CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 1-D-02-UR Related File Number:

Application Filed: 12/10/2001 **Date of Revision:**

Applicant: CHRISTUS VICTOR LUTHERAN CHURCH

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Northeast side of Central Avenue PK., east of Copenhaver Dr.

Other Parcel Info.:

Tax ID Number: 69 P C 13 Jurisdiction: City

Size of Tract: 5.02 acres

Accessibility: Access is via Central Avenue Pk., an arterial street with a pavement width of 22' within a 50' right-of-

way at this location.

GENERAL LAND USE INFORMATION

Existing Land Use: Church

Surrounding Land Use:

Proposed Use: Day care center for up to 70 children Density:

Sector Plan: North City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The site is located on the east side of Central Avenue Pk., north of I-640 and east of I-75. Development

in the area consists of other churches and a cemetery, single family dwellings to the east and

commercial uses along the western side of Central Avenue Pk.

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

Street: 4110 Central Avenue Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

1/31/2007 12:15 PM Page 1 of 3

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a child day care center for up to 70 children as shown on the development

plan subject to 6 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Dept.

2. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of

Human Services.

3. Meeting all applicable requirements of the Knoxville Department of Engineering.

4. Meeting all applicable requirements of the Knoxville City Arborist.

5. Meeting all applicable requirements of the Knoxville Fire Marshal's Office

6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the R-2 District and the

other criteria for approval of a Use on Review.

Comments: Christus Victor Lutheran Church is requesting MPC's approval to operate a child day care center to

serve up to seventy children. The church is in the process of completing a major building addition which contains both worship and educational space. The day care center will be located in this new building The proposed 9000 square feet playground meets the requirements for play space. It will be located to the side and rear of the church well away from any streets in the area. The existing parking provided at the church exceeds the required parking standards for this use. The proposed use will not have any

negative impact on the surrounding properties.

MPC Action: Approved MPC Meeting Date: 1/10/2002

Details of MPC action:1. Meeting all applicable requirements of the Knox County Health Dept.

2. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of

Human Services.

3. Meeting all applicable requirements of the Knoxville Department of Engineering.

4. Meeting all applicable requirements of the Knoxville City Arborist.

5. Meeting all applicable requirements of the Knoxville Fire Marshal's Office

6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the R-2 District and the other

criteria for approval of a Use on Review.

Summary of MPC action: APPROVE the request for a child day care center for up to 70 children as shown on the development

plan subject to 6 conditions

Date of MPC Approval: 1/10/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

1/31/2007 12:15 PM Page 2 of 3

If "Other":	If "Other
if "Otner":	it "Otner

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:15 PM Page 3 of 3