

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

▶ **FILE #:** 12-B-17-UR

**AGENDA ITEM #:** 54

**AGENDA DATE:** 12/14/2017

▶ **APPLICANT:** UNION BAPTIST CHURCH

OWNER(S): Trustees of Union Baptist Church

TAX ID NUMBER: 40 103.01, 107, 108, 109

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6701 Washington Pike

▶ **LOCATION:** North side of Washington Pike, west of Maloneyville Road

▶ **APPX. SIZE OF TRACT:** 26.4 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Washington Pike., a minor arterial street with 22' of pavement width within 40-70' of right-of-way

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Whites Creek

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Church, house, vacant land

▶ **PROPOSED USE:** Daycare center with office and classrooms

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Vacant land / A (Agricultural) & PR (Planned Residential)

South: Houses / A (Agricultural)

East: House, vacant land / A (Agricultural)

West: Houses, vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is primarily developed with agricultural and rural residential uses under A zoning. There is a low density residential development north of the church property under PR zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for a child day care center with a maximum enrollment for up to 50 children, subject to 5 conditions.**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
3. Meeting all applicable requirements of the Knox County Department Engineering and Public Works.
4. Meeting the minimum standards of Article 4, Section 4.91 (Requirements for child day care centers and group day care homes), including but not limited to the fenced play area standard of subsection 4.91.01.C.
5. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the A (Agricultural) District and the general criteria for approval of a Use-on-Review.

**COMMENTS:**

The applicant is requesting approval of a day care center located on the property of Union Baptist Church on Washington Pike, west of Maloneyville Rd. The child day care center will be located behind the church, on the north end of the existing parking lot where there is an existing playground. Some of the existing parking lot will be restriped and new parking spaces created in front of the new building. The number of parking spaces will be the same with the exception of 1 additional handicap parking space.

The proposed playground is shown as being approximately 3,800 square feet in area, however, the minimum area for 50 children is 5,500 square feet (Article 4, Section 4.91.01.C). The church property has land available to accommodate the increased size of the playground.

The covered unfinished space on the north side of the proposed day care center is intended to be a multi-use room in the future when funds are available to finish the space. It is intended to be used by both the day care center and the church. The being that the multi-purpose room can be an accessory use of a church, it is not being considered as part of this application, other than it being integrated with the child care building.

**EFFECT OF 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 local services. Waste water will be handled by a septic system on site and permitted through the Knox County Health Department.
2. The proposed child day care center will have minimal impact on traffic since the facility is located on an arterial street and the church has sufficient parking to accommodate the daycare center.
3. The proposed use is consistent with the church and residential development in the area.

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

1. The proposed child day care center meets all of the requirements of the Knox County Zoning Ordinance.
2. 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 use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhoods where it is proposed. The use will not significantly injure the value of adjacent property. The use will not have an impact on drawing traffic through residential areas since it is located on an arterial street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

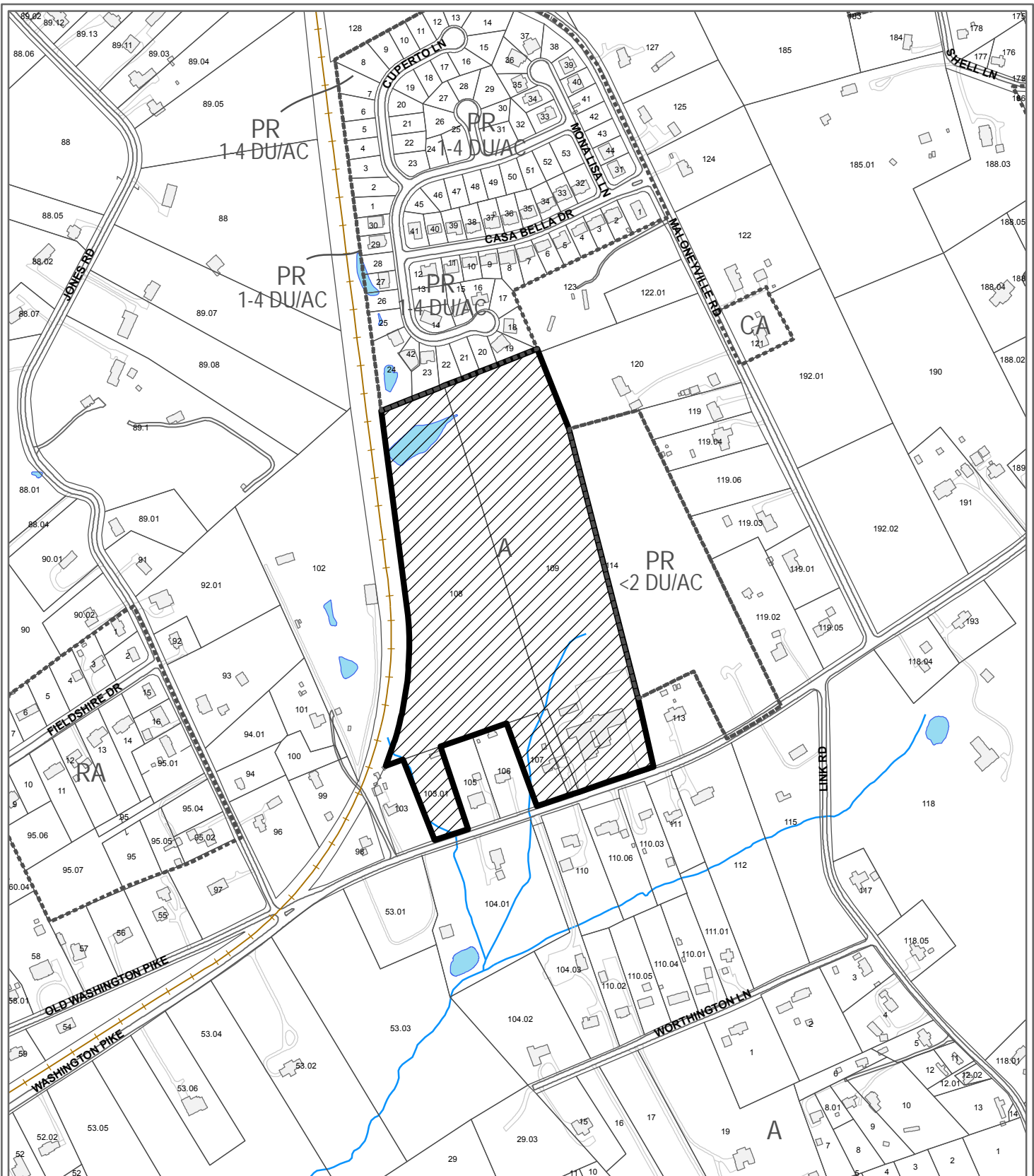
1. The Northeast County Sector Plan identifies the site within the CI and AG land use classifications, which allow consideration of the proposed use.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** 285 (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.



**12-B-17-UR  
USE ON REVIEW**

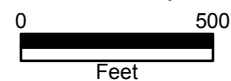


Offices, classrooms, and daycare center in A (Agricultural)

Original Print Date: 11/13/2017      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

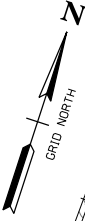
Petitioner: Union Baptist Church

Map No: 40  
Jurisdiction: County



**Standard Notes:**

- This is a priority construction activity.
- Adequate drainage, erosion and sediment control measures, best management practices and/or other stormwater management facilities shall be provided and maintained at all times during construction. Damages to adjacent property and/or the construction site caused by the contractor's negligence or failure to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or contractor.
- Quality assurance of erosion prevention and sediment controls shall be conducted by qualified personnel performing site assessment each rainfall involving drainage totaling 10 or more acres, or five or more acres if raining to impaired or exceptional water. The assessment will be conducted at each qualifying rainfall within a month of construction commencement. (see CCP sec. 3.2.2 for assessment language)
- Fugitive sediment that has escaped the construction site must be removed so that it is not subsequently washed into storm sewers and/or streams by the next rain and/or so that it does not pose a safety hazard to users of public streets. Arrangements concerning removal of sediment originating property must be settled by the permittee with the adjoining land owner.
- Sediment should be removed from sediment traps (i.e. fences, sedimentation ponds, other sediment controls when design capacity has been reduced by 50%.
- Litter, construction debris, and construction materials exposed to stormwater shall be picked up prior to anticipated storm events or before being carried off the site by wind, or otherwise prevented from becoming a pollution source for stormwater discharges.
- Preconstruction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary cover is installed.
- Existing vegetation should be preserved to the maximum extent practicable.
- Temporary or permanent soil stabilization must be completed no later than 15 days after the construction activity in that portion of the site has permanently or temporarily ceased. Steep slopes (>35%) must be permanently or temporarily stabilized within 7 days.
- Soil inspections shall be performed at least twice weekly at a minimum of 72 hours apart on all un stabilized sites.

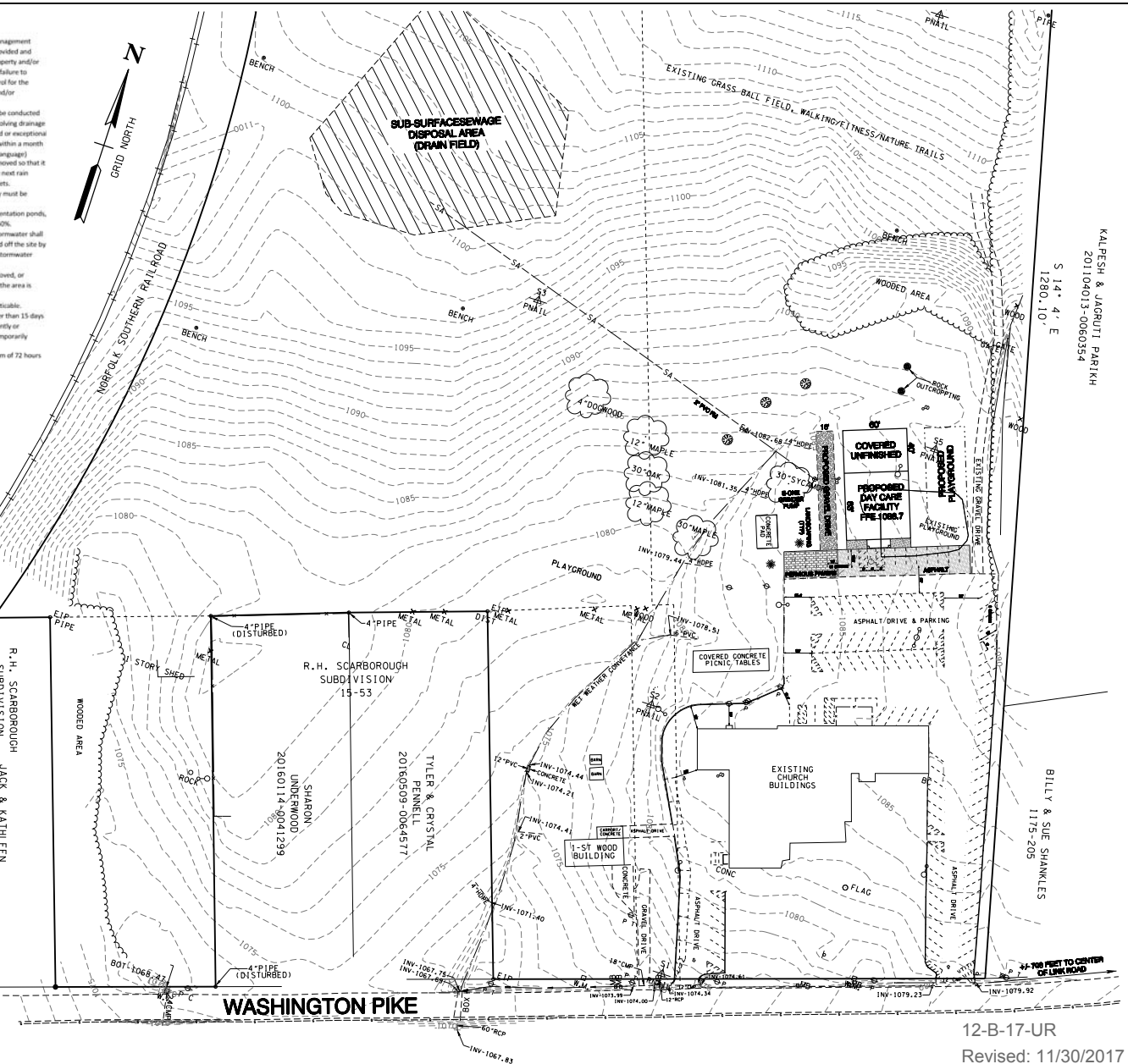


**LEGEND**

- ⊙ EIP EXISTING IRON PIN
- ⊠ GAS VALVE
- ⊡ WATER METER
- ⊕ MANHOLE
- LIGHT POLE
- SION
- ⊠ WATER VALVE
- ⊠ FIRE HYDRANT
- ⊠ CATCH BASIN
- ⊠ POWER/TELEPHONE
- ⊠ GUY WIRE
- ⊠ BENCH MARK / SURVEY CONTROL
- ⊠ EXISTING TREE
- ⊠ PROPOSED SHRUB PLANTING (TYP)
- ⊠ PROPOSED TREE PLANTING (TYP)

**LANDSCAPING NOTES:**

- EXISTING TREES WILL BE PRESERVED TO THE EXTENT POSSIBLE.
- NEW PLANTINGS OF TREES WILL BE PROVIDED AT A MINIMUM RATE OF 5 TREES PER ACRE OR 5 TREES.
- ALL TREES SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL. ANY TREE WHICH FAILS TO SURVIVE SHALL BE REPLACED.
- BEDDING AREAS WILL BE INSTALLED ADJACENT TO PROPOSED BUILDING WITH MULCH COVER OVER TOPSOIL AND DECORATIVE PLANTINGS.
- TREE PLANTINGS TO INCLUDE THE SPECIES INDICATED AND/OR OTHER SUITABLE SPECIES SUCH AS CHINESE MAPLE, FLOWERING DOGWOOD, AMERICAN ELMS, & SCOTCH PINE.
- SHRUBS TO BE PLANTED INCLUDE PFIZER'S JUMPER AND A COMBINATION OF AZALEA, WIRTLE, RHODODENDRON, AND OTHER ORNAMENTAL VARIETIES.
- REMAINING AREAS WILL BE SEEDED OR SOODED WITH A MIXTURE OF LAWN GRASSES.



**LOCATION MAP**

- NOTE:**
- TOTAL NEW IMPROVED AREA TO BE LESS THAN 6000 SQUARE FEET.
  - EXISTING CONDUITS FROM TOPOGRAPHIC SURVEY, HAZARDOUS LOCATIONS OF UNRECORDED UTILITIES ARE APPROXIMATE. THESE MAY BE CHANGED UPON UTILITY RECORDS. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
  - CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CARRY PLANNING.
  - EROSION CONTROL MEASURES SHALL BE A MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF EROSION FROM THE PROJECT SITE. ADDITIONAL ITEMS MAY BE REQUIRED.
  - IF A APPLY TEMPORARY EROSION PREVENTION OPERATIONS ARE TEMPORARILY FAILED FOR OVER 14 DAYS AND TOTAL EROSION EXPOSED SURFACE IS TO BE COMPLETED WITHIN ONE YEAR, APPLY TEMPORARY EROSION PREVENTION OPERATIONS. IF A APPLY PERMANENT EROSION PREVENTION OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS ARE COMPLETE WITHIN THE DISTURBED AREA, APPLY PERMANENT EROSION TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EROSION OR BROWAL.
  - ACCESS TO BEEN DAY CARE AND ADJACENT AREAS TO BE PRESERVED THROUGHOUT THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE ACCESS WITH ADDITIONAL HIGH ACCESS AND PARALLEL ACCESS. EXISTING STRIPING TO BE ACCURATE TO MAINTAIN THE EXISTING BEHAVIOR OF TRAFFIC. HAZARDOUS PLUMBING SHALL BE PRESERVED AND MAINTAINED.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION AREA POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
  - LOCATION OF PROPOSED DOWN FIELD AREA PROVIDED BY MICK COUNTY SHALL BE PRESERVED WITH ADDITIONAL HIGH ACCESS AND PARALLEL ACCESS TO BE PRESERVED AND APPROVED.
  - UNION BAPTIST CHURCH DOES NOT HAVE A DAY CARE CURRENTLY OPERATING. ALL ACTIVITIES OF THE PROPOSED DAY CARE FACILITY SHALL BE LIMITED TO THE PROPOSED DAY CARE FACILITY ONLY. THE PROPOSED DAY CARE FACILITY SHALL NOT BE USED FOR ANY OTHER PURPOSES. THE PROPOSED DAY CARE FACILITY SHALL NOT BE USED FOR ANY OTHER PURPOSES. THE PROPOSED DAY CARE FACILITY SHALL NOT BE USED FOR ANY OTHER PURPOSES.
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  - ASPHALT DRIVE ON WEST SIDE OF DAY BUILDING FOR WALKWAY ACCESS AND DELIVERIES.

**OWNER/DEVELOPER:**  
UNION BAPTIST CHURCH  
6701 WASHINGTON PIKE  
KNOXVILLE, TN 37918  
CONTACT: HARRY BROOKS  
PHONE: (865) 604-0164

**ENGINEER:**  
ROBERT G. CAMPBELL  
AND ASSOCIATES  
7523 TAGGART LANE  
KNOXVILLE, TN 37918  
PHONE: (865) 947-5996  
FAX: (865) 947-7556

**ARCHITECT:**  
FALCONIER DESIGN COMPANY  
4622 CHARLES AVENUE  
KNOXVILLE, TN 37919  
(865) 584-7668

**BUILDER:**  
GEORGE W. REAGAN COMPANY  
1700 GRANGER AVENUE  
KNOXVILLE, TN 37927  
(865) 522-6175

Certification of Concept Plan.  
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Tnox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.  
Registered Engineer: *Robert G. Campbell*  
Tennessee Certificate No. 104218

**CLT MAP: 40**  
**PARCELS: 103.01, 107, 108, 109**

**DEED REFERENCE: 20000629-0044030**  
**20080721-0006922**  
**20081120-0036468**

**PLAT REFERENCE: 15-53**

**TOTAL AREA: 28.40 ACRES**

**NEW IMPROVED AREA: 9,889 SQ FT**  
**NEW PAVEMENT PAVED: 1,819 SQ FT**  
**DISTURBED AREA: 0.75 AC**

**PROPERTY ZONED: A**

**USE ON REVIEW**  
**MPC FILE NUMBER: 12-B-17-UR**



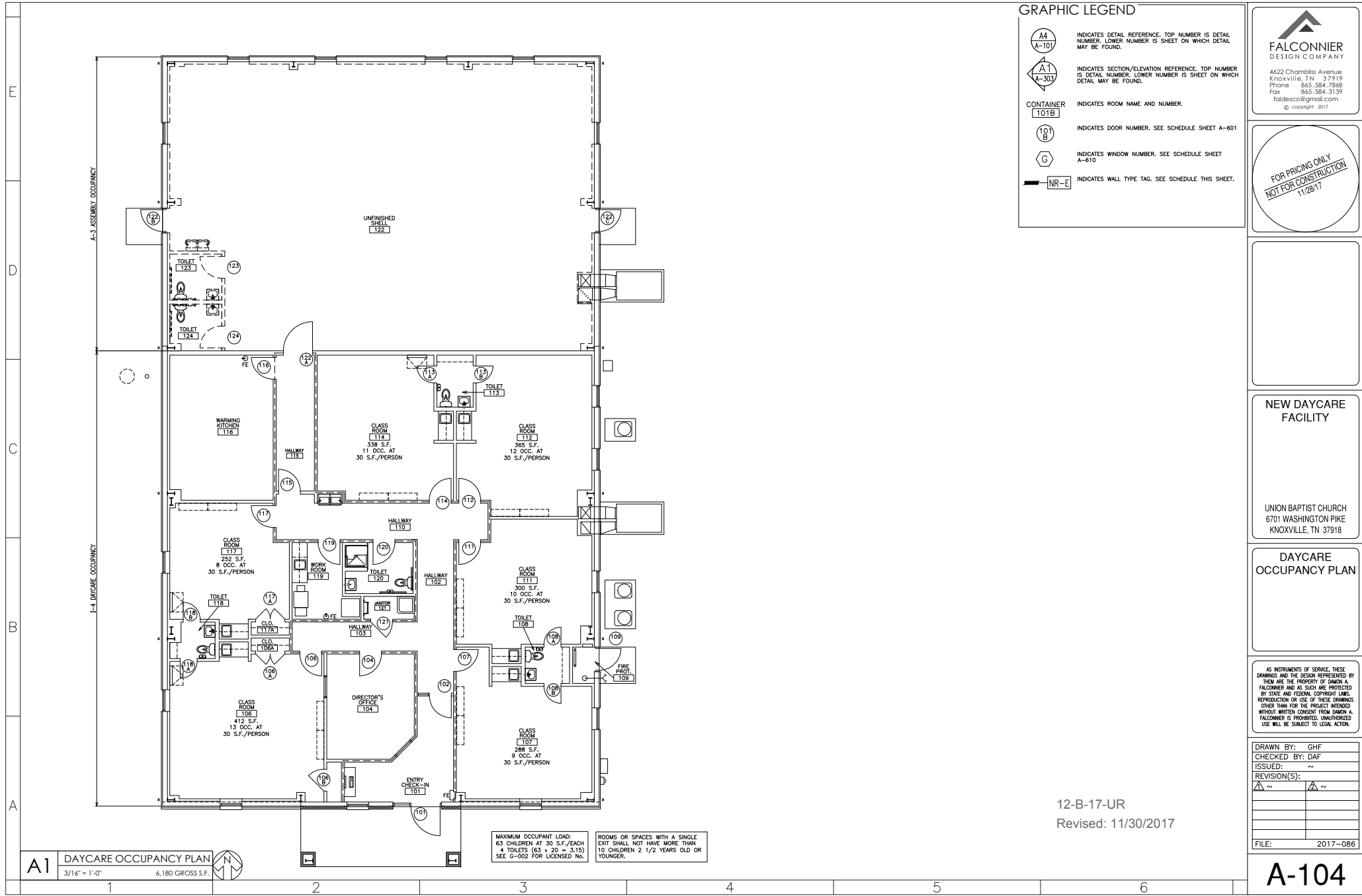
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**ROBERT G. CAMPBELL & ASSOC., L.P.**  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

**UNION BAPTIST CHURCH**  
PROPOSED DAY CARE ADDITION

**GENERAL LAYOUT**  
PLAN VIEW

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 50'	SHEET ONE
DRAWN BY GMT	DATE 11-28-17	FILE NO. 17092	NO. 1
			OF FOUR SHEETS



- EXTERIOR FINISHES & COLORS:**
1. BRICK;
  2. EFS;
  3. GUTTERS;
  4. DOWNSPOUTS;
  5. RAKE & EAVE TRIMS;
  6. METAL PANELS: WHITE.

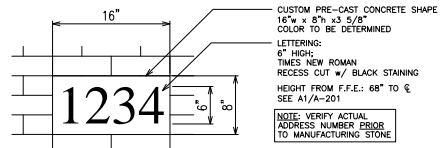
FOR PRICING ONLY  
 NOT FOR CONSTRUCTION  
 11/28/17

**NEW DAYCARE FACILITY**  
 UNION BAPTIST CHURCH  
 6701 WASHINGTON PIKE  
 KNOXVILLE, TN 37918

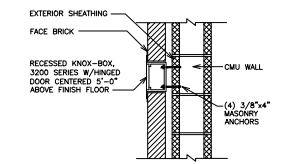
**ELEVATIONS**

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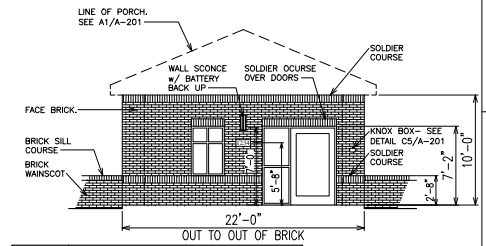
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REVISION(S):	~
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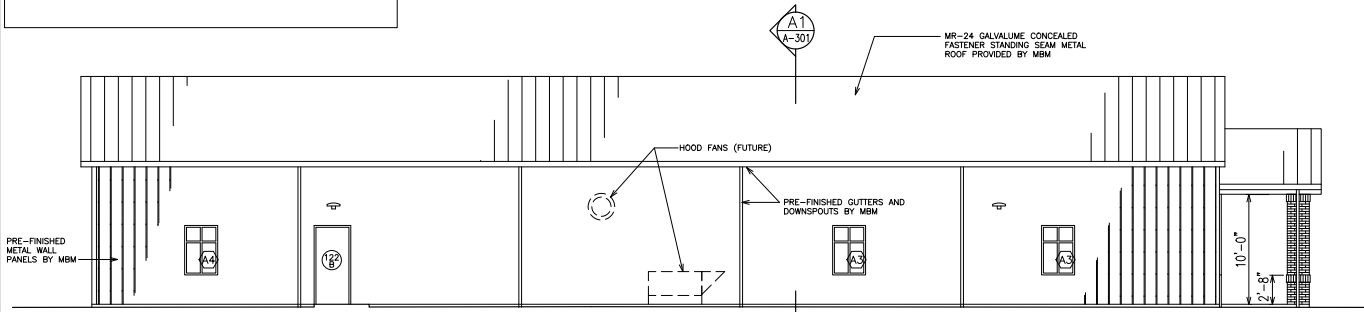
**D5 ADDRESS BLOCK**  
 3/16" = 1'-0"



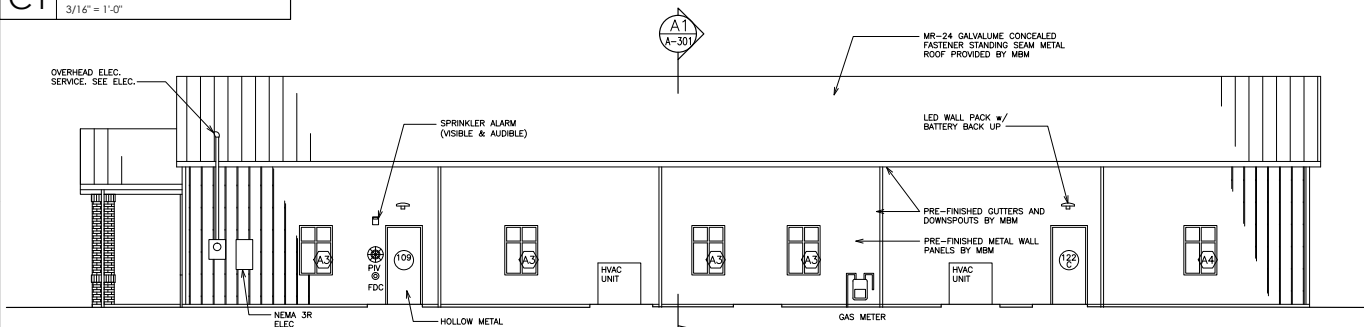
**C5 KNOX BOX DETAIL**  
 1" = 1'-0"



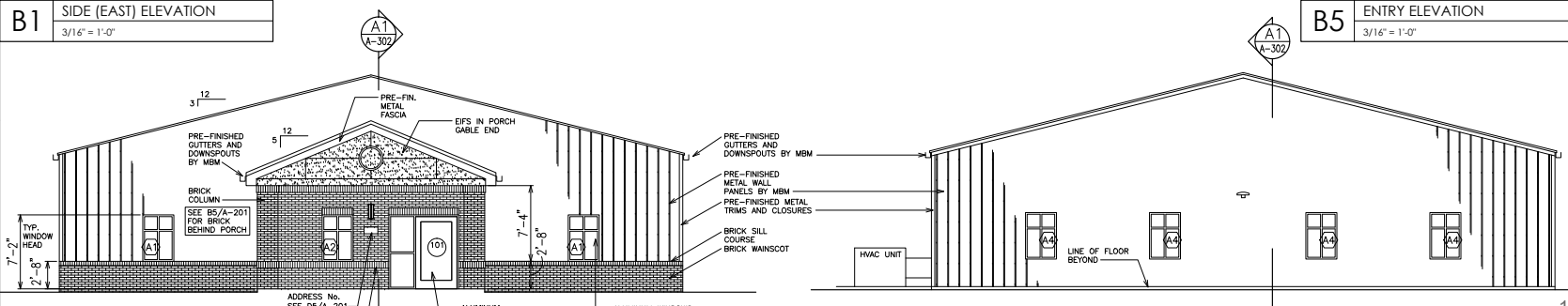
**B5 ENTRY ELEVATION**  
 3/16" = 1'-0"



**C1 SIDE (WEST) ELEVATION**  
 3/16" = 1'-0"



**B1 SIDE (EAST) ELEVATION**  
 3/16" = 1'-0"



**A1 FRONT (SOUTH) ELEVATION**  
 3/16" = 1'-0"

**A4 REAR (NORTH) ELEVATION**  
 3/16" = 1'-0"

12-B-17-UR  
 Revised: 11/30/2017

**A-201**

**Use on Review**     **Development Plan**

Name of Applicant: Union Baptist Church

Date Filed: 10/20/17    Meeting Date: 12/14/17

Application Accepted by: James Reed

Fee Amount:        File Number: Development Plan    

Fee Amount: 1200.00    File Number: Use on Review 12-B-17-UR



**PROPERTY INFORMATION**

Address: 6701 Washington Pike

General Location: North side of Washington Pike west of Maloneyville Road

Tract Size: 26.40 acres    No. of Units:    

Zoning District: A

Existing Land Use: Church Facilities/Undeveloped Land

Planning Sector: Northeast County

Sector Plan Proposed Land Use Classification:    

Growth Policy Plan Designation:    

Census Tract: 52.01

Traffic Zone:    

Parcel ID Number(s): CLT 40 Parcels 103.01, 107, 108, 109

Jurisdiction:  City Council        District  
 County Commission    8th District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: Trustees of Union Baptist Church

Company: Union Baptist Church

Address: 6701 Washington Pike

City: Knoxville    State: TN    Zip: 37918

Telephone: (865) 687-5987

Fax: (865) 687-2860

E-mail: rep.harry.brooks@capitol.tn.gov

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Garrett Tucker

Company: Robert Campbell & Associates

Address: 7523 Taggart Lane

City: Knoxville    State: TN    Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: gtucker@rgc-a.com

**APPROVAL REQUESTED**

**Development Plan:**    Residential  **Non-Residential**

**Home Occupation (Specify Occupation)**

**Other (Be Specific)**

Offices, Classrooms, Daycare center.

**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: [Handwritten Signature]

PLEASE PRINT

Name: GARRETT TUCKER

Company: Union Baptist Church

Address: Same as above

City:        State:        Zip:    

Telephone:    

E-mail:

