

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

▶ **FILE #:** 11-G-16-UR

AGENDA ITEM #: 43

AGENDA DATE: 11/10/2016

▶ **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:** 27000 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:** Child daycare center

▶ **PROPOSED USE:** Day care center expansion for up to 72 children (revised)

HISTORY OF ZONING: A use on review for expansion of the existing day care center to serve up to 70 children was approved by MPC on 4/14/16

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 72 children as shown on the site plan subject to 5 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 of the Knox County Zoning Ordinance or obtaining variances as needed
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.

5. 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 up to 72 children to be enrolled at this facility. 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. A different plan was approved by MPC earlier this year that would have allowed up to seventy children to be enrolled at this facility. Due to topographic constraints and the anticipated costs associated with implementing the approved plan, the applicant has now submitted a revised plan which will be more cost effective.

The new plan will require the proposed playground to encroach into the required setback. Approval of a variance by the Knox County Board of Zoning Appeals will be required in order to permit this encroachment. Due to the very large area shown as right-of-way adjoining the playground, staff believes the fenced play area will be setback from the existing road enough to not be a safety hazard. Additionally, the applicant will have to get a variance to permit the paved parking area to be located in the required setback. Otherwise, the site plan shows that the request will meet the other development standards contained in the Knox County Zoning Ordinance for a day care center. 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 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

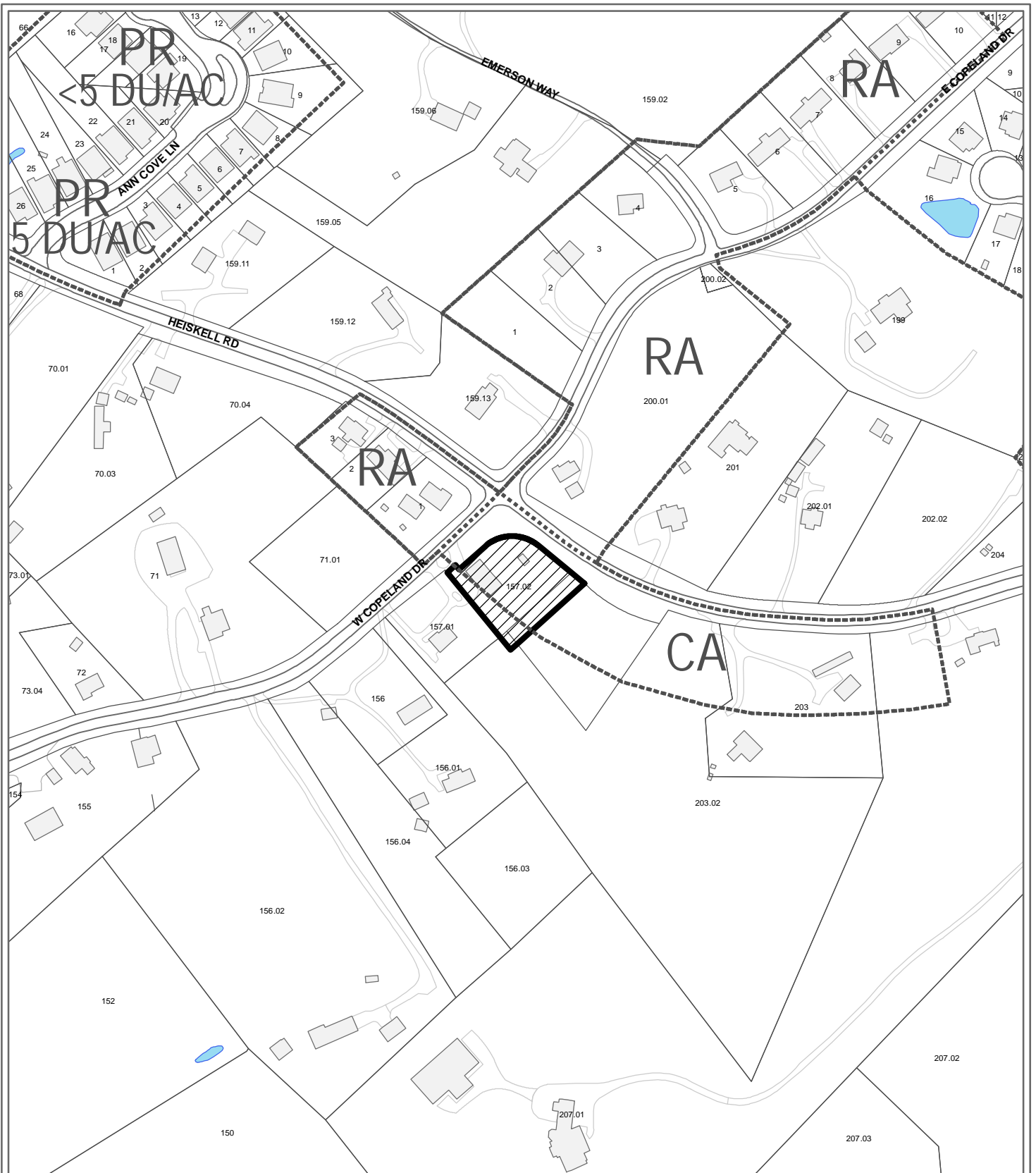
1. The North County Sector Plan proposes low density residential uses for this property. The day care center is consistent with the sector plan.
2. The site is located in the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 305 (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.



**11-G-16-UR
USE ON REVIEW**



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

Petitioner: Child Creations

Map No: 46

Jurisdiction: County



Original Print Date: 10/19/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

DAY CARE REVIEW

Case No. 11-G-16-UR
Applicant Child CREATIONS

ZONING ORDINANCE REQUIREMENTS (Article 4, Section 4.91)

• **Minimum Lot Size**

Required: 10,000 sq. ft.

Request: 27,000 sq ft

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

Required: 7,700 sq ft sq. ft. (2500 sq. ft. for first 20 children; 100 sq. ft. per each additional child)

Request: 7,700 + sq ft sq. ft.

• **Minimum Building Area**

Required: 2160 sq ft 30 square feet per child

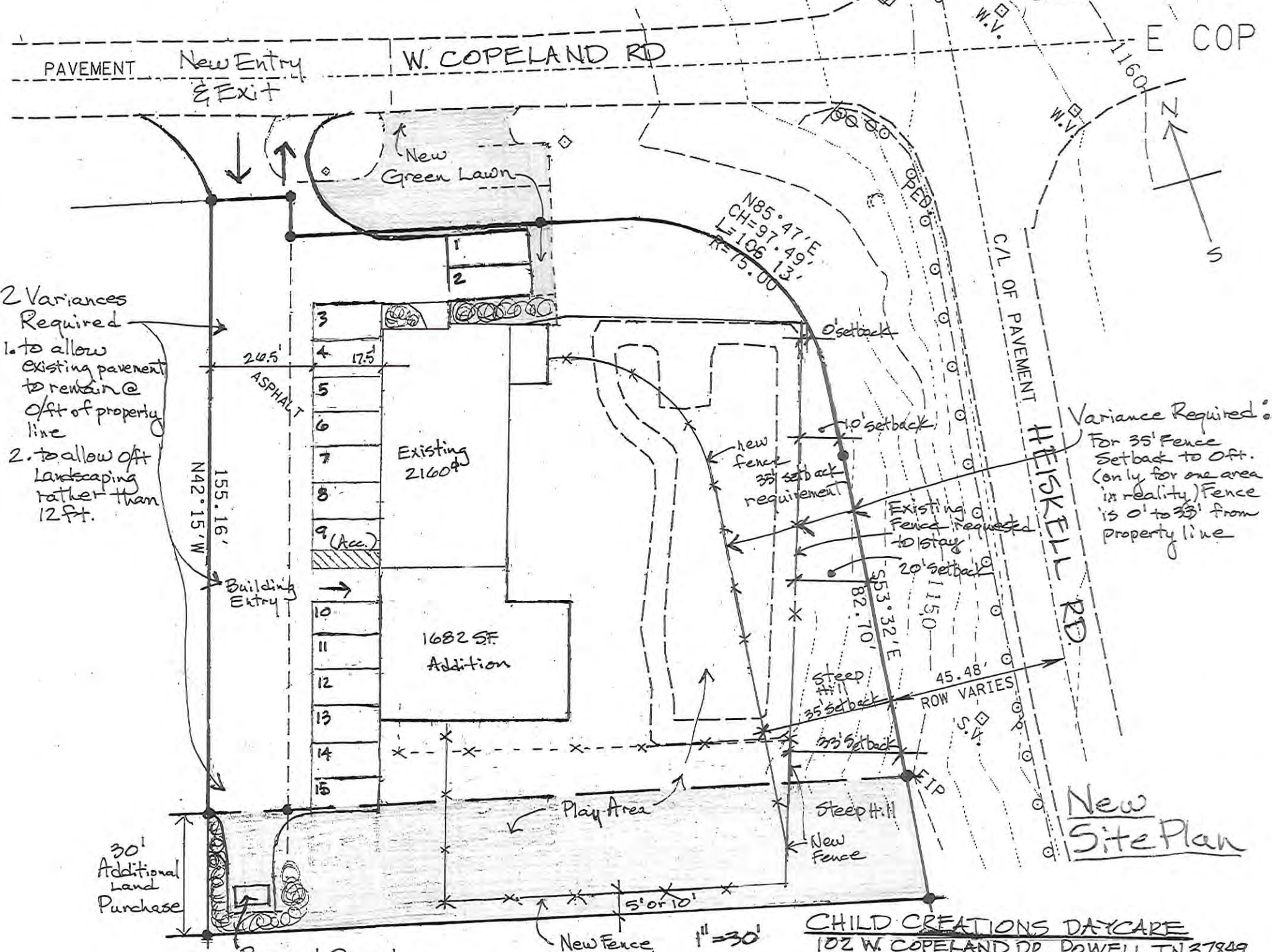
Request: 3842 sq ft sq. ft.

• **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



- 2 Variances Required
1. to allow existing pavement to remain @ off of property line
 2. to allow off landscaping rather than 12 ft.

Variance Required:
 For 35' Fence Setback to Off.
 (only for one area in reality) Fence is 0' to 33' from property line

30' Additional Land Purchase

Proposed Dumpster location

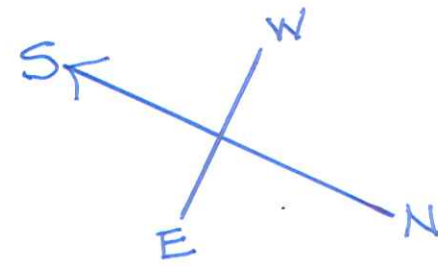
New Fence for Increased Playground

1" = 30'

CHILD CREATIONS DAYCARE
 102 W. COPELAND DR. POWELL, TN 37849
 Sept 12, 2016
 Agenda Item # 43

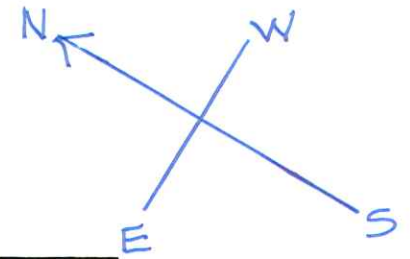
MPC November 10, 2016

102 west copeland south view



03/06/2016

102 west copeland



New Entry

Old Proposed Dumpster Location

Proposed Extended Parking

Proposed Dumpster Location

Steep Hill

Existing Playground Fence

30' Additional Land Purchase

New Fence for Increased Playground

03/06/2016

Bob Alcorn 659-0729

KNOXVILLE-KNOX COUNTY

MPC
METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Use on Review Development Plan

Name of Applicant: Child Creations

Date Filed: 9/28/16 Meeting Date: _____

Application Accepted by: [Signature]

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: 450.00 File Number: Use on Review 11-6-16-UR



PROPERTY INFORMATION

Address: 102 W. Copeland Dr.
 General Location: S/E/S W Copeland Dr
S/S Heiskell Rd
 Tract Size: 27,000 ± No. of Units: _____
 Zoning District: CA + A
 Existing Land Use: Daycare

Planning Sector: North County
 Sector Plan Proposed Land Use Classification: _____

Growth Policy Plan Designation: _____
 Census Tract: _____
 Traffic Zone: _____
 Parcel ID Number(s): 046 15702
 Jurisdiction: City Council _____ District
 County Commission 7 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Debbie G. Snyder
 Company: Child Creations
 Address: 102 W Copeland
 City: Powell State: In Zip: 37849
 Telephone: (865) 947-7000
 Fax: (865) 281-0865
 E-mail: dgsnyder@comcast.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: _____
 Company: Same as owner
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 Fax: _____
 E-mail: _____

APPROVAL REQUESTED

Development Plan: __ Residential __ Non-Residential
 Home Occupation (Specify Occupation)

 Other (Be Specific)
Daycare for up to
72 children

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]
 PLEASE PRINT
 Name: _____
 Company: Same as owner
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 E-mail: _____