

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

▶ **FILE #:** 4-B-16-UR

**AGENDA ITEM #:** 52

**AGENDA DATE:** 4/14/2016

▶ **APPLICANT:** CHILD CREATIONS

OWNER(S): Debbie Snyder

TAX ID NUMBER: 46 15702

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 102 W Copeland Dr,

▶ **LOCATION:** Southeast side of W. Copeland Dr., south side of Heiskell Rd.

▶ **APPX. SIZE OF TRACT:** 23040 square feet

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Copeland Dr., a collector street with a pavement width of 19' within a 70' wide right-of-way at this location

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** CA (General Business) & A (Agricultural)

▶ **EXISTING LAND USE:** Day care center

▶ **PROPOSED USE:** Day care center expansion for up to 70 children

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached residential / A agricultural & RA residential

South: Detached residential / A agricultural & CA commercial

East: Detached residential / A agricultural

West: Detached residential / RA residential

NEIGHBORHOOD CONTEXT: This site is located at the intersection of W. Copeland Dr. and Heiskell Rd. Development in the immediate area consists primarily of detached dwellings on acreage tracts. The zoning in the area is A agricultural, CA commercial and RA residential.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request to expand the existing day care center to serve up to 70 children as shown on the site plan subject to 4 conditions**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
4. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.

With the conditions noted, this plan meets the requirements of the CA & A zones and the other general criteria for approval of a use on review

**COMMENTS:**

The request is to permit expansion of an existing day care center that has been in operation for over 30 years. At present the facility is licensed to serve up to 39 children. Approval as requested will permit the enrollment to increase up to 70 children. The site plan shows that the request will meet all of the development standards contained in the Knox County Zoning Ordinance for a day care center. In order to accommodate the increased enrollment, the applicant will be making improvements to the on site parking and circulation, the outdoor play area, and will be increasing the size of the building. Staff does not anticipate any negative impact on the surrounding area if this day care center is allowed to expand as requested.

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

1. Public utilities are available to serve the site.
2. The proposed use of this site have minimal impact on the adjacent road system.

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

1. The proposed use is consistent with the general standards for uses permitted on review: The use is in harmony with the general purpose and intent of the Zoning Ordinance. The plans include appropriate setbacks to minimize the impact to surrounding properties. The use will not 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**

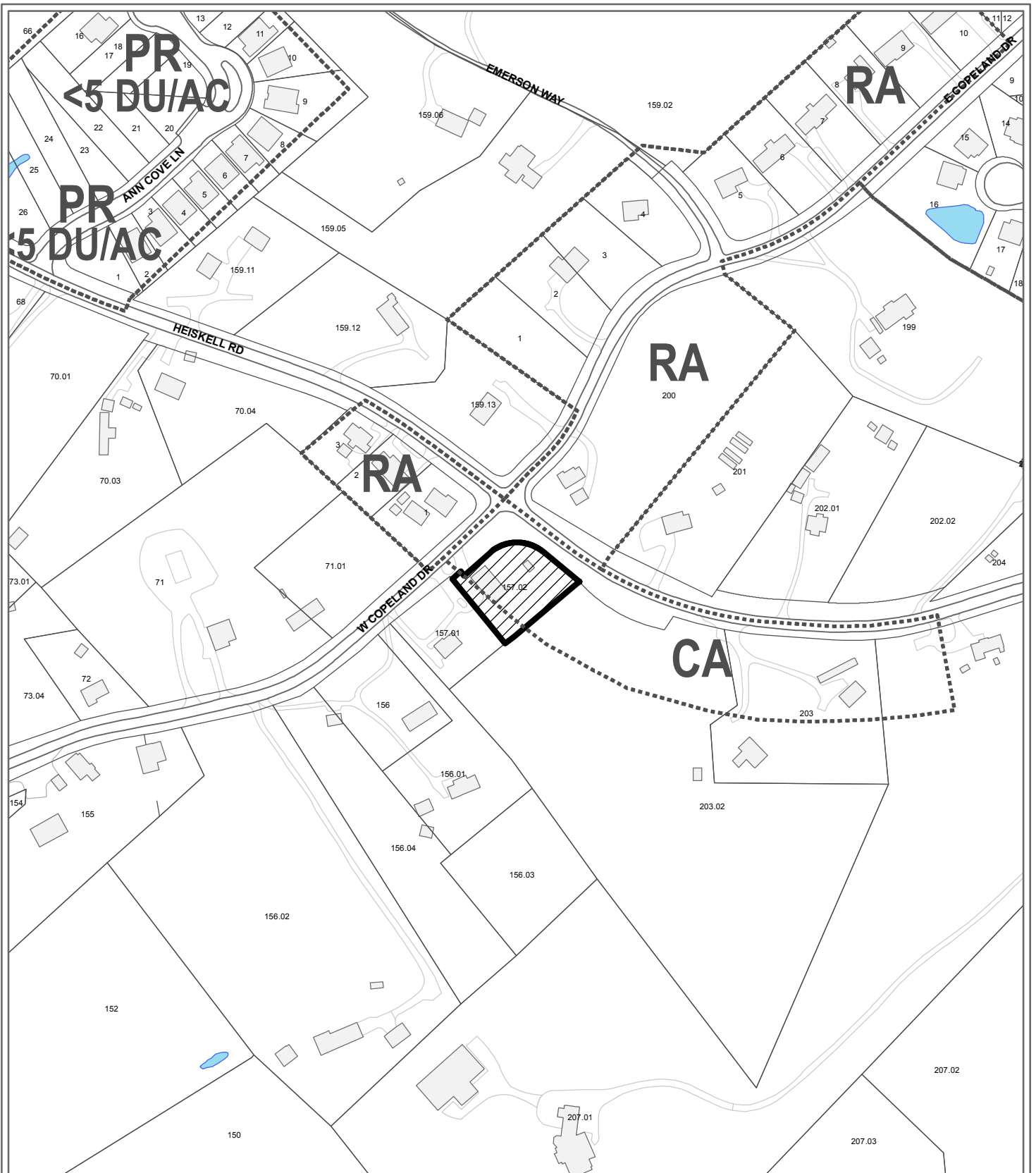
1. The North County Sector Plan proposes low density residential uses for this property. The day care center is consistent with the sector plan.
2. The site is located in the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

**ESTIMATED TRAFFIC IMPACT:** 166 (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-B-16-UR  
USE ON REVIEW**

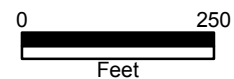
Petitioner: Child Creations



Day care center expansion in CA (General Business) & A (Agricultural)

Map No: 46

Jurisdiction: County



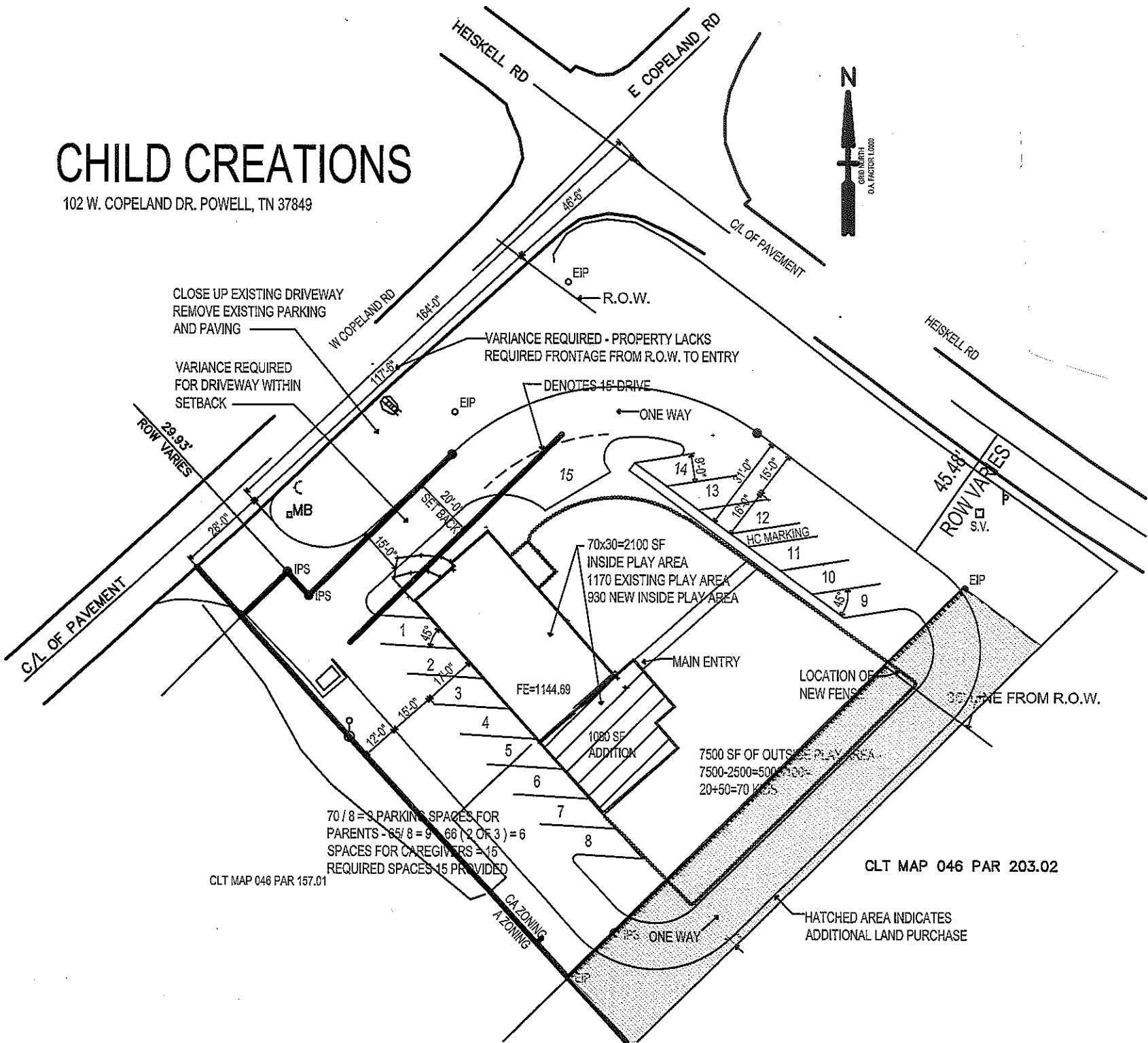
Original Print Date: 3/22/2016

Revised:

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

# CHILD CREATIONS

102 W. COPELAND DR. POWELL, TN 37849



CLOSE UP EXISTING DRIVEWAY  
REMOVE EXISTING PARKING  
AND PAVING

VARIANCE REQUIRED  
FOR DRIVEWAY WITHIN  
SETBACK

VARIANCE REQUIRED - PROPERTY LACKS  
REQUIRED FRONTAGE FROM R.O.W. TO ENTRY

DENOTES 15' DRIVE

ONE WAY

70x30=2100 SF  
INSIDE PLAY AREA  
1170 EXISTING PLAY AREA  
930 NEW INSIDE PLAY AREA

MAIN ENTRY

LOCATION OF  
NEW FENCE

35' SETBACK FROM R.O.W.

7500 SF OF OUTSIDE PLAY AREA  
7500-2500=5000  
20+50=70  
5000/70=71.4

70 / 8 = 8 PARKING SPACES FOR  
PARENTS - 65 / 8 = 8 1/8 (2 OF 3) = 6  
SPACES FOR CAREGIVERS = 15  
REQUIRED SPACES 15 PROVIDED

CLT MAP 046 PAR 157.01

CLT MAP 046 PAR 203.02

HATCHED AREA INDICATES  
ADDITIONAL LAND PURCHASE

**DAY CARE REVIEW**

Case No. 4-B-K-UR

Applicant Child Creations

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

• **Minimum Lot Size**

Required: 10,000 sq. ft.

Request: 23,040 sq ft

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

Required:: 7,500 sq ft sq. ft. (2500 sq. ft. for first 20 children; 100 sq. ft. per each additional child)

Request: 7,500 sq ft. sq. ft.

• **Minimum Building Area**

Required: 2,100 sq ft 30 square feet per child

Request: 2,100 sq ft sq. ft.

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

Required: 6 teacher/employee spaces (two (2) parking spaces per three (3) teachers and employees)

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

Request: 6 teacher/employee spaces  
9 off-street loading spaces