



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

▶ **FILE #:** 2-B-14-UR

**AGENDA ITEM #:** 42

**AGENDA DATE:** 2/13/2014

▶ **APPLICANT:** WEBB-CHRISTOPHER SCHOOL OF LEARNING KRISTIN CHRISTOPHER

OWNER(S): Kristin Christopher

TAX ID NUMBER: 91 044

JURISDICTION: County Commission District 6

STREET ADDRESS: 6107 Ball Rd

▶ **LOCATION:** Northwest side of Ball Rd., southwest side of Zion Ln.

▶ **APPX. SIZE OF TRACT:** 34300 square feet

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Zion Ln., a local street with a 16' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board  
Sewer Source: NA

WATERSHED: Grassy Creek

▶ **ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Child Day Care Center for 40 children

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / RA (Low Density Residential) & A (Agricultural)

South: Residences / PR (Planned Residential)

East: Residences / A (Agricultural)

West: Residences / RA (Low Density Residential) & A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located in a residential neighborhood that has developed under A (Agricultural), RA (Low Density Residential) and PR (Planned Residential) zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request for a child day care center to serve up to seventeen (17) children for Phase I, and up to forty (40) children with the Phase II building addition, as shown on the site plan subject to 7 conditions:

1. Providing the required outdoor fenced play area and parking as required by the Knox County Zoning Ordinance
2. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
3. Obtaining approval from the Knox County Health Department on the use of the site for a child day care center for up to 40 children. This may require changes to the drain field for the septic system if the existing

drain field extends onto the adjoining property.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department Human Services.
7. The child day care center is limited to a maximum of seventeen (17) children until such time as the building addition is completed and a certificate of occupancy is issued by Knox County, and approval is granted by the Tennessee Department Human Services for the use of the building addition.

With the conditions noted, this plan meets the requirements for approval in the RA (Low Density Residential) zoning district and the other criteria for approval of a use on review.

#### **COMMENTS:**

The applicant is requesting approval for a child day care center that would serve up to forty (40) children at this site which is located at the northwest corner of the intersection of Ball Rd. and Zion Ln. The house that is located on the property would be converted for use as a child day care center. No one would live on site. While the applicant is requesting approval to provide care for up to 40 children, the existing house will only allow for care of up to 17 children. A future building addition of approximately 900 square feet would allow for the care of up to 40 children.

Site improvements required for the day care center include providing a fenced in outdoor play area and a paved parking area meeting the requirements of the Knox County Zoning Ordinance. The applicant has indicated that she will install the fencing and parking area to meet the future needs for the child day care center before the center is opened. One of the required parking spaces will be provide for in the existing garage.

Staff is recommending a phased approval for the center that would only allow for care of up to 17 children until the building addition is completed and approved for use.

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

1. Public utilities are in place to serve the site.
2. The traffic impact will be minimal due to the fact that the site fronts on a major collector street.
3. The proposed facility will place no additional demand on schools.

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

1. The proposed development as recommended is consistent with all relevant requirements of the RA (Low Density Residential) zoning, as well as other criteria for approval of a use on review.
2. The development as recommended is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use in is harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw a substantial amount of additional traffic through residential areas since the site fronts on a major collector street.

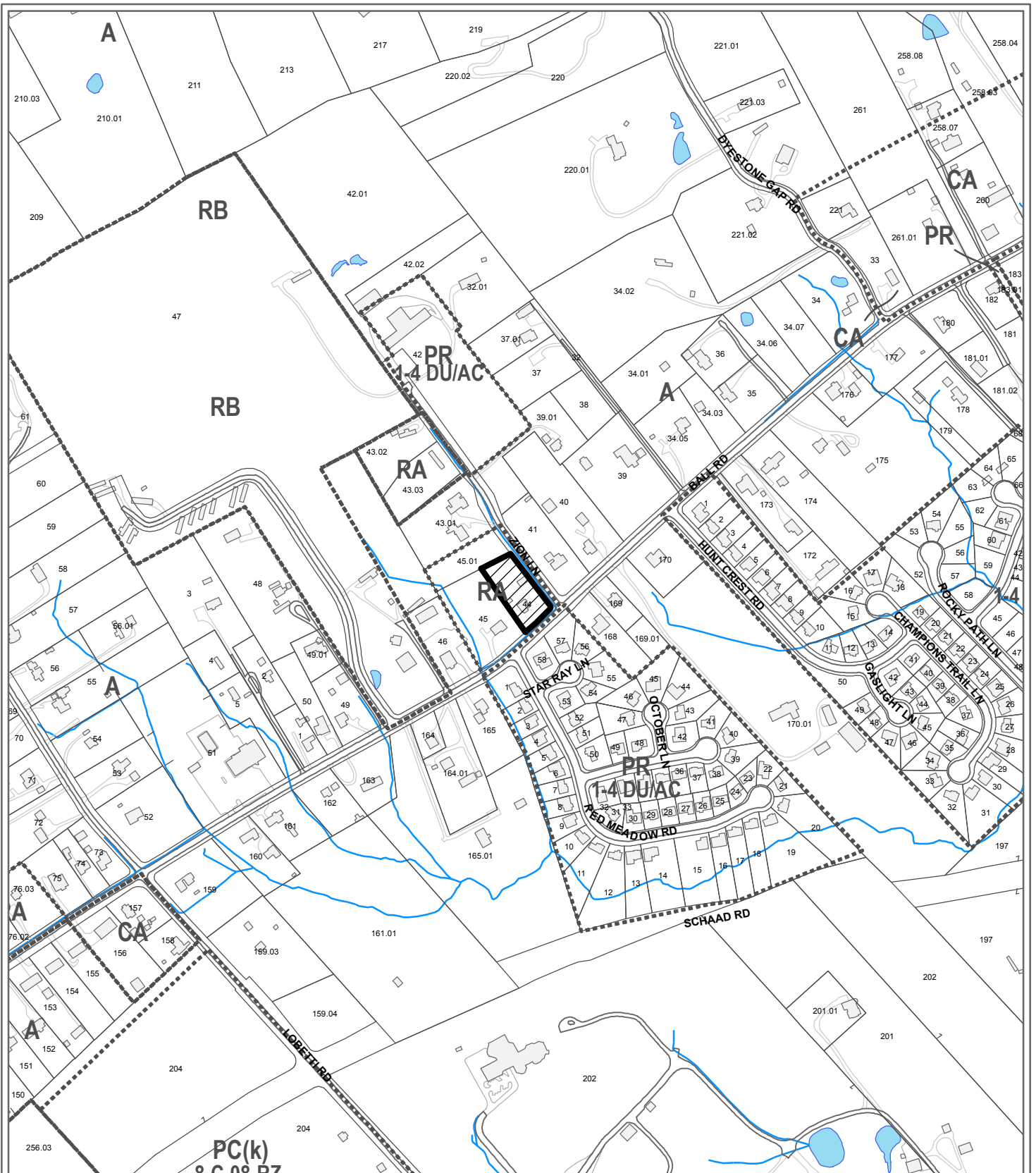
#### **CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan proposes low density residential uses for the site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**2-B-14-UR  
USE ON REVIEW**

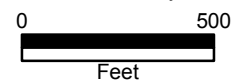


Child Day Care Center for 40 children in RA (Low Density Residential)

Petitioner: Webb-Christopher School of Learning, Kristin Christopher

Map No: 91

Jurisdiction: County



Original Print Date: 1/27/2014  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

2-B-14-UR

41



1" = 40'

3408  
07

327.91'

Zion Ln

Fenced  
Play Area  
5000 sq.ft.

Future  
Addition  
30x30

9.18' 0.71'

4.4'

2.0'

1.10'

2.5'

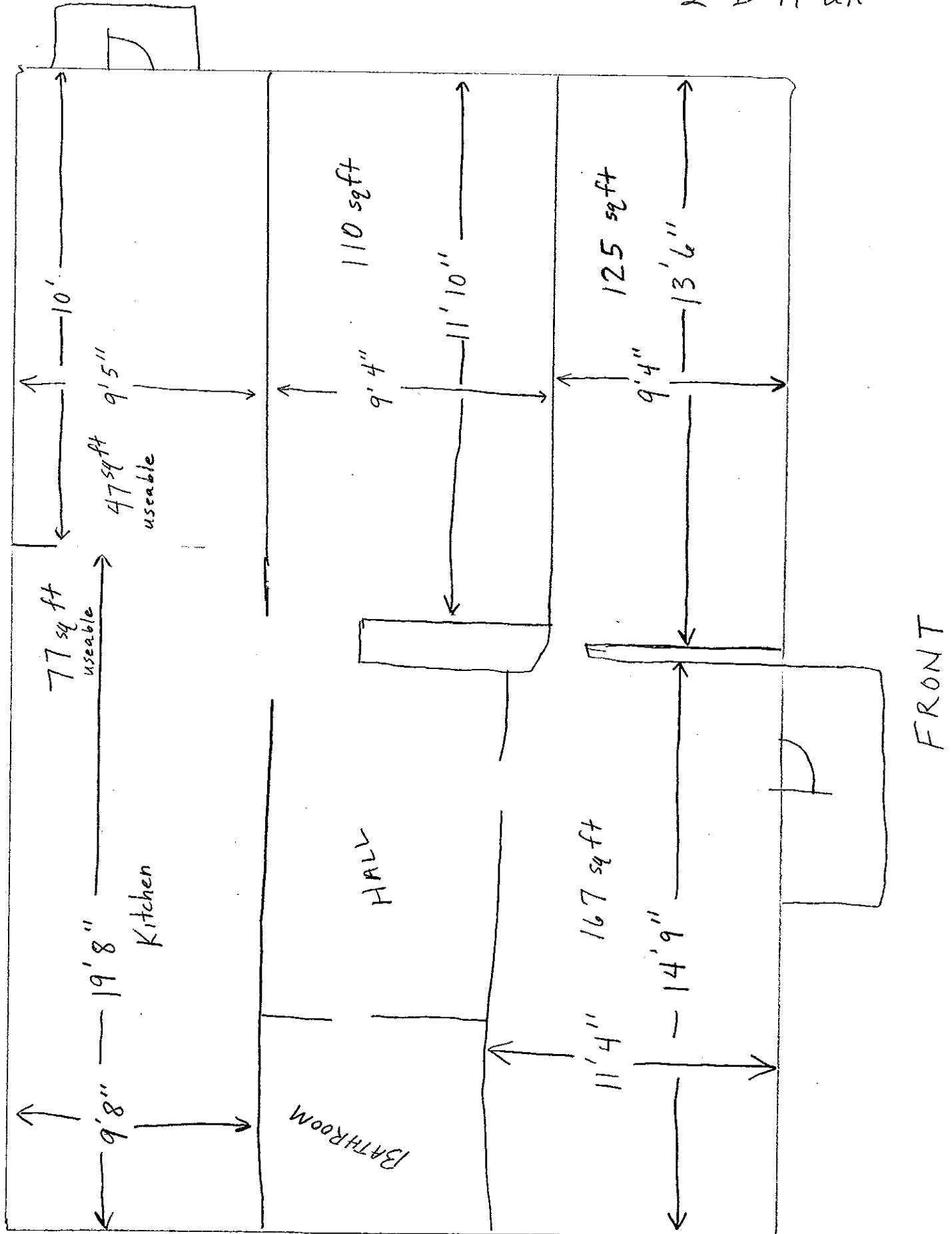
2.0'

6107

135.7'

128.67

5



**DAY CARE REVIEW**

Case No. 2-B-14-UR

Applicant Webb-Christopher School of Learning  
\* Phase I (17 children)

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

• **Minimum Lot Size**

Required: 10,000 sq. ft.

Request: 34,300 sq. ft.

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

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

Request: 6300 sq. ft.

• **Minimum Building Area**

Required: 510 sq. ft. 30 square feet per child - 17 children

Request: 526 sq. ft. sq. ft.

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

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

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

Request: 2 teacher/employee spaces

2 off-street loading spaces

**DAY CARE REVIEW**

Case No. 2-B-14-UR

Applicant Webb-Christopher School of Learning  
\* Phase II (40 children)

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

• **Minimum Lot Size**

Required: 10,000 sq. ft.

Request: 34,300 sq. ft.

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

Required: 4500 sq. ft. (2500 sq. ft. for first 20 children; 100 sq. ft. per each additional child)

Request: 5000 sq. ft.

• **Minimum Building Area**

Required: 1200 sq. ft. 30 square feet per child

Request: 1250 sq. ft. sq. ft.

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

Required: 4 (6 emp) 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: 4 teacher/employee spaces

5 off-street loading spaces