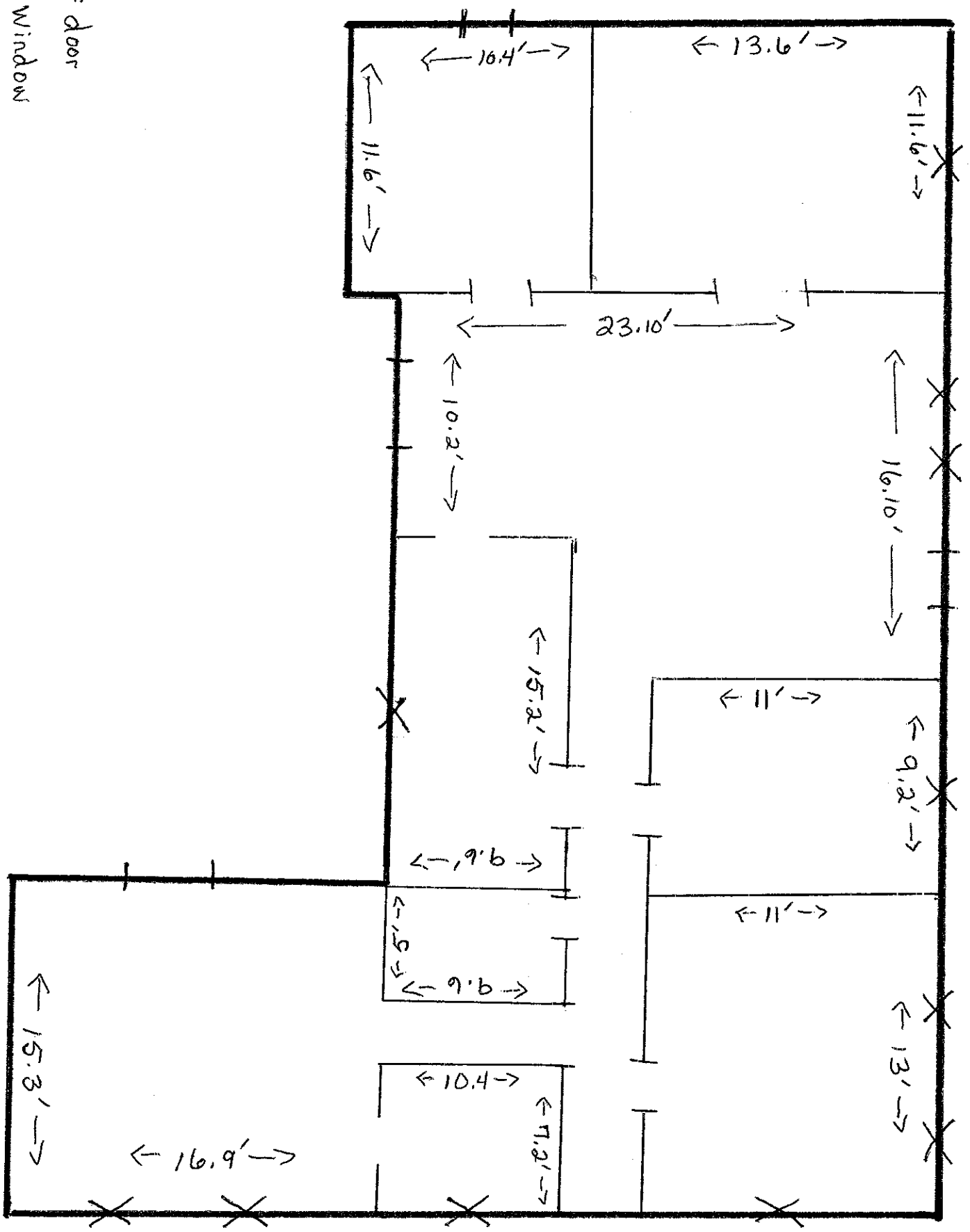
**DAY CARE CENTER REVIEW**

Case No. : 5-A-12-UR  
Applicant : Sandra Hall

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

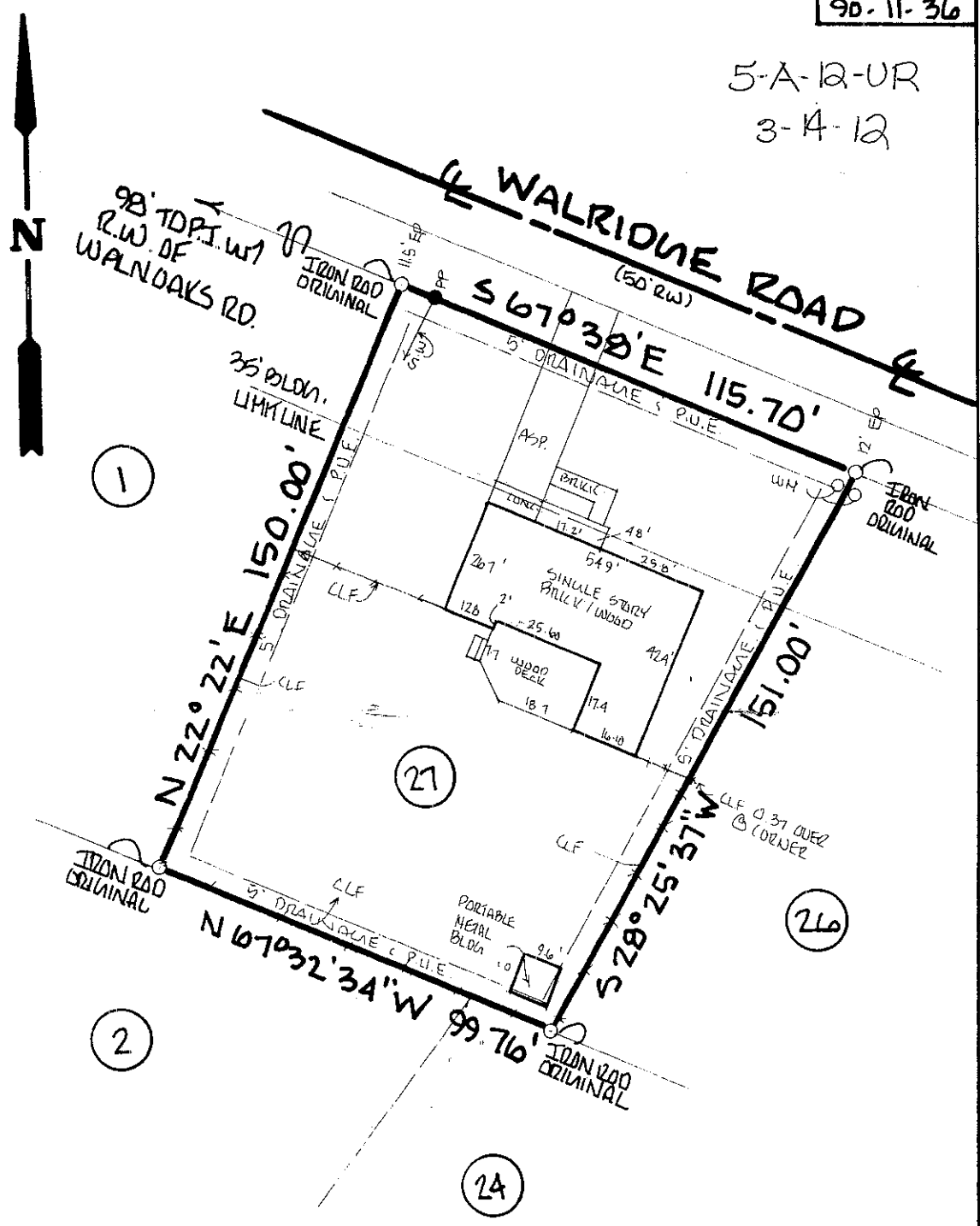
- **Minimum Lot Size**  
Required: 15,000 sq. ft.  
Request: 16,050 sq. ft.
  
- **Minimum Size for Fenced Outdoor Play Area**  
Required: 4000 sq. ft. (4000 sq. ft. for first 20 children; 100 sq. ft. per each additional child)  
Request: 6500 sq. ft.
  
- **Minimum Building Area**  
Required: 280 sq. ft. (35 sq. ft. per child, with not less than 75% of this space provided in the primary care area of the building)  
Request: 1719 sq. ft.
  
- **Minimum Off-Street Parking (Article 5, Section 7)**  
Required: 1 teacher/employee spaces (two (2) parking spaces per three (3) teachers and employees)  
1 off-street loading spaces (one (1) off-street loading space per eight (8) pupils)  
Request: 1 teacher/employee spaces  
1 off street loading spaces

|| = door  
 X = Window  
 One story house



90-11-36

5-A-12-UR  
3-4-12



CENSUS TRACT NUMBER 41  
 IN ACCORDANCE WITH H.U.D. FEDERAL INSURANCE  
 ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS,  
 THIS PROPERTY IS NOT WITHIN A FLOOD  
 HAZARD ZONE.  
 REFERENCE: H.U.D. F.I.A. MAP NO. KNOXVILLE  
 MAP DATE: \_\_\_\_\_  
 RESTRICTIONS: BOOK \_\_\_\_\_ PG. \_\_\_\_\_

FB 9007 PUS 50/51  
**PLAT OF SURVEY**

SCALE: 1" = 30 FT.

LOT NO. 27, BLOCK NO. E, SUBDIVISION WALNOAKS CAP. C SLOT 910 / CAP. C SLOT 100  
 UNIT NO. 2, DISTRICT 5, WARD 42 VOL. 24, PG. 29 BK 24 PH. 64  
 STREET ADDRESS 3108 WALRIDGE ROAD, KNOXVILLE, TN, KNOX CO.  
 SURVEY FOR BANK PLUS, REFERENCE LESTER W. HALL  
MORTGAGE CORP. ELUX SHARON F.

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OF IMPROVEMENTS FROM ADJOINING PROPERTY, AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY, THERE ARE NO RIGHTS-OF-WAY, EASEMENTS OR JOINT DRIVENWAYS, OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE, OR SHOWN ON THE RECORDED PLAT EXCEPT AS SHOWN; AND THAT THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY), OR STRUCTURES OR SUPPORTS THEREOF INCLUDING POLES ANCHORS AND GUY WIRES ON OR OVER SAID PREMISES EXCEPT AS SHOWN

**KENNETH D. CHURCH**  
 CONSULTING ENGINEERS AND SURVEYORS  
 7515 BRITANNY DRIVE  
 KNOXVILLE, TN 37922  
**May 10, 2012**

*Kenneth D. Church*  
 11/21/90  
 DATE

TITLE COMPANY ABSTRACT TITLE

INVOICED 11/11 WORK ORDER 711

Agenda Item # 35

303259