

# 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:** 6-B-03-UR                      **Related File Number:**  
**Application Filed:** 4/29/2003              **Date of Revision:**  
**Applicant:** LINDEN TREE PRESCHOOL & LEADERSHIP ACADEMY - LATONYA HARRIS  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northwest side Sevier Ave., east of Dixie St.  
**Other Parcel Info.:**  
**Tax ID Number:** 95 O A 35                      **Jurisdiction:** City  
**Size of Tract:** 0.27 acre  
**Accessibility:** Access is via Sevier Av., a four lane arterial street.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant commercial building  
**Surrounding Land Use:**  
**Proposed Use:** Day care for up to 16 children                      **Density:**  
**Sector Plan:** South City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site fronts on Sevier Av. which is classified as an arterial street. Most of the surrounding area is zoned C-3 commercial. Development consists of mixed commercial and residential uses.

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

**Street:** 1133 Sevier Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None Noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**



**Details of MPC action:**

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all requirements of the Knoxville Zoning Ordinance.
4. Obtaining the required lot area variance from the Knoxville Board of Zoning Appeals.
5. Meeting all applicable requirements of the Knoxville City Arborist.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Human Services.
7. A revised site plan reflecting the conditions of this approval must be submitted to MPC staff prior to issuance of any building permits.

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 for up to sixteen children at this location subject 7 conditions

**Date of MPC Approval:**

6/12/2003

**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:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**