

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

► **FILE #:** 9-F-15-UR

AGENDA ITEM #: 46

AGENDA DATE: 9/10/2015

► **APPLICANT:** URBAN ENGINEERING, INC.

OWNER(S): Rick Clemens

TAX ID NUMBER: 132 F C 003

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 267 S Peters Rd

► **LOCATION:** Southwest side of S. Peters Road, North of George Williams Road

► **APPX. SIZE OF TRACT:** 1.67 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S. Peters Rd., a minor arterial with a pavement width of 58' within a 93' wide right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

► **ZONING:** OB (Office, Medical, and Related Services)

► **EXISTING LAND USE:** Vacant

► **PROPOSED USE:** Child day care center

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Veterinary clinic / A (Agricultural)

South: Office / OA (Office Park)

East: Office and SF residential / OA (Office Park) & A (Agricultural)

West: Senior housing / OB (Office, Medical, and Related Services)

NEIGHBORHOOD CONTEXT: The site is located along S. Peters Rd. which has been transitioning to small office uses. The proposed child day care center will be located in front of an existing senior housing facility.

STAFF RECOMMENDATION:

► **APPROVE the request for the child day care center for up to 180 children, as shown on the site plan subject, to 1 condition:**

1. Prior to the issuance of the certificate of occupancy, the existing sign for Heritage Home for Seniors must be relocated to the their own property (Lot 18R2) or a subdivision plat must be recorded which incorporates the existing sign into the aforementioned lot.

COMMENTS:

The site for the proposed child day care center (Primrose School) was originally owned by Heritage Home for

Seniors, which is located behind the school. When Heritage Homes applied for a sign permit in 1998, the site plan shows the sign in its currently located but it did not indicate that it is on a different lot than their facility. This is considered an off-premise sign and not allowed according to the zoning regulations. In addition, each property is only allowed 1 detached sign per street frontage, which would preclude Primrose from having their own detached sign. The recommended condition of approval includes the two options for resolving this issue and as a "Site Plan Note" on sheet C-1 of the submitted site development plan.

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

1. Public water and sewer is available to serve the site.
2. The site has sufficient sight distance for vehicles exiting onto S. Peters Road at the proposed driveway location.
3. This request will have no impact on schools and minimal impact to adjacent properties.

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

1. The proposal is consistent with all requirements of the OB zoning district, as well as the requirements for child day care centers when considered as a use permitted on review.
2. The proposed use 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

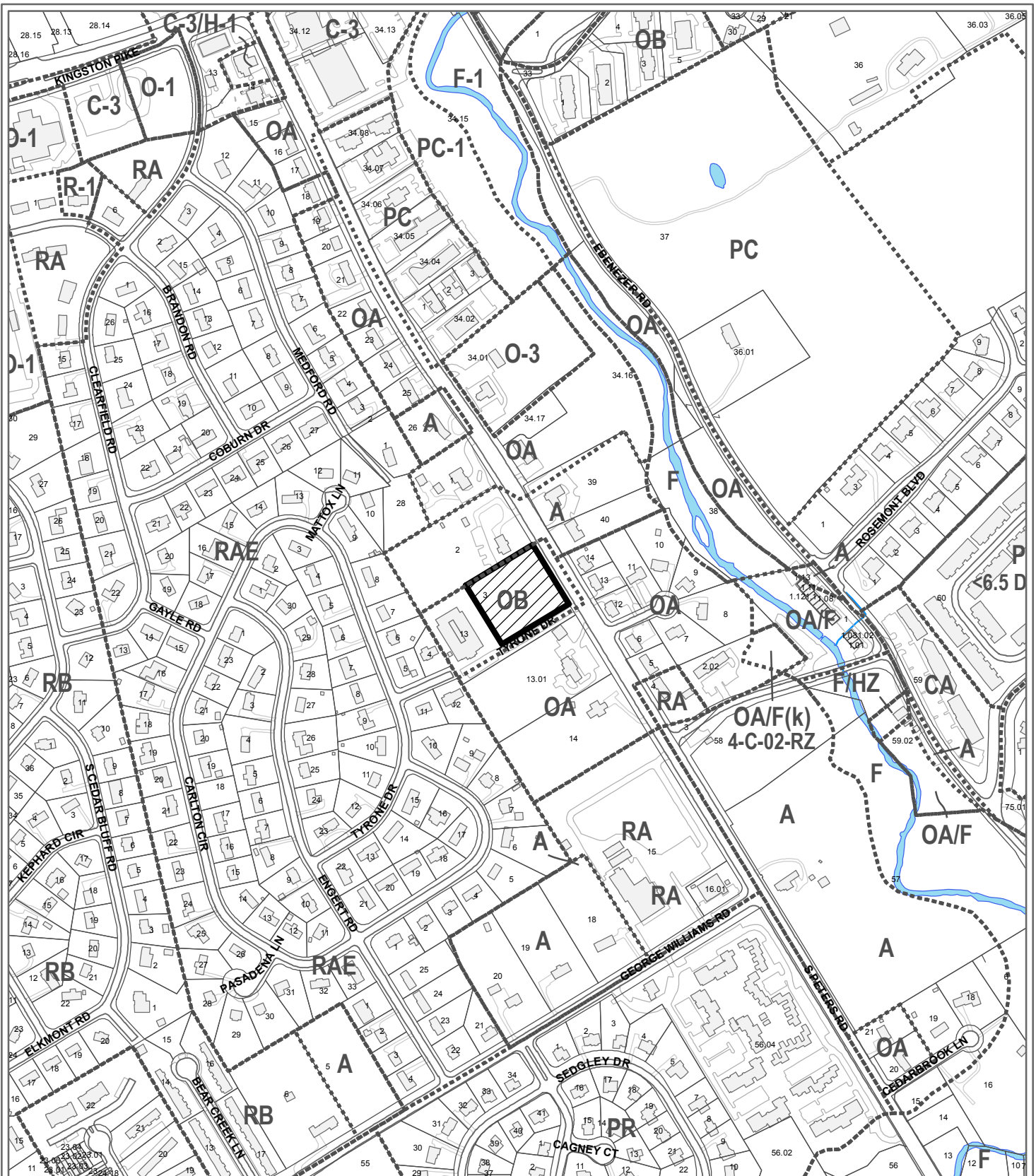
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes office uses for this property. The OB zoning is consistent with the sector plan designation and allows child day care centers to be considered as a use permitted on review.
2. The site is located within the Planned Growth Area on 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 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.



**9-F-15-UR
USE ON REVIEW**



Child day care center in OB (Office, Medical, and Related Services)

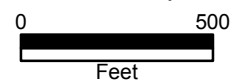
Original Print Date: 8/26/2015
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Urban Engineering, Inc.

Map No: 132

Jurisdiction: County



DAY CARE REVIEW

Case No. 9-F-15-UR

Applicant Urban Engineering Inc. for Primrose School

ZONING ORDINANCE REQUIREMENTS (Article 4, Section 4.91)

• **Minimum Lot Size**

Required: 10,000 sq. ft.

Request: 72,745 sq. ft.

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

Required: 18,500 sq. ft. sq. ft. (2500 sq. ft. for first 20 children; 100 sq. ft. per each additional child)

Request: 18,607 sq. ft. sq. ft.

• **Minimum Building Area**

Required: 5,400 sq. ft. 30 square feet per child

Request: 12,136 sq. ft. sq. ft.

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

Required: 14 teacher/employee spaces (two (2) parking spaces per three (3) teachers and employees)

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

Request: 14 teacher/employee spaces

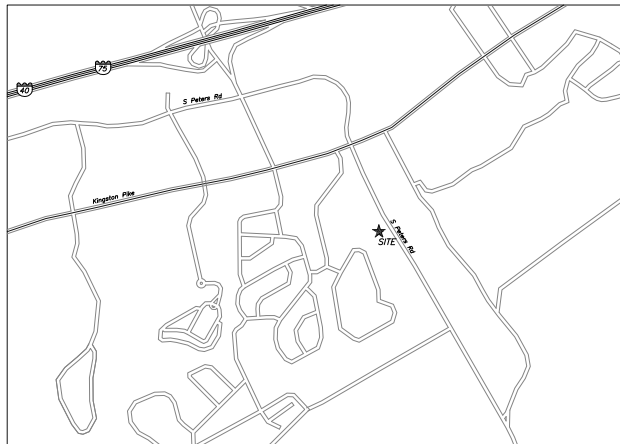
23 off-street loading spaces

SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 1507024

PRIMROSE SCHOOL

SITE ADDRESS: 267 SOUTH PETERS ROAD, KNOXVILLE, TENNESSEE 37923
 CLT MAP 132, INSERT 'F', GROUP 'C', PARCEL 3



LOCATION MAP

DEVELOPER:
CLEMENS PROPERTIES, INC.
 6730 LITTLE SUGARCREEK ROAD
 BELLBROOK, OHIO 45305
 (937) 848-4515

OWNER:
GEORGE & BARBARA WILHOIT
 2419 WASHINGTON PIKE
 KNOXVILLE, TN 37917

SITE ENGINEER:
URBAN ENGINEERING, INC.
 CHRIS SHARP
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37934
 (865) 966-1924

SPECIFICATIONS
 EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- ELECTRICAL - AS DIRECTED BY LENOIR CITY UTILITIES BOARD
- GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER & SEWER - AS DIRECTED BY FIRST UTILITY DISTRICT
- TELEPHONE - AS DIRECTED BY AT&T
- CABLE - AS DIRECTED BY COMCAST
- SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

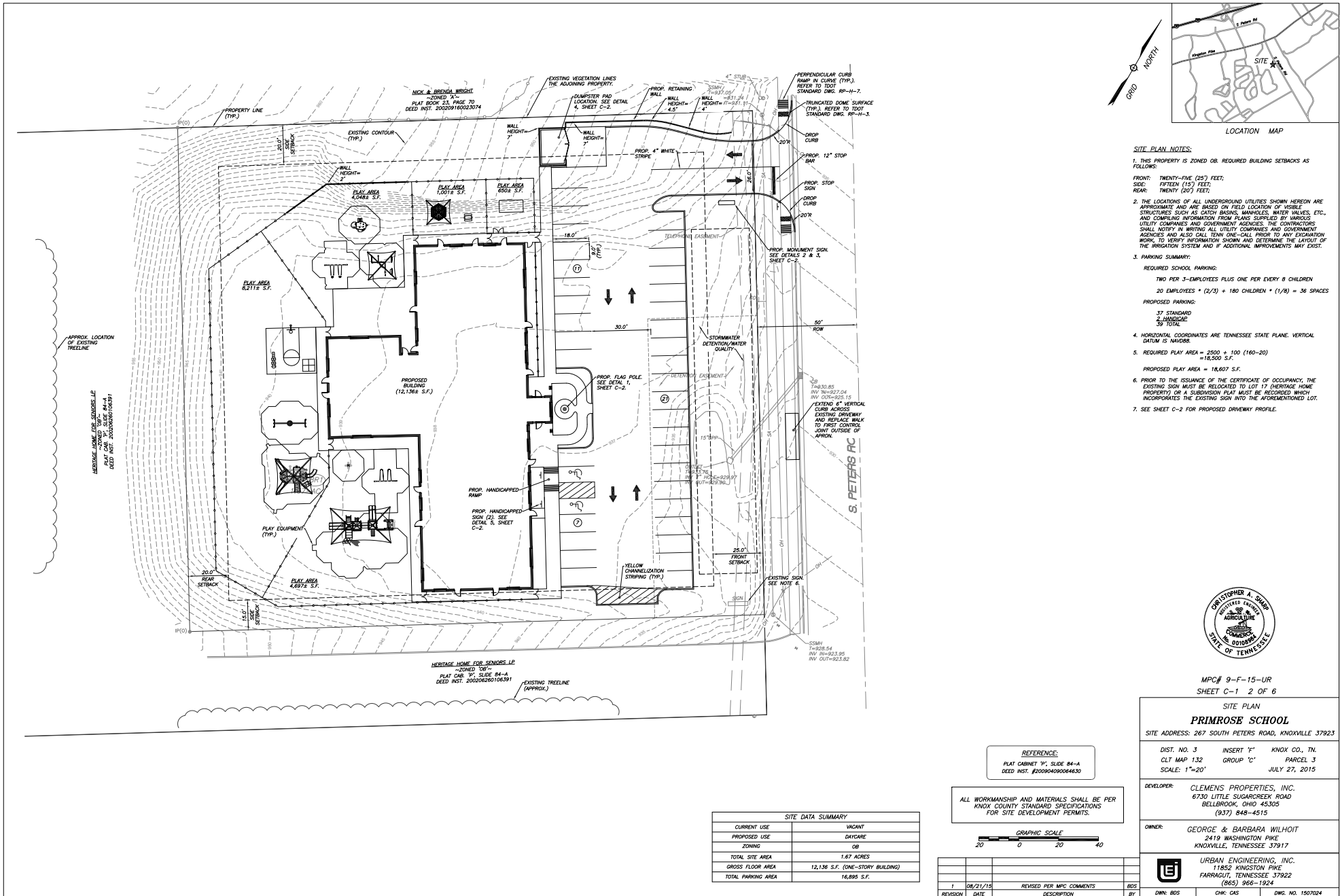
TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN	C-1
SITE DETAILS	C-2
CONCEPTUAL FLOORPLAN	CP1.0
CONCEPTUAL EXTERIOR ELEVATIONS	CP2.0
LANDSCAPE PLAN	LA-1

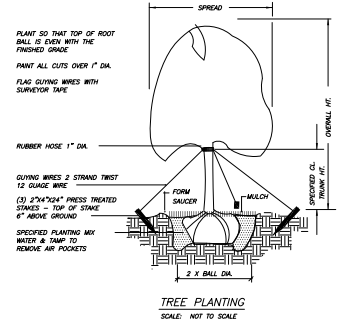
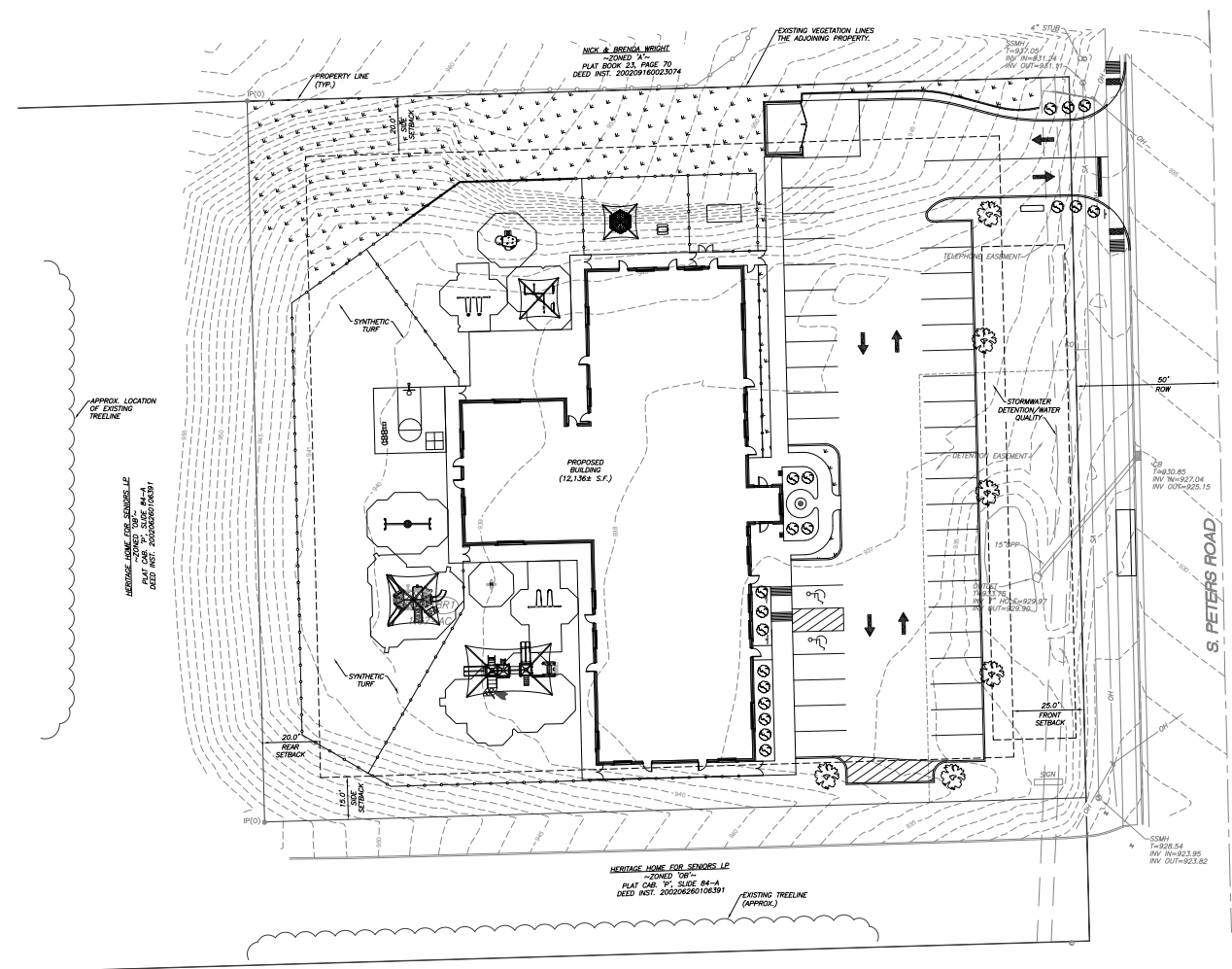
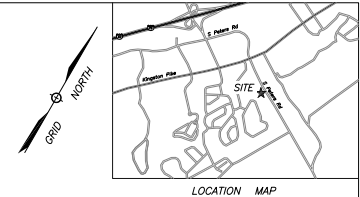
Revised: 8/26/2015

MPC# 9-F-15-UR

ISSUE NO.	DATE	MPC RESUBMITTAL DESCRIPTION
2	08/26/15	MPC RESUBMITTAL

SHEET C-0 - 1 OF 6



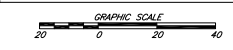


- LANDSCAPE PLAN NOTES:**
- 1) ABOVE GROUND AND UNDERGROUND UTILITIES AS SHOWN WERE LOCATED FROM VISIBLE FIELD EVIDENCE, UTILITY MARKINGS AND/OR DRAWINGS BY OTHERS. VERIFICATION AS TO EXISTENCE, LOCATION, SIZE, MATERIAL AND DEPTH SHOULD BE PURSUED PRIOR TO ANY DECISIONS BEING MADE RELATIVE TO UTILITIES. TO AVOID CONFLICTS AND/OR HAZARDS, NOTIFY TENNESSEE ONE CALL AT 1-800-351-1111 PRIOR TO ANY EXCAVATION OR DRIVING ACTIVITIES.
 - 2) PROVIDE ONLY PLANTS THAT ARE FREE FROM DISEASES AND PESTS, AND THAT COMPLY W/ THE LATEST EDITION OF PUBLICATION AND 2011 AMERICAN STANDARDS FOR NURSERY STOCK, BY THE ASSOCIATION OF NURSERMEN.
 - 3) PROVIDE 3" DEEP LAYER OF NEWLY SHREDED HARDWOOD BARK MULCH AT ALL PLANTER BEDS.
 - 4) REMOVE ALL STRINGS AND TIES FROM TREES AND SHRUBS.
 - 5) REMOVE UPPER 1/2 OF BURLAP FROM ALL PLANT BALLS. DO NOT PIERCE TREE BALLS WITH SUPPORT STAKES.
 - 6) FERTILIZE ALL PLANTS WITH 16-16-16 FERTILIZER AT THE RATE OF 3 LBS. PER TREE AND 3 LBS. PER 100 S.F. OF SHRUB BED.
 - 7) SPECIFIED PLANTING MIX: THREE PARTS TOPSOIL, FERTILIZER (SEE NOTE ABOVE) AND ONE PART PEAT MOSS.
 - 8) SHRUBS SELECTED FROM THE PLANTING SCHEDULE, LISTED HEREON, ARE TO BE PLACED AROUND BUILDINGS, WITHIN ISLANDS AND ALONG WALKWAYS BY THE LANDSCAPE SUBCONTRACTOR. SAID SUBCONTRACTOR IS REQUIRED TO SUBMIT PLANS AND PROPOSALS FOR THE DEVELOPERS REVIEW AND APPROVAL.
 - 9) EXISTING VEGETATION ALONG PERIMETER BOUNDARIES IS TO REMAIN IN PLACE AND UNDISTURBED, EXCEPTING WHERE UTILITY CONSTRUCTION MUST TAKE PLACE.

- TREE/PLANT LEGEND:**
- PIN OAK
 - SHRUB
 - MONKEY GRASS

REFERENCE:
 PLAT CABINET 10, SLIDE 84-A
 DEED INST. #20090400004630

ALL WORKMANSHIP AND MATERIALS SHALL BE PER
 KNOX COUNTY STANDARD SPECIFICATIONS
 FOR SITE DEVELOPMENT PERMITS.



MPC# 9-F-15-UR
 SHEET LA-1 6 OF 6

LANDSCAPE
PRIMROSE SCHOOL
 SITE ADDRESS: 267 SOUTH PETERS ROAD, KNOXVILLE 37923

DIST. NO. 3 INSERT 1' KNOX CO., TN.
 CLT. MAP 132 GROUP 'C' PARCEL 3
 SCALE: 1"=20' JULY 27, 2015

DEVELOPER: CLEMENS PROPERTIES, INC.
 6730 LITTLE SUGARCREEK ROAD
 BELLBROOK, OHIO 45305
 (937) 848-4515

OWNER: GEORGE & BARBARA WILHOIT
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 FARRAGUT, TENNESSEE 37922
 (865) 966-1924

1	08/21/15	ADDED PER MPC COMMENTS	BOS
REVISION	DATE	DESCRIPTION	BY