

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 3-C-25-SU **Related File Number:**
Application Filed: 1/27/2025 **Date of Revision:**
Applicant: NYAMBI SHOATES

PROPERTY INFORMATION

General Location: Southwest quadrant of the intersection of of LaSalle Ln and Vandemere Dr
Other Parcel Info.:
Tax ID Number: 79 E F 020 **Jurisdiction:** City
Size of Tract: 9150 square feet
Accessibility: Access is via Vandemere Drive, an unstriped local street ending in a cul-de-sac with 27-ft of pavement width within a right-of-way width that varies from 51-ft to 61-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Daycare Home **Density:**
Planning Sector: Northwest City **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Prote
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The subject property is in a single-family neighborhood surrounded by other single-family subdivisions, rural residential uses, and undeveloped lots. The property is approximately a mile away from the commercial corridors along Clinton Highway and Merchant Drive. Pleasant Ridge Elementary, Northwest Middle, Apostolic Christian School, and Victor Ashe Greenway all lie approximately a mile to the east, and the surrounding area features some multifamily subdivisions.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 6215 VANDEMERE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 1994 a rezoning request from A-1 (General Agricultural) to RP-1 (Planned Residential) up to 5 du/ac was approved for up to 3 du/ac (5-L-94-RZ). In 1994 the property was rezoned to increase the density from RP-1 (Planned Residential) up to 3 du/ac to up to 4 du/ac (10-Q-94-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Ridgetop Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the use of a daycare home because it is in harmony with the intent of the zoning code and compatible with the surrounding residential context.

Staff Recomm. (Full):

Comments: This request is for a daycare home, which would serve a maximum of 7 children, at an end lot within a residential subdivision.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The use of a day care home, which is limited to the care of seven unrelated individuals who do not reside in the home, is consistent with the General Plan's Development Policy 1.1 to increase the competitive position of Knoxville for the retention and attraction of business activities. The American Planning Association published a policy guide on the provision of child care services, which is provided in Exhibit B. This policy guide makes the direct connection between the necessity for a range of childcare services in order to have a strong, sustainable and diverse workforce. This daycare home would provide an essential function for the local economy in alignment with General Plan goals.

2. The location of this daycare home is consistent with the One Year Plan's location criteria for educational facilities, which states that nursery schools should be located within or adjacent to residential areas on sites which are easily and safely accessible to through traffic. This home is located on a safe, local residential street that is quickly and easily accessible from Pleasant Ridge Road, a minor arterial street. With a capacity of no more than 7 children permitted per Department of Human Services (DHS) licensing regulations, this daycare home should not adversely affect surrounding properties.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The subject property is zoned RN-1 (Single-Family Residential Neighborhood) with a Previously Approved Planned District (C) designation reflecting its former RP-1 (Planned Residential) district zoning prior to the adoption of the current zoning code. Under the RN-1 district, this daycare home would not be required to come through Special Use review because it is a use permitted by right. However, because of the (C) designation, any change to a former planned district must be reviewed by the Planning Commission. The previously approved Greenbriar Place subdivision plan did not contemplate or prohibit the use of a daycare home, and the former RP-1 district permitted consideration of community facilities like a "private day nursery." The use of a daycare home at this location is consistent with the general intent of the zoning code.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The applicant lives in the home where the daycare will operate and this accessory use of the property will not significantly alter the size or appearance of the house. The use of a small day care operation is compatible with the surrounding context of a residential neighborhood.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS

DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The scale and nature of this use is minimal and no adverse impacts to surrounding properties are anticipated. This use would have been permitted by right under the property's contemporary zoning district.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. A childcare operation for 7 children that is approximately 850 ft from a minor arterial street should not cause an undue burden on surrounding residential traffic.

Action: Approved **Meeting Date:** 3/13/2025

Details of Action:

Summary of Action: Approve the use of a daycare home because it is in harmony with the intent of the zoning code and compatible with the surrounding residential context.

Date of Approval: 3/13/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**