

▶ **FILE #:** 4-B-15-UR

AGENDA ITEM #: 32

AGENDA DATE: 4/9/2015

▶ **APPLICANT:** MEAD MONTESSORI SCHOOL - ELLA JONES

OWNER(S): Ella Jones

TAX ID NUMBER: 109 D C 00802

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 2647 Bafford Place

▶ **LOCATION:** South side of Bafford Pl., south of Island Home Ave.

▶ **APPX. SIZE OF TRACT:** 1.53 acres

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Bafford Place, a local street with a 16' pavement width within a 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **ZONING:** RP-1 (Planned Residential) & H-1 (Historic Overlay)

▶ **EXISTING LAND USE:** Private School expansion with 120 students

▶ **PROPOSED USE:**

HISTORY OF ZONING: The property was rezoned to RP-1 (Planned Residential) / H-1 (Historical Overlay and Design Guidelines) in December of 2006 (12-D-06-RZ).

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 residential

South: Residences & Ijams / R-1 residential & OS-1 open space

East: Residences & Ijams / R-1 residential & OS-1 open space

West: Residences / R-1 residential

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under R-1 zoning. Ijams Nature Center is located to the east, zoned OS-1, and the Tennessee School for the Deaf is located to the northwest of the site, zoned R-1.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a private school for up to 120 students at this location subject to the following 6 conditions:**

1. Meeting all applicable requirements of the Knox County Health Department
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Obtaining a variance that will reduce the minimum number of required parking spaces from the Knoxville Board of Zoning Appeals
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Education.

6. Requests for signage, site improvements, or exterior renovations will require approval from the Historic Zoning Commission.

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

COMMENTS:

The applicant is proposing to expand the maximum permitted enrollment of the existing Mead Montessori School. It is located in the old Mead School building which dates back to the early 1900's. The current school was approved through the use on review process in 2007 to permit up to 30 students. The site is zoned RP-1 (Planned Residential) / H-1 (Historical Overlay) and private and public schools are a use that is permitted on review. The proposed school will serve an enrollment up to 120 children. The applicant is not proposing any changes to the exterior of the existing facility and that includes the parking lot. In order to satisfy the parking requirements of the Knoxville Zoning Ordinance, the applicant will be required to obtain a variance to reduce the minimum number of required parking spaces. In the future if the applicant proposes any signage, site improvements, or exterior renovations, they will be required to obtain a Certificate(s) of Appropriateness from the Historic Zoning Commission.

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

1. The proposal will have no impact on schools.
2. The site is located at the end of Bafford Place, about 600 feet south of its intersection with Island Home Ave., a minor collector street. Sight distance appears to be adequate at this intersection.
3. Public water and sewer utilities are available to serve the development.

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

1. The proposed school 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. The use is compatible with the character of the neighborhood where it is proposed. The proposal will allow for redevelopment which is consistent with the historical character of the subject property. The use will not significantly injure the value of adjacent property.
2. The proposal meets all requirements of the RP-1 zoning district.

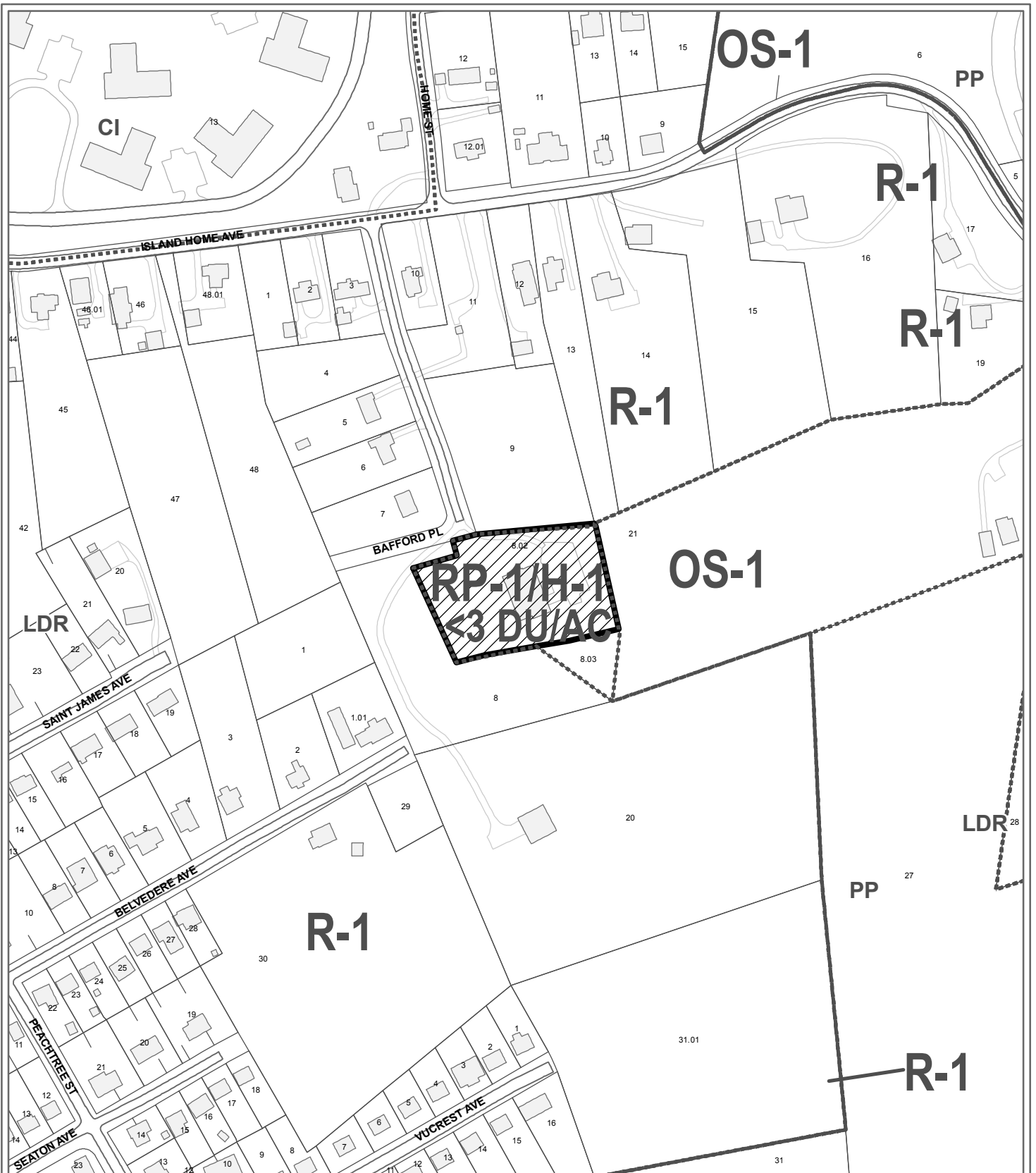
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The South City One Year Plan proposes low density residential uses for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

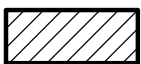
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**4-B-15-UR
USE ON REVIEW**



School enrollment expansion in RP-1 (Planned Residential) & H-1 (Historic Overlay)

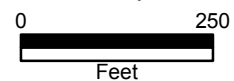
Original Print Date: 3/24/2015
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

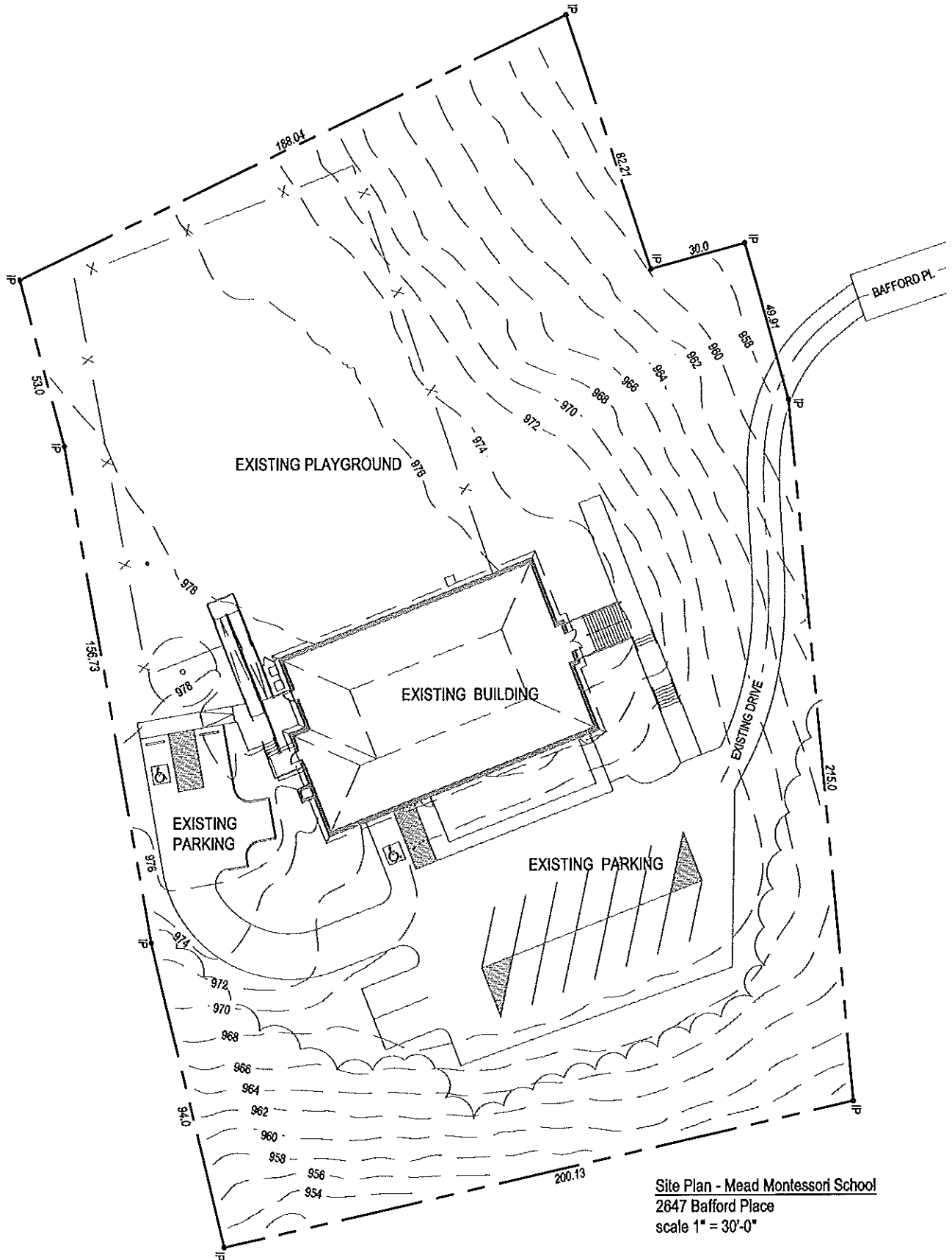
Revised:

Petitioner: Mead Montessori School - Ella Jones

Map No: 109

Jurisdiction: City





Site Plan - Mead Montessori School
 2647 Bafford Place
 scale 1" = 30'-0"