

▶ **FILE #:** 6-I-14-UR

**AGENDA ITEM #:** 44

**AGENDA DATE:** 6/12/2014

▶ **APPLICANT:** SHEPHERD OF THE HILLS LUTHERAN  
 OWNER(S): Shepherd of the Hills Evangelical Lutheran Church

TAX ID NUMBER: 118 17702

JURISDICTION: City Council District 2

STREET ADDRESS: 10231 Sherrill Blvd

▶ **LOCATION:** East side of Sherrill Blvd., north of Mabry Hood Rd.

▶ **APPX. SIZE OF TRACT:** 2.4 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Sherrill Blvd., a major collector street with a four lane pavement section with a required right-of-way of 100'.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Turkey Creek

▶ **ZONING:** C-6 (General Commercial Park) / TO-1 (Technology Overlay)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Child Day Care Center (40 Children)

HISTORY OF ZONING: Property rezoned (3-I-14-RZ) to C-6 (General Commercial Park) / TO-1 (Technology Overlay) by Knoxville City Council on April 29, 2014.

SURROUNDING LAND USE AND ZONING: North: Vacant land / C-6 (General Commercial Park) / TO-1 (Technology Overlay)

South: Vacant land / C-6 (General Commercial Park) / TO-1 (Technology Overlay)

East: Vacant land and mixed businesses / C-6 (General Commercial Park) / TO-1 (Technology Overlay)

West: Pellissippi Parkway / BP-1 (Business and Technology Park) / TO-1 (Technology Overlay)

NEIGHBORHOOD CONTEXT: The site is located in an area along Pellissippi Parkway of mixed business park development.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request for a child day care center to serve up to forty (40) children as shown on the development plan subject to 5 conditions:

1. Providing the required outdoor fenced play area as required by the Knoxville Zoning Ordinance
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department Human Services.

With the conditions noted, this plan meets the requirements for approval in the C-6 (General Commercial Park zoning district and the other criteria for approval of a use on review.

3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, the request meets all requirements for approval of a use-on-review in the BP-1 district.

#### **COMMENTS:**

The applicant is proposing to utilize a portion of the new 3,768 square foot education building for the existing church which is located on the northeast side of Sherrill Blvd., for a child day care center. The proposed use is considered to be an accessory use to the existing church which is a permitted use in the C-6 district. The education building was approved by the Planning Commission in January, 2013 through the use on review process.

Site improvements for the child day care center include the construction of a 6000 square foot fenced-in outdoor play area. There is adequate parking on site to serve the facility.

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

1. The proposed child day care center will have minimal impact on traffic in the area.
2. All utilities are in place to serve this site.
3. The use as proposed will have minimal impact on the surrounding business park development.

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

1. 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 proposed addition is in harmony with the general purpose and intent of the Zoning Ordinance. 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 additional traffic through residential areas,
2. The plan meets all applicable requirements of the Zoning Ordinance.

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

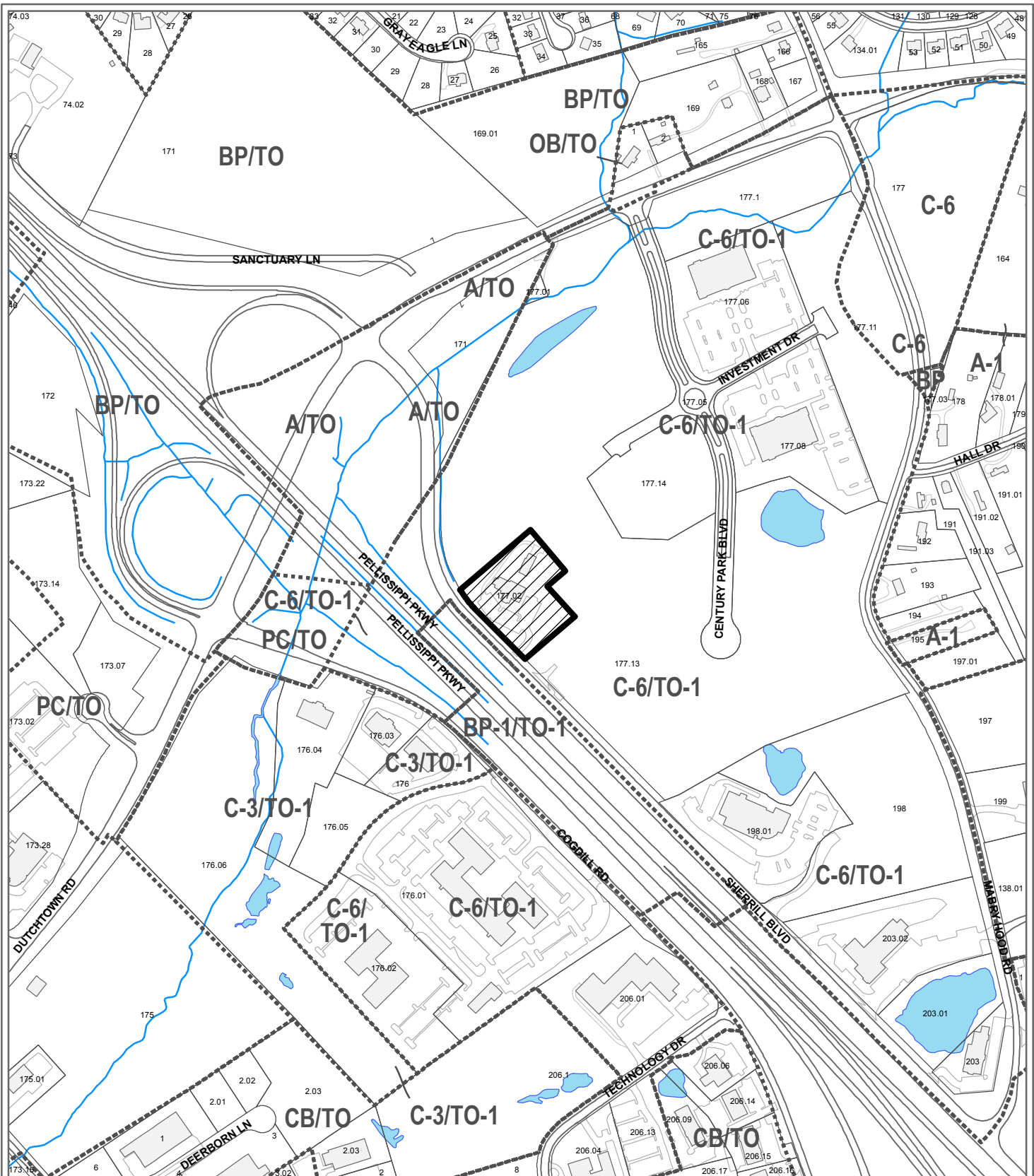
1. The Northwest County Sector Plan and Knoxville One Year Plan identify this property for mixed use development.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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 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.

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**6-I-14-UR  
USE ON REVIEW**



Child Day Care Center (40 Children) in C-6 (General Commercial Park) / TO-1 (Technology Overlay)

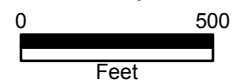
Original Print Date: 5/28/2014  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Shepherd of the Hills Lutheran

Map No: 118

Jurisdiction: City



**DAY CARE CENTER REVIEW**

Case No. : 6-I-14-LIR

Applicant : Shepherd of the Hills Lutheran

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

• **Minimum Lot Size**

Required: 15,000 sq. ft.

Request: 104,544 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) - 40 children

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: 2648 sq. ft.

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

Required: 3 teacher/employee spaces (two (2) parking spaces per three (3) teachers and employees) - 4 employees

+ 5 off-street loading spaces (one (1) off-street loading space per eight  
total spaces 8 (8) pupils) - 40 children

Request: — teacher/employee spaces

— off street loading spaces

51 existing spaces

**BUILDING CODE SUMMARY**

CITY OF KNOXVILLE  
 2016 IBC  
 (PER CITY ORD. 0-248-07)

**BUILDING USE GROUPS:** A3 WORKSHIP  
 E EDUCATION

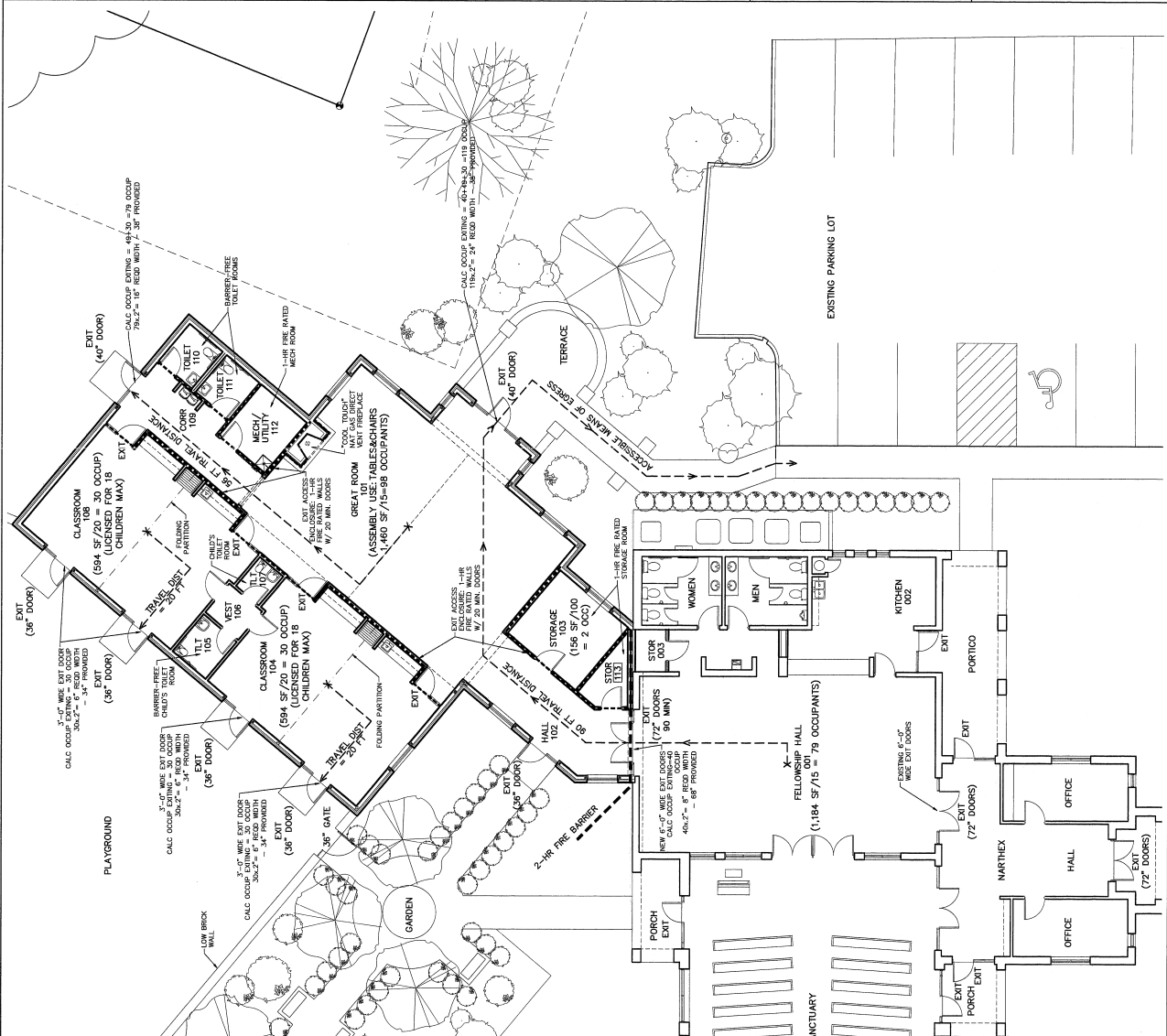
**BUILDING (CODE) AREA:** 9,465 SF  
 A3 USE FIRE AREA: 5,755 SF (EXISTING)  
 E USE FIRE AREA: 3,710 SF (PROPOSED)

**CONSTRUCTION TYPE:** 5B (COMB/INPROT)  
**USE/FIRE AREA SEPARATION:** 2 HR FIRE BARRIER  
**BUILDING HEIGHT:** 1 STORY, 30 FT  
**BUILDING OPEN PERIMETER:** 755'  
**AUTOMATIC FIRE SUPPRESSION:** NONE  
**FIRE ALARM SYSTEM:** PER NFPA 72

**MINIMUM NUMBER OF EXITS:** 2  
**MAXIMUM EXIT ACCESS TRAVEL DISTANCE:** 200 FT  
**MAXIMUM COMMON PATH OF EGRESS:** 75 FT  
**ACCESSIBILITY:** ALL NEW CONSTRUCTION TO BE BARRIER-FREE

**TOILET FACILITIES:**  
 WOMEN'S WC: 4  
 MEN'S WC: 3  
 MEN'S URINALS: 1  
 MEN'S LAV: 3  
 CHILDREN'S WC: 2  
 CHILDREN'S LAV: 2

**MOP SINKS:** 1  
**DRINKING FOUNTAINS:** 2  
**FIRE EXTINGUISHERS:** (3) MIN. 3A PER NFPA 10  
**WALL/ROOF CONST. COMBUSTIBLE/UNPROTECTED:** 10  
**ATIC DRAFT STOPPING:** AT 5,000 SF INTERVALS  
**INTERIOR WALL & CEILING FINISHES:** CLASS A  
**CORRIDORS:** CLASS B  
**INTERIOR FLOOR FINISHES:** DOC FF-1  
**ROOMS AND SPACES:** CLASS II  
**CORRIDORS:** CLASS II  
**MINIMUM REQUIRED ROOF COVERING CLASS:** C



**OCCUPANT LOAD SUMMARY**

EXISTING CHURCH BUILDING:	218 PERSONS
SANCTUARY:	130
FELLOWSHIP HALL:	79
KITCHEN:	5
OFFICES:	4
<b>PROPOSED ADDITION:</b>	<b>160 PERSONS</b>
GREAT ROOM:	68
CLASSROOMS:	60
STORAGE/OFFICE:	2

**FLOOR AREA SUMMARY**

EXISTING CHURCH BUILDING:	5,755 SF
PROPOSED ADDITION:	3,710 SF
<b>TOTAL AREA:</b>	<b>9,465 SF</b>

6-1-14-UR  
 REVISIONS  
 12-3-17

**1 LIFE SAFETY FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 FEET 0 10 20 30 40

