

# USE ON REVIEW REPORT

► **FILE #:** 11-G-20-UR

**AGENDA ITEM #:** 38

**AGENDA DATE:** 11/12/2020

► **APPLICANT:** **STUART ANDERSON, AIA**  
**OWNER(S):** Little Hawks Early Learning Center

**TAX ID NUMBER:** 117 031

[View map on KGIS](#)

**JURISDICTION:** County Commission District 6

**STREET ADDRESS:** 11333 Hardin Valley Rd.

► **LOCATION:** **North side of Hardin Valley, northeast of Steele Road**

► **APPX. SIZE OF TRACT:** **3.1 acres**

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Hardin Valley Rd., a minor arterial street with 3 lanes, including a center turning lane, within 100' of right-of-way.

**UTILITIES:** Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

**WATERSHED:** Conner Creek

► **ZONING:** **CA (k) (General Business)**

► **EXISTING LAND USE:** **Vacant land**

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

**HISTORY OF ZONING:** The property was rezoned from A to CA(k) in 2017 (7-B-17-RZ) with a condition of using the landscape standards of the CN zone.

**SURROUNDING LAND USE AND ZONING:** North: Hardin Valley Academy / A (Agricultural)

South: Hardin Valley Rd., vacant land / A (Agricultural)

East: Vacant Knox County school property / A (Agricultural)

West: Hardin Valley Academy entrance drive / A (Agricultural)

**NEIGHBORHOOD CONTEXT:** The predominant land uses in this area are the Hardin Valley Schools. The closest developed commercial is the Food City center on the west side of Steele Rd., zoned CA, and there was a veterinary clinic approved on Hardin Valley Rd across from the elementary school. Other development in the area is agricultural or low density residential, zoned A or PR.

## STAFF RECOMMENDATION:

► **APPROVE** the request for the child day care center for up to 63 children, excluding the school age children enrolled in the after school program, as shown on the development plan, subject to 9 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. The maximum number of children served by the day care center shall be limited by the size of the outdoor play area as shown on the plans approved for permitting, however, the number of children permissible shall not be greater than 63 without a new Use on Review approval by the Planning Commission. The school age children enrolled in the after school program are not included in this stated maximum children served.
5. The maximum number of school age children enrolled in the after school program shall be limited to the capacity of the facility or other applicable licensing requirements, whichever is less, and is permitted as an accessory use to the child day care center as part of this approval and not a standalone use.
6. Installation of all sidewalks associated with the child day care facility, as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Engineering and Public Works.
7. Installation of the landscaping shown on the Landscaping Plan within 6 months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee its installation.
8. When the future commercial development on the front portion of the site submits an application to the Planning Commission for Use on Review approval or to Knox County for permitting, if the projected vehicle trips per day for the entire development is greater than 750, a transportation impact analysis may be required. This transportation impact analysis will be the responsibility of the property owner or
9. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the CA (General Commercial) District, the landscape standards of the CN (Neighborhood Commercial) District as required by the zoning condition, and the general criteria for approval of a Use-on-Review.

#### **COMMENTS:**

The applicant is requesting approval of a child day care center located on a property adjacent Hardin Valley Academy. The requested maximum enrollment the facility is 63 children, however, the proposed building is large enough to serve 100 children in the child care program, 22 school age children in the after school program, and have 23 employees. There are also two "future flex" spaces that could accommodate an additional 33 children. The reduced maximum enrollment for the facility of 63 is based on the size of the outdoor play area. The Knox County zoning standards for child care centers requires that "A fenced play area of not less than two thousand five hundred (2,500) square feet for the first twenty (20) children shall be provided. For every additional child, an additional one hundred (100) square feet shall be provided." The outdoor play area shown on sheet A1.1 is 6,837 sqft, which can accommodate a facility with 63 children. If during permitting the outdoor play area is reduced in size, the maximum children allowed to be served by the child day care center shall be reduced accordingly. If additional outdoor play area is provided or a variance is approved to reduce the required outdoor play area per child, a new Use on Review approval by the Planning Commission will be required to increase the maximum enrollment above 63, or as otherwise approved.

Access to the facility is through the future commercial development that will be on the front portion of the property. The driveway will be approximately 120 feet east of the eastern entrance to Hardin Valley Academy and Hardin Valley Middle School. A transportation impact analysis (TIA) is not required for the child day care facility alone, however, a TIA may be required when the future commercial development is proposed if the total vehicle trips per day for the entire development is projected to be more than 750. This determination will be made when the future development either applies for an approval through the Planning Commission or applies for permits with Knox County.

#### **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 since utilities are available.
2. The proposed child day care center could have an impact on the traffic flow on Hardin Valley Road being so close to the main entrance to Hardin Valley Academy and Hardin Valley Middle School. Depending on the uses proposed in the future commercial phase of this development, improvements to Hardin Valley Road may be necessary or the access to the site may need to be limited. This will be determined when the future commercial development is proposed.

3. The proposed use is compatible with the adjacent schools and the residential uses in the area.

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

1. With the recommended conditions, 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

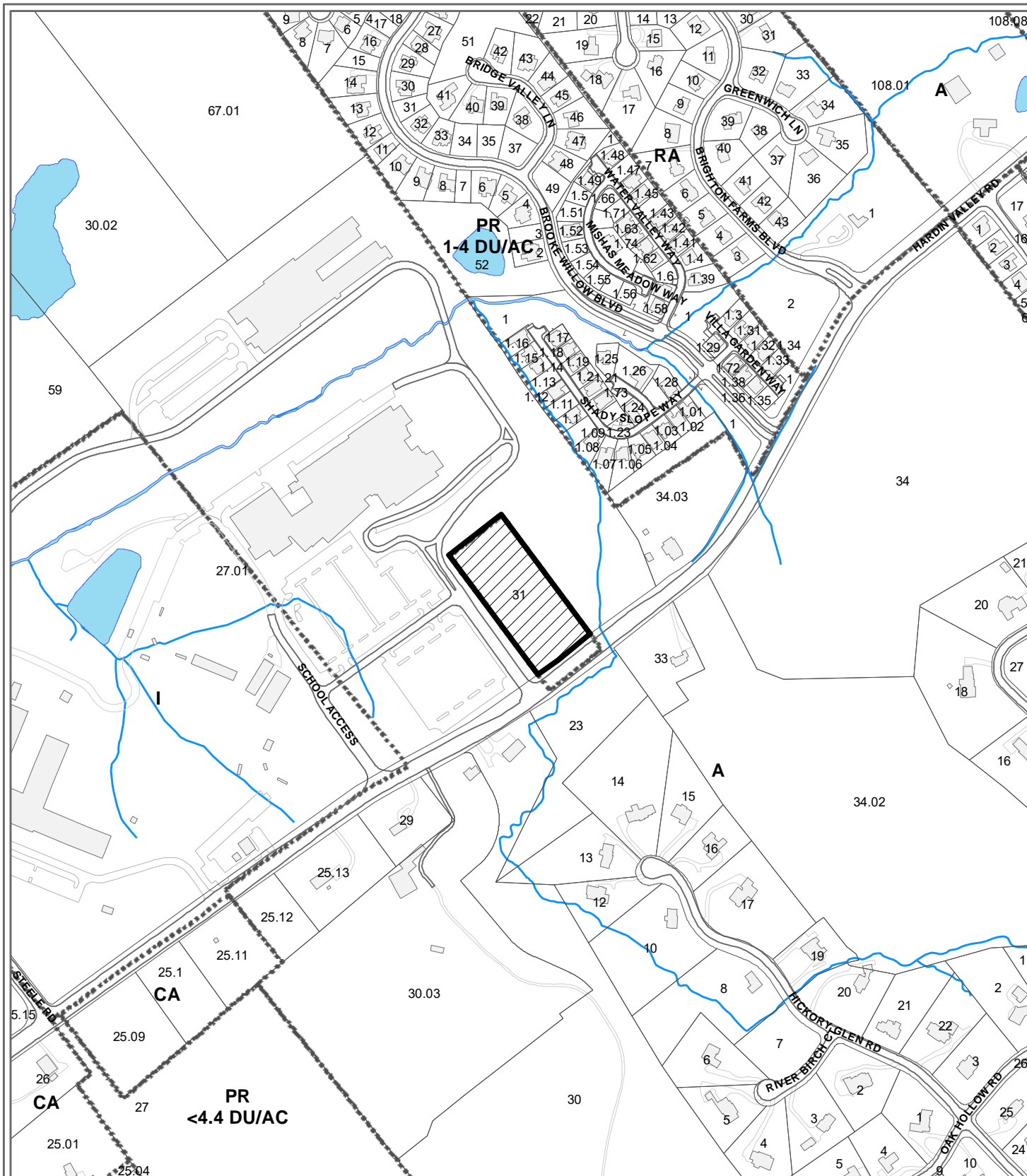
1. The Northwest County Sector Plan identifies the site within the MDR land use classifications, which allows several residential zone districts. These residential zones would also list child day care centers as a use permitted on review, so the request is consistent with the sector plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 429 (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.

The Planning Commission'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 a Planning Commission decision in the County.



**11-G-20-UR  
USE ON REVIEW**



Child day care center in CA (k) (General Business)

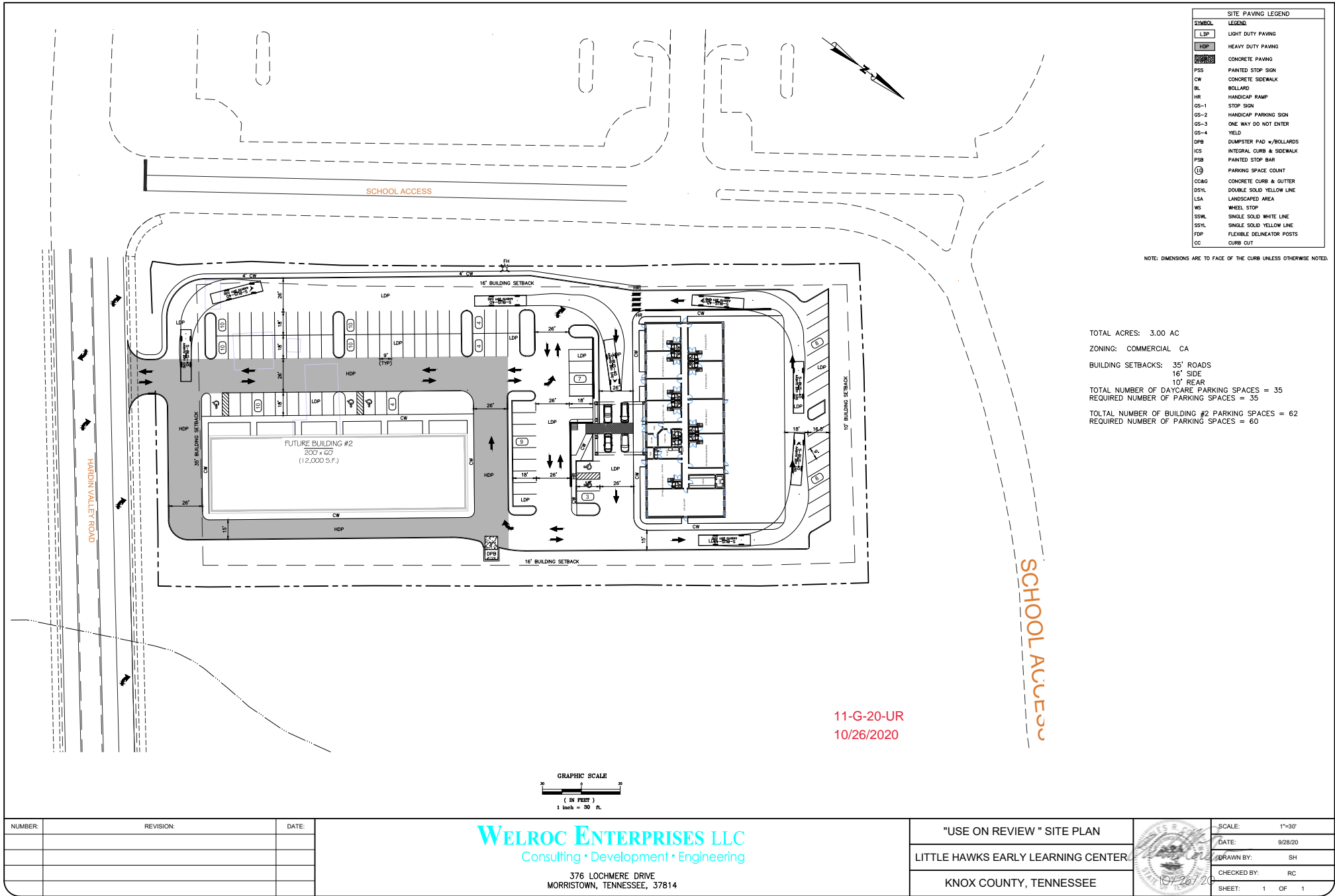
Original Print Date: 10/20/2020 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Anderson, AIA, Stuart

Map No: 117  
Jurisdiction: County

0 500  
Feet





SITE PAVING LEGEND	
SYMBOL	LEGEND
LDP	LIGHT DUTY PAVING
HDP	HEAVY DUTY PAVING
CW	CONCRETE SIDEWALK
BL	BOLLARD
HR	HANDICAP RAMP
OS-1	STOP SIGN
OS-2	HANDICAP PARKING SIGN
OS-3	ONE WAY DO NOT ENTER
OS-4	YIELD
DPB	DUMPSTER PAD w/ROLLARDS
ICS	INTEGRAL CURB & SIDEWALK
PSB	PAINTED STOP BAR
CS	CONCRETE CURB & GUTTER
DSYL	DOUBLE SOLID YELLOW LINE
LSA	LANDSCAPED AREA
WS	WHEEL STOP
SSL	SINGLE SOLID WHITE LINE
SSYL	SINGLE SOLID YELLOW LINE
FDP	FLEXIBLE DELINEATOR POSTS
CC	CURB CUT

NOTE: DIMENSIONS ARE TO FACE OF THE CURB UNLESS OTHERWISE NOTED.

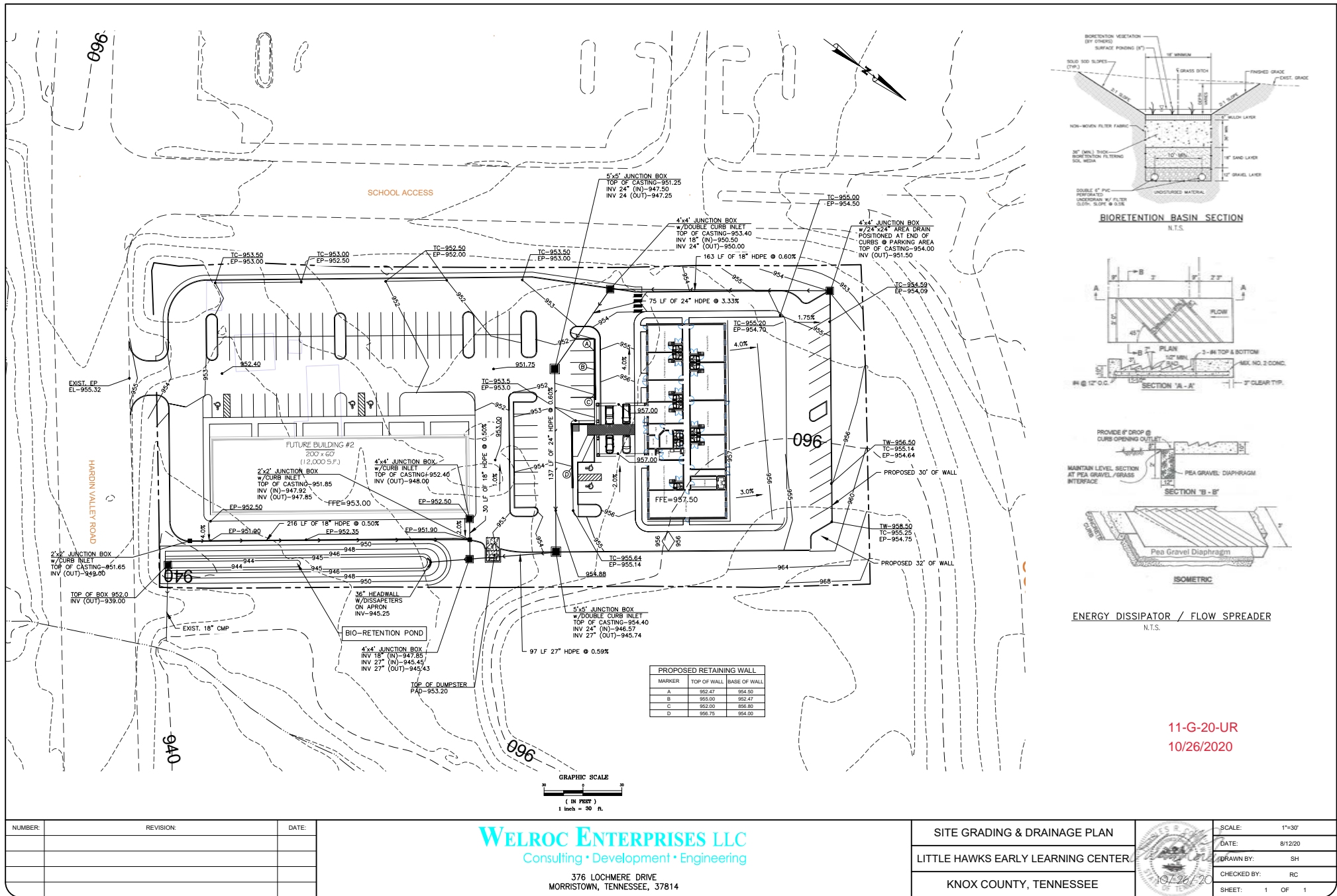
TOTAL ACRES: 3.00 AC  
ZONING: COMMERCIAL CA  
BUILDING SETBACKS: 35' ROADS  
16' SIDE  
10' REAR  
TOTAL NUMBER OF DAYCARE PARKING SPACES = 35  
REQUIRED NUMBER OF PARKING SPACES = 35  
TOTAL NUMBER OF BUILDING #2 PARKING SPACES = 62  
REQUIRED NUMBER OF PARKING SPACES = 60

NUMBER	REVISION	DATE

**WELROC ENTERPRISES LLC**  
Consulting • Development • Engineering  
376 LOCHMERE DRIVE  
MORRISTOWN, TENNESSEE, 37814

"USE ON REVIEW " SITE PLAN
LITTLE HAWKS EARLY LEARNING CENTER
KNOX COUNTY, TENNESSEE

SCALE: 1"=30'
DATE: 9/28/20
DRAWN BY: SH
CHECKED BY: RC
SHEET: 1 OF 1



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Consulting • Development • Engineering

376 LOCHMERE DRIVE  
MORRISTOWN, TENNESSEE, 37814

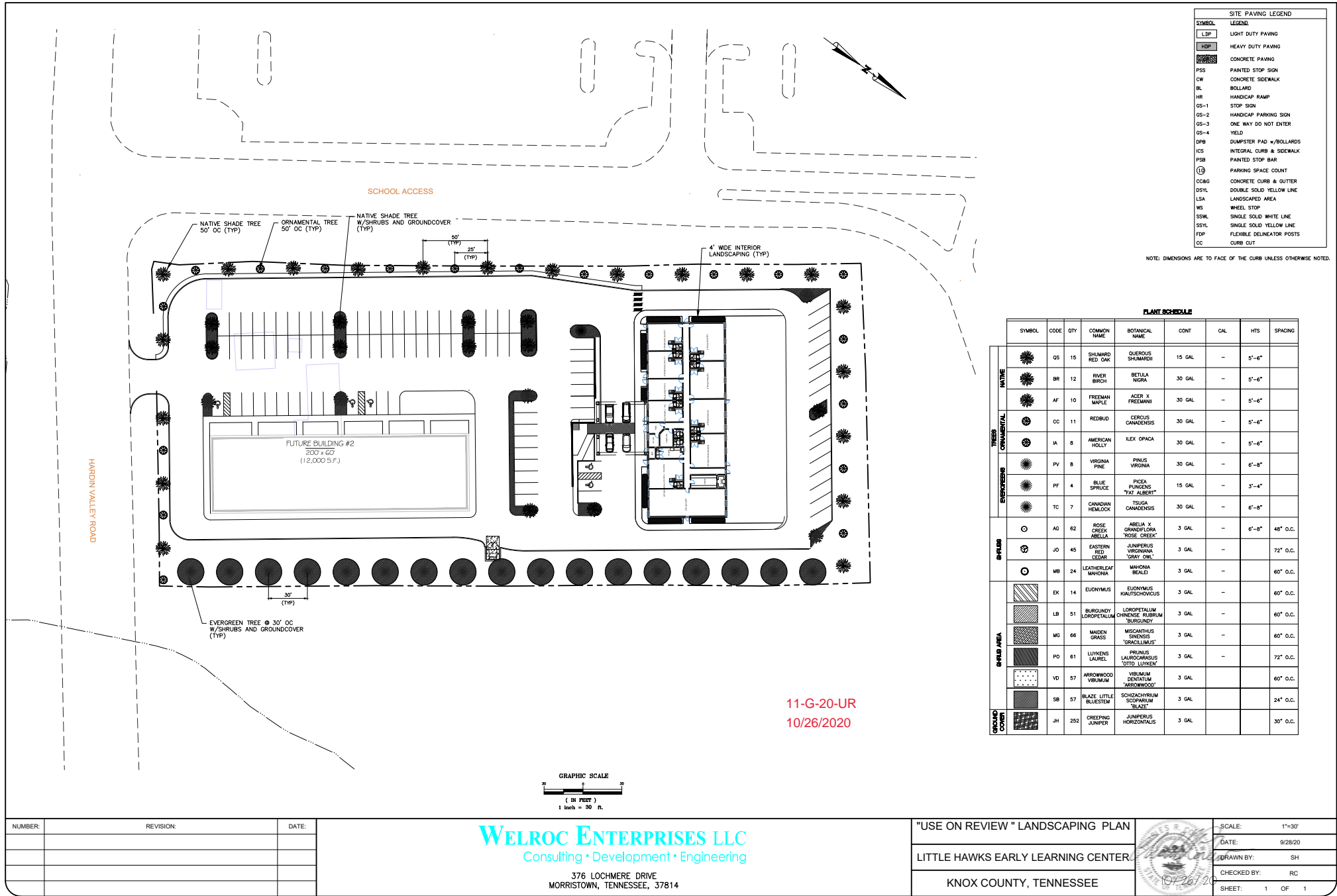
SITE GRADING & DRAINAGE PLAN

LITTLE HAWKS EARLY LEARNING CENTER

KNOX COUNTY, TENNESSEE



SCALE: 1"=30'  
DATE: 8/12/20  
DRAWN BY: SH  
CHECKED BY: RC  
SHEET: 1 OF 1



SITE PAVING LEGEND	
SYMBOL	LEGEND
LIP	LIGHT DUTY PAVING
HDP	HEAVY DUTY PAVING
CONC	CONCRETE PAVING
PS	PAINTED STOP SIGN
CH	CONCRETE SIDEWALK
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FDP	FLEXIBLE DELINEATOR POSTS
CC	CURB CUT

NOTE: DIMENSIONS ARE TO FACE OF THE CURB UNLESS OTHERWISE NOTED.

PLANT SCHEDULE

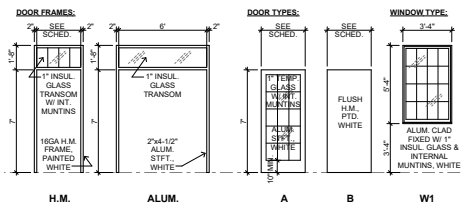
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	HTS	SPACING
NATIVE	QS	15	SHUMARD RED OAK	QUERCUS SHUMARDII	15 GAL	-	5'-6"	
	BR	12	RIVER BIRCH	BETULA NIGRA	30 GAL	-	5'-6"	
	AF	10	FREEMAN MAPLE	ACER X FREEMANI	30 GAL	-	5'-6"	
	CC	11	REDBUD	CERCOUS CANADENSIS	30 GAL	-	5'-6"	
TREES	IA	8	AMERICAN HOLLY	ILEX OPACA	30 GAL	-	5'-6"	
	PV	8	VIRGINIA PINE	PINUS VIRGINIA	30 GAL	-	6'-8"	
	PF	4	BLUE SPRUCE	PICEA PUNGENS 'TAT ALBERT'	15 GAL	-	3'-4"	
	TC	7	CANADIAN HEMLOCK	TSUGA CANADENSIS	30 GAL	-	6'-8"	
SHRUBS	AG	62	ROSE CREEK ARBUELA	ARBUZIA X GRANDIFLORA 'ROSE CREEK'	3 GAL	-	6'-8"	48" O.C.
	JO	45	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA 'SPAT OWL'	3 GAL	-		72" O.C.
	MB	24	LEATHERLEAF MAHONIA	MAHONIA BEALEI	3 GAL	-		60" O.C.
	EK	14	EUONYMUS	EUONYMUS KAUTSCHOWICUS	3 GAL	-		60" O.C.
GRASS AREA	LB	51	BURGUNDY LOROPETALUM	LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'	3 GAL	-		60" O.C.
	MG	66	MADON GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	3 GAL	-		60" O.C.
	PO	61	LYONS LAUREL	PRUNUS LAURICOMMISUS 'OTTO LYONS'	3 GAL	-		72" O.C.
	VD	57	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM 'ARROWWOOD'	3 GAL	-		60" O.C.
GROUND COVER	SB	57	BLAZE LITTLE BLUESTEM	SCHIZANTHIUM SCOPARIUM 'BLAZE'	3 GAL	-		24" O.C.
	JH	252	CREeping JUNPER	JUNIPERUS HORIZONTALIS	3 GAL	-		30" O.C.



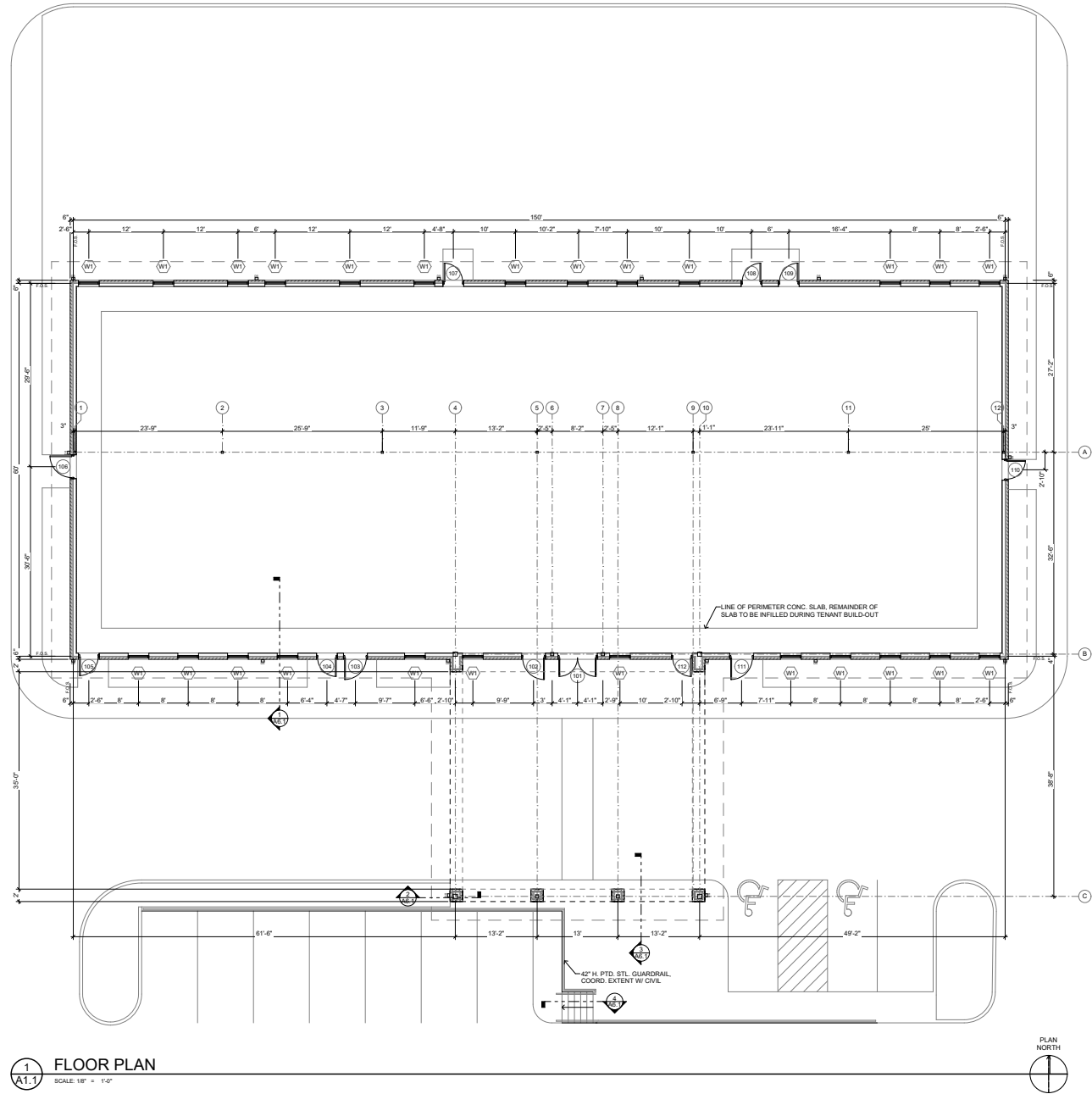
11-G-20-UR  
9/28/2020

DOOR SCHEDULE										
MARK	W	H	T	LABEL	MATL	TYPE	MATL	FRAME	JAMB	REMARKS
101	23'-0"	7'-0"	1'-3/4"	-	ALUM.	A	ALUM.	-	-	ENTRY
102	3'-6"	7'-0"	1'-3/4"	-	H.M.	B	H.M.	-	-	ENTRY
103	3'-6"	7'-0"	1'-3/4"	-	H.M.	B	H.M.	-	-	ENTRY
105	3'-0"	7'-0"	1'-3/4"	-	H.M.	B	H.M.	-	-	ENTRY
106	3'-6"	7'-0"	1'-3/4"	-	H.M.	B	H.M.	-	-	ENTRY
107	3'-0"	7'-0"	1'-3/4"	-	H.M.	B	H.M.	-	-	ENTRY
109	3'-0"	7'-0"	1'-3/4"	-	H.M.	B	H.M.	-	-	ENTRY
110	3'-0"	7'-0"	1'-3/4"	-	H.M.	B	H.M.	-	-	ENTRY
111	3'-6"	7'-0"	1'-3/4"	-	H.M.	B	H.M.	-	-	ENTRY
112	3'-0"	7'-0"	1'-3/4"	-	H.M.	B	H.M.	-	-	ENTRY

DOOR NOTES:  
1. CALK BOTH SIDES OF ALL DOOR FRAMES.  
2. PROVIDE OIL STYLS AND BASE ANCHORS AT ALL JAMBS, TYP.  
3. HARDWARE ON DOORS SHALL BE LEVER TYPE FOR HANDICAP ACCESSIBILITY.  
4. CONTRACTOR SHALL VERIFY ALL HARDWARE SETS W/ OWNER PRIOR TO INSTALLATION.  
5. THRESHOLDS AT ALL EXT. DOORS SHALL BE MAX. 1/2" HIGH.  
6. REFER TO SHEET AS FOR OTHER REQUIREMENTS AND SPECIFICATIONS.



2 EXTERIOR DOORS AND WINDOWS  
SCALE: 1/4" = 1'-0"  
NOTE: REFER TO COVER SHEET FOR THERMAL PERFORMANCE REQUIREMENTS.



1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**GEORGE ARMOUR EWART ARCHITECT**  
404 Bearden Park Circle  
Knoxville, TN 37919  
865.602.7771  
Fax 865.602.7742  
www.georgeewart.com

**PROFESSIONAL ENGINEER**  
11421 SAM LEE RD  
KNOXVILLE, TN 37932  
865-954-5254

**PROFESSIONAL LANDSCAPE ARCHITECT**  
11333 HARDIN VALLEY RD.  
KNOXVILLE, TN 37932  
(SHELL PACKAGE ONLY)

**GEORGE A. EWART ARCHITECT**  
11421 SAM LEE RD  
KNOXVILLE, TN 37932  
865-954-5254  
10 SEPT 2020

FLOOR PLAN

DATE: 10 SEPT 2020  
PROJECT NO.: 20080  
PROJECT MGR.: STUART

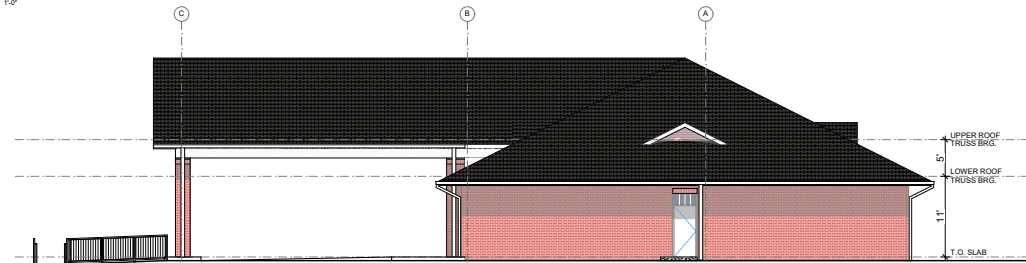
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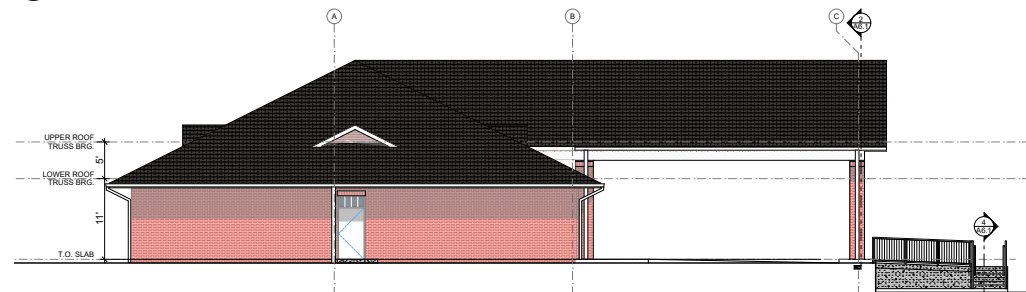
11-G-20-UR  
9/28/2020



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

TYP. ELEV. NOTES:  
AREA OF OWNER-SUPPLIED SIGNAGE,  
PROVIDE EXT. GRADE PLYWD. AS  
REQUIRED

DIMENSIONAL FIBERGLASS SHINGLES  
(W/ SHINGLE-OVERLAY RIDGE VENT AT  
ENTRY PORCH ROOF ONLY)

PREFIN. ALUM. LOUVER VENT AT  
DORMERS

HARDI-TRIM AT EAVES & RAKES

EI'S DRAINAGE SYSTEM, INSTALL PER  
MFR. SPECS

PREFIN. ALUM. GUTTER &  
DOWNSPOUT SYSTEM - TIE INTO  
UNDERGROUND DRAIN, SEE CIVIL

SOLDIER CS. HEAD & BRICK  
ROWLOCK SILL

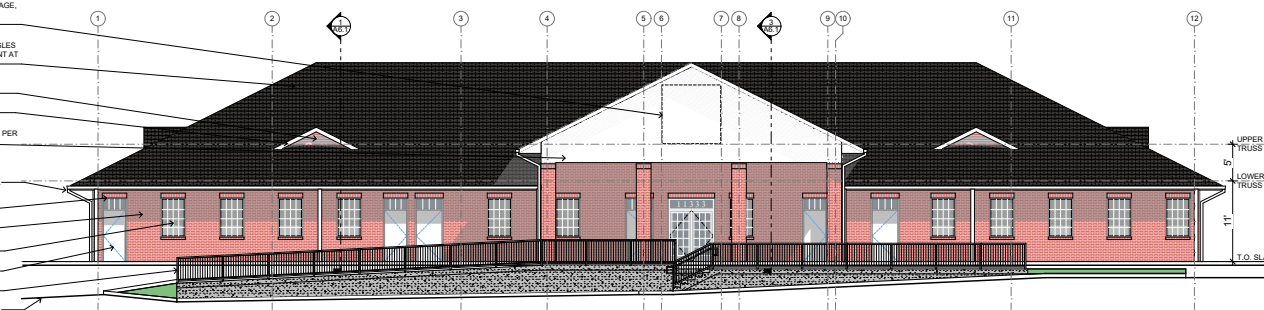
BRICK VENEER

ALUM. CLAD FIXED WINDOWS

PTD. H.M. DOORS

PTD. STL. RAILINGS

APPROX. GRADE LINE - SEE CIVIL



4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

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Knoxville, TN 37919  
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Fax 865.602.7742  
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**PROFESSIONAL  
ENGINEER, P.E.**  
11421 SAM LEE RD  
KNOXVILLE, TN 37932  
865-964-6254

**LOT 10-11-12  
LAWYER'S OFFICE**  
11333 HARDIN VALLEY RD.  
KNOXVILLE, TN 37932  
(SHELL PACKAGE ONLY)

GEORGE A. EWART  
REGISTERED ARCHITECT  
NO. 23161  
EXPIRES 30 SEPT 2020  
STATE OF TENNESSEE

EXTERIOR ELEVATIONS

DATE: 10 SEPT 2020  
PROJECT NO.: 20080  
PROJECT MGR.: STUART

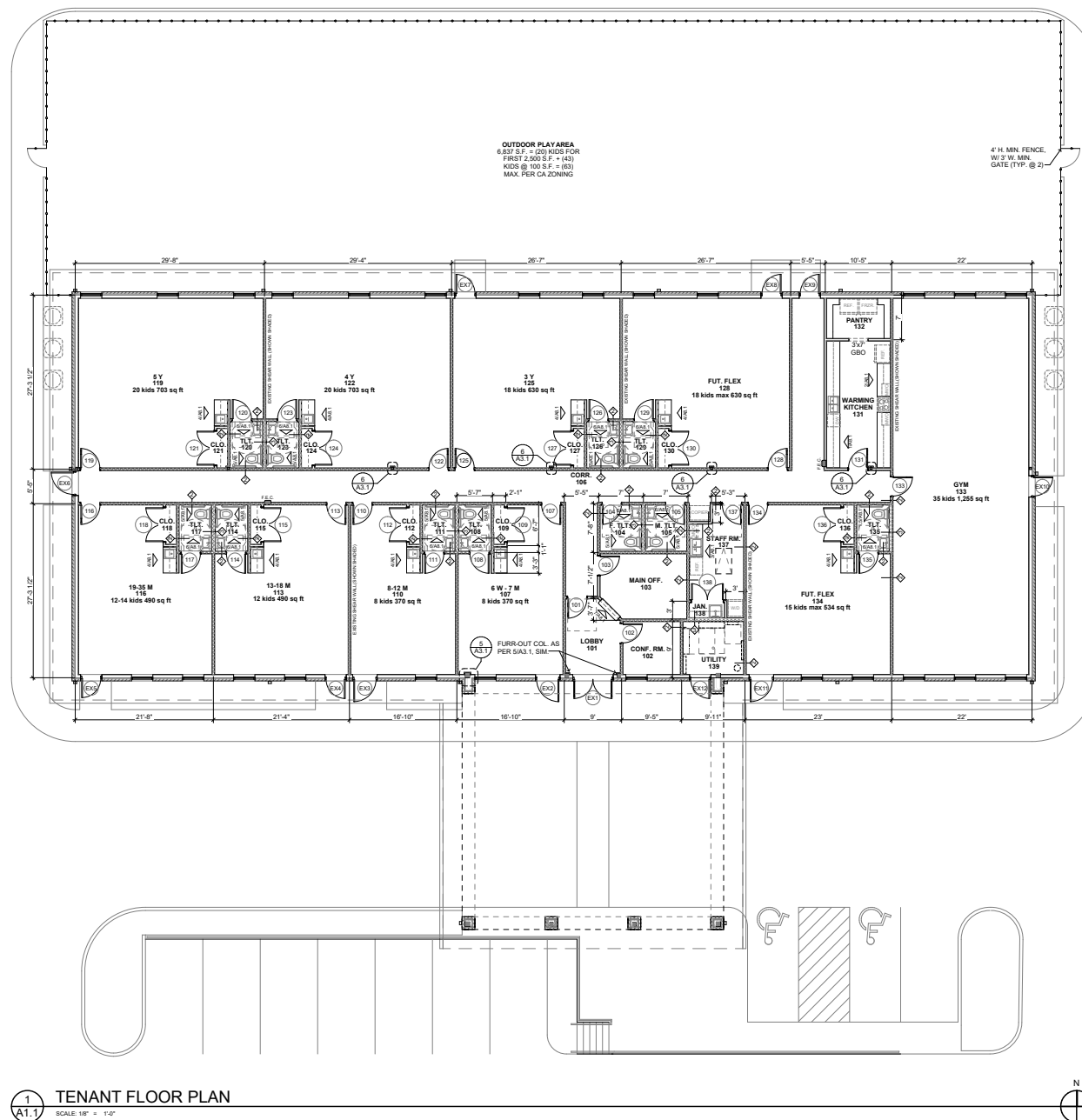
**A4.1**



TENANT FLOOR PLAN

DATE: 23 OCT 2020  
PROJECT NO.: 20080-B  
PROJECT MGR.: STUART

**A1.1**





# Development Request

## DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☒ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ OYP  
☐ Rezoning

Stuart Anderson, AIA

George Ewart Architect

Applicant Name

Affiliation

28 September 2020

12 November 2020

File Number(s)

Date Filed

Meeting Date (if applicable)

11-G-20-UR

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Stuart Anderson, AIA

George Armour Ewart Architect

Name

Company

404 Bearden Park Circle

Knoxville

TN

37919

Address

City

State

ZIP

865-602-7771

sanderson@georgeewart.com

Phone

Email

## CURRENT PROPERTY INFO

Little Hawks Early Learning Center

11009 Walnut Creek Ln, Knoxville 37932

( 865 ) 414 - 7894

Owner Name (if different)

Owner Address

Owner Phone

11333 Hardin Valley Rd, Knox County 37932

117 031

Property Address

Parcel ID

## STAFF USE ONLY

N/S Hardin Valley, NE of Steele Rd. 3.10 acres

General Location

Tract Size

6th

Jurisdiction (specify district above)

☐ City

☒ County

CA (K)

Zoning District

NW County

Planning Sector

MDR

Sector Plan Land Use Classification

Planned Growth

Growth Policy Plan Designation

RR

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider



**DEVELOPMENT REQUEST**☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA☐ Residential ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

Child Day Care Center

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

☐ Combine Parcels☐ Divide Parcel

Unit / Phase Number \_\_\_\_\_

Total Number of Lots Created \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements \_\_\_\_\_

Related Rezoning File Number

**ZONING REQUEST**☐ Zoning Change

Proposed Zoning \_\_\_\_\_

☐ Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_**STAFF USE ONLY****PLAT TYPE**☐ Staff Review☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders☐ Variance Request**ADDITIONAL REQUIREMENTS**☐ Design Plan Certification (*Final Plat*)☐ Use on Review / Special Use (*Concept Plan*)☐ Traffic Impact Study☐ COA Checklist (*Hillside Protection*)

Fee 1

0401 | 1500.00

Fee 2

Fee 3

Total

#1500.00

**AUTHORIZATION**

By signing below, I certify I am the property owner, applicant or the owners authorized representative.



Stuart Anderson, AIA

28 September 2020

Applicant Signature

Please Print

Date

865-602-7771

sanderson@georgeewart.com

Phone Number

Email



SHERRY MUCHIENZI

9-28-20

Staff Signature

Please Print

Date



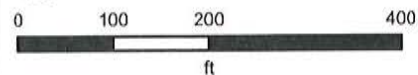


## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 9/28/2020 at 12:45:58 PM



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