

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

▶ **FILE #:** 4-D-13-UR

**AGENDA ITEM #:** 29

**AGENDA DATE:** 4/11/2013

▶ **APPLICANT:** HUBER PROPERTIES / WEBB-CHRISTOPHER SCHOOL OF LEARNING

**OWNER(S):** Huber Properties, LLC

**TAX ID NUMBER:** 91 PART OF 123

**JURISDICTION:** County Commission District 6

▶ **LOCATION:** Southwest side of Andes Rd., northwest of Wisteria Way

▶ **APPX. SIZE OF TRACT:** 0.9 acres

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Andes Rd., a major collector street with a 20' pavement width within a 60' right-of-way.

**UTILITIES:** Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

**WATERSHED:** Beaver Creek

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Child Day Care Center - 40 Children

**HISTORY OF ZONING:** None noted

**SURROUNDING LAND USE AND ZONING:** North: Vacant land and mixed businesses /CA (General Business) & I (Industrial)

South: Attached residences / PR (Planned Residential)

East: Mixed businesses / I (Industrial)

West: Attached residences / PR (Planned Residential)

**NEIGHBORHOOD CONTEXT:** The site is located in an area that has a mix of attached and detached residential development.

**STAFF RECOMMENDATION:**

▶ **POSTPONE** until the May 9, 2013 MPC meeting.

**COMMENTS:**

The applicant is requesting a use-on-review approval for a child day care center that would serve up to forty (40) children at this site on the southwest side of Andes Rd. just southeast of the intersection with Ball Camp Pike. The house that is located on the property would be converted for use as a day care center. No one would live on site.

Staff has been trying to contact the applicant concerning required changes to the development plan but has no

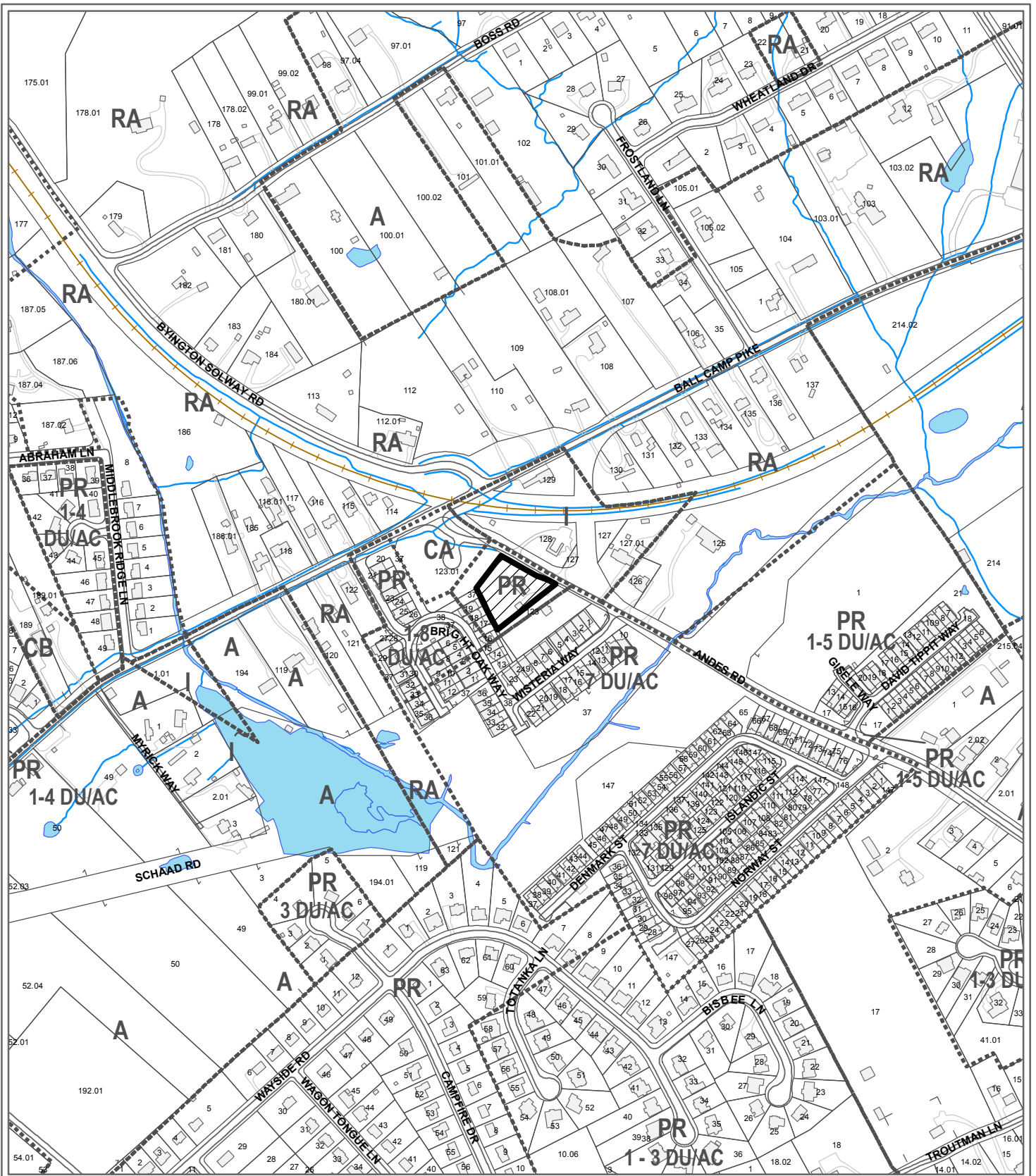
heard back. Staff is recommending the postpone to allow time for the applicant to respond to staff's recommendations. If Staff hears from the applicant, it is possible that a revised staff report may be provided to the Planning Commission at the agenda review meeting.

ESTIMATED TRAFFIC IMPACT 111 (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.



**4-D-13-UR  
USE ON REVIEW**



Child Day Care Center - 40 Children in PR (Planned Residential)

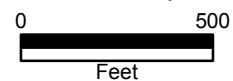
Original Print Date: 3/26/2013  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Huber Properties / Webb-Christopher School of Learning

Map No: 91

Jurisdiction: County



**DAY CARE REVIEW**

Case No. 4-D-13-UR

Applicant Huber Properties / Webb-Christopher School of Learning

**ZONING ORDINANCE REQUIREMENTS** (Article 4, Section 4.91)

• **Minimum Lot Size**

Required: 10,000 sq. ft.

Request: 39,200 sq. ft

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

Required: 4,500 sq. ft. (2500 sq. ft. for first 20 children; 100 sq. ft. per each additional child)

Request: 4,800 sq. ft.

• **Minimum Building Area**

Required: 1200 30 square feet per child

Request: 1400 sq. ft.

• **Minimum Off-Street Parking (Article 3, Section 3.50)**

Required: 3 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: 3 teacher/employee spaces

5 off-street loading spaces

80'

60'

