# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:	3-B-12-UR
Application Filed:	1/20/2012
Applicant:	NIKI MARTIN

Related File Number: Date of Revision:

#### PROPERTY INFORMATION

General Location:	West side of Hackman St., north of McClung Av.		
Other Parcel Info.:			
Tax ID Number:	109 C G 010	Jurisdiction:	City
Size of Tract:	10500 square feet		
Accessibility:	Access is via Hackman St., a local street with a pavement width of 22' to 25' within a 50' wide right-of- way		

#### GENERAL LAND USE INFORMATION

Existing Land Use:	Detached dwelling		
Surrounding Land Use:			
Proposed Use:	Child day care center	for up to 30 children	Density:
Sector Plan:	South City	Sector Plan Designation:	LDR (Low Density Residential)
Growth Policy Plan:	Urban Growth Area (Ir	nside City Limits)	
Neighborhood Context:	The site is located within a low density residential area that is characterized by detached dwellings on lots that contain 7,500 sq. ft. to 11,000 square feet and are 50' to 100' in width. The site in question is surrounded by houses on every side. A parking containing a number of ball fields is located at the intersection of Hackman St. and McClung Av.		

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

Street:

2907 Hickman St.

Location:

**Proposed Street Name:** 

Department-Utility Report:

Reason:

# ZONING INFORMATION (where applicable)

 Current Zoning:
 R-1 (Low Density Residential)

 Former Zoning:
 Requested Zoning:

 Previous Requests:
 Previous Requests:

Extension of Zone:

History of Zoning: none noted

# PLAN INFORMATION (where applicable)

**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.:

MPC ACTION AND DISPOSITION				
Planner In Charge:	Dan Kelly			
Staff Recomm. (Abbr.):	DENY the request for a child day care center at this location because the site does not meet the locational standards of the General Plan and does not meet the site standards contained in the Knoxville Zoning Ordinance			
Staff Recomm. (Full):				
Comments:	The applicant is requesting approval of a child day care center that would serve up to 30 children. The site is located in the midst of a low density residential neighborhood. The area is developed with small homes on small lots that was typical of the older "inner ring" neighborhoods in the City. The lot in question is estimated to contain between 10,300 and 10,800 square feet. The Knoxville Zoning Ordinance requires that lot that will be occupied by a child day care center contain at least 15,000 sq. ft. At present the parking for the home on this site consists of 2 back-out parking places. In order to meet the requirements of the Zoning Ordinance for the use as proposed, the applicant would have to provide a minimum of six off-street parking spaces. This request meets the play area requirement and the building area requirement for the proposed business as required by the Zoning Ordinance. It is staff's understanding that if this request is approved, the applicant is prepared to file a request for the needed variances to the Knoxville Zoning Ordinance.			
Action:	Approved as Mod	ified	Meeting Date: 3	3/8/2012
Details of Action:				
Summary of Action:	APPROVED DAY CARE REQUEST FOR UP TO 30 CHILDREN.			
Date of Approval:	3/8/2012	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publicatio		

# 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: