CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 4-A-01-UR Related File Number:

Application Filed: 2/6/2001 **Date of Revision:**

Applicant: VICKI MCAFEE

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: South side of Porter Av., west of Kirk St.

Other Parcel Info.:

Tax ID Number: 82 D E 12 Jurisdiction: City

Size of Tract: 18900 square feet

Accessibility: Access is via Porter Av., a local street with a pavement width of 24' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Child day care center

Surrounding Land Use:

Proposed Use: Expansion of existing child day care center Density:

Sector Plan: East City Sector Plan Designation:

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

Neighborhood Context: Property in the area is zoned R-1, and development consists of single family dwellings. Two other small

day care centers are in the immediate area.

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

Street: 3940 Porter Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Child day care center approved for this site in March, 1997.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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: dk

Staff Recomm. (Abbr.): DENY the request for expansion of the child day care center at this location.

Staff Recomm. (Full): The site is located on a local street and is surrounded by single family dwellings. Staff practice has

been to allow day care centers with up to 12 children when the site is located in the midst of a single family neighborhood. It is our feeling that day care centers with a large number of children can be intrusive in a neighborhood setting. These larger day care facilities are businesses which should seek

locations along the edges of neighborhoods on collector or arterial streets.

Comments: This applicant obtained approval from MPC in March, 1997 for a child day care center to serve up to 12

children. The applicant is now requesting that she be allowed to expand the day care center to serve up to 25 children. Staff has reviewed this request and recommends that it be denied due to the proposed scale of the operation. Staff has approved numerous day care centers in a residential setting to serve up to 12 children. It is our concern that larger day care centers can be intrusive when located

in a residential setting.

MPC Action: Denied MPC Meeting Date: 4/12/2001

Details of MPC action:

Summary of MPC action: DENY the request for expansion of the child day care center at this location.

Date of MPC Approval: Date of Denial: 4/12/2001 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:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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