

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

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File Number: 12-D-01-UR **Related File Number:**
Application Filed: 11/13/2001 **Date of Revision:**
Applicant: GARDEN OF DISCOVERY LEARNING CENTER
Owner:

PROPERTY INFORMATION

General Location: North side of Dandridge Ave., east side of Martin Luther King Jr. Ave.
Other Parcel Info.:
Tax ID Number: 95 G A 11 **Jurisdiction:** City
Size of Tract: 2.85 acres
Accessibility: Access is via Rosedale Ave., a local street with 50' of right of way and 30' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Day care addition to church (max. 100 children) **Density:**
Sector Plan: Central City **Sector Plan Designation:** Medium Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with a church, a school, and a mix of residential, office, and commercial uses under R-1, R-2 and C-6 zoning.

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

Street: 1601 Dandridge Ave
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:
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the request for a daycare facility for up to 100 children at this location, subject to 6 conditions:

- Staff Recomm. (Full):
1. Meeting all requirements of the City of Knoxville Zoning Ordinance.
 2. Meeting all requirements of the City of Knoxville Department of Engineering.
 3. Adhering to the stipulations of the attached letter and materials submitted by the applicant, dated December 10, 2001.
 4. A gate must be provided leading into the fenced play area so that the area may be used for parking during times of church services. This gate must remain closed and locked at times when the daycare facility is in operation.
 5. No permanent play equipment may be placed in the parking lot portion of the play area.
 6. The church owned vans must be parked outside of the play area during the regular operating hours of the daycare facility.

With the conditions noted above, this request meets all requirements for approval in the R-2 zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing to add a daycare facility to the existing Mt. Olive Baptist Church located at the corner of Martin Luther King Jr. Ave. and Dandridge Ave. The indoor space to be used for primary care has a total area of 8,161 square feet and is composed of classroom space inside the church. The outdoor play area proposed is in the back parking lot of the church and the inner courtyard. The total outdoor play area provided is 12,464 square feet. The area in the parking lot will be surrounded by a fence with a minimum height of four feet. There will be a gate leading from the main parking lot to the fenced play area, so that it may be opened during times of church services for parking. The applicant proposes to reverse the traffic flow of the existing parking lot to provide a drop-off area for children. Cars will enter via the north curbcut on Rosedale Ave. and exit via the south curbcut. Ample parking exists in the parking lot outside the play area to support the daycare facility.

The shared use of this structure for daycare services and church facilities is an efficient use of the space. The impact to the surrounding properties will be minimal because of the orientation of the site to the adjacent properties and its location at an intersection. This facility will provide a valuable service to the surrounding community.

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

- Details of MPC action:
1. Meeting all requirements of the City of Knoxville Zoning Ordinance.
 2. Meeting all requirements of the City of Knoxville Department of Engineering.
 3. Adhering to the stipulations of the attached letter and materials submitted by the applicant, dated December 10, 2001.
 4. A gate must be provided leading into the fenced play area so that the area may be used for parking during times of church services. This gate must remain closed and locked at times when the daycare facility is in operation.
 5. No permanent play equipment may be placed in the parking lot portion of the play area.
 6. The church owned vans must be parked outside of the play area during the regular operating hours of the daycare facility.

Summary of MPC action: APPROVE the request for a daycare facility for up to 100 children at this location, subject to 6 conditions:

Date of MPC Approval: 1/10/2002 Date of Denial: Postponements: 12/13/01

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: