

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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400 Main Street
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www.knoxmpc.org

File Number: 9-H-01-UR **Related File Number:**
Application Filed: 8/13/2001 **Date of Revision:**
Applicant: WESLEY HOUSE COMMUNITY CENTER
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Dameron Ave., southwest of Elm St.
Other Parcel Info.:
Tax ID Number: 94 C K 1 & 2 **Jurisdiction:** City
Size of Tract: 24452 square feet
Accessibility: Access is via Dameron Av., a local street with a pavement width of 22' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant (playground)
Surrounding Land Use:
Proposed Use: Civic, non-profit community center (music instruction) **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located west of I-275 in the vicinity of the City's solid waste transfer station. A portion of the site was formerly owned by the City and used as small park. Single family dwellings surround the site with the exception of the existing Wesley House facilities across Dameron Av. from this site.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property zoned R-1A in the mid 1980's

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for the non-profit community center as shown on the development plan subject to 4 conditions

- Staff Recomm. (Full):**
- 1. Meeting all applicable requirements of the Knox County Health Dept.
 - 2. Meeting all applicable requirements of the Knoxville City Arborist.
 - 3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 - 4. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted, the request meets all requirements for approval in the R-1A District and the general standards for approval of a Use on Review.

Comments: The Wesley House Community Center provides child care and educational opportunities to children that live in the area. They are currently located on the north side of Dameron Av. They are requesting approval to expand their operation to the south side of the street. They intend to place two buildings on the site. These two buildings are going to be used for music instruction for area youth. They have been using the site as a playground. They have already had a one-lot subdivision approved that combines the former City property with an adjoining parcel. The buildings to be located on the site are being donated by a local church.

MPC Action: Approved **MPC Meeting Date:** 9/13/2001

- Details of MPC action:**
- 1. Meeting all applicable requirements of the Knox County Health Dept.
 - 2. Meeting all applicable requirements of the Knoxville City Arborist.
 - 3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 - 4. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted, the request meets all requirements for approval in the R-1A District and the general standards for approval of a Use on Review.

Summary of MPC action: APPROVE the request for the non-profit community center as shown on the development plan subject to 4 conditions

Date of MPC Approval: 9/13/2001 **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:**