

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 10-E-04-UR

Related File Number:

Application Filed: 9/12/2004

Date of Revision:

Applicant: NIKI MARTIN

Owner:

PROPERTY INFORMATION

General Location: South side of Jefferson Av., east of N. Bertrand St

Other Parcel Info.:

Tax ID Number: 82 O A 002

Jurisdiction: City

Size of Tract: 7280 square feet

Accessibility: Access is via Jefferson Av., a local street with a pavement width of 30' within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling

Surrounding Land Use:

Proposed Use: Child day care center

Density:

Sector Plan: Central City

Sector Plan Designation:

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

Neighborhood Context: The site is surrounded by single family dwellings. It is located within the boundaries of the Parkridge Historical District.

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

Street: 2004 Jefferson Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential) & H-1 (Historic Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

MPC Action: Approved

MPC Meeting Date: 10/14/2004

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Engineering Division.
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Obtaining the required lot area and play area variances from the Knoxville Board of Zoning Appeals.
5. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services.

With the conditions noted, this plan meets the requirements for approval in the C-3 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 at this location as shown on the development plan for up to 12 children subject to 5 conditions

Date of MPC Approval: 10/14/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: