

▶ **FILE #:** 3-B-12-UR

AGENDA ITEM #: 31

AGENDA DATE: 3/8/2012

▶ **APPLICANT:** NIKI MARTIN

OWNER(S): Niki Martin

TAX ID NUMBER: 109 C G 010

JURISDICTION: City Council District 1

▶ **LOCATION:** **West side of Hackman St., north of McClung Av.**

▶ **APPX. SIZE OF TRACT:** **10500 square feet**

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Hackman St., a local street with a pavement width of 22' to 25' within a 50' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Baker Creek

▶ **ZONING:** **R-1 (Low Density Residential)**

▶ **EXISTING LAND USE:** **Detached dwelling**

▶ **PROPOSED USE:** **Child day care center for up to 30 children**

HISTORY OF ZONING: none noted

SURROUNDING LAND USE AND ZONING: North: Detached dwelling / R-1 residential

South: Detached dwelling / R-1 residential

East: Detached dwelling / R-1 residential

West: Detached dwelling / R-1 residential

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.

STAFF RECOMMENDATION:

▶ **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**

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. It was developed with small homes on small lots

that as was the typical for 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.

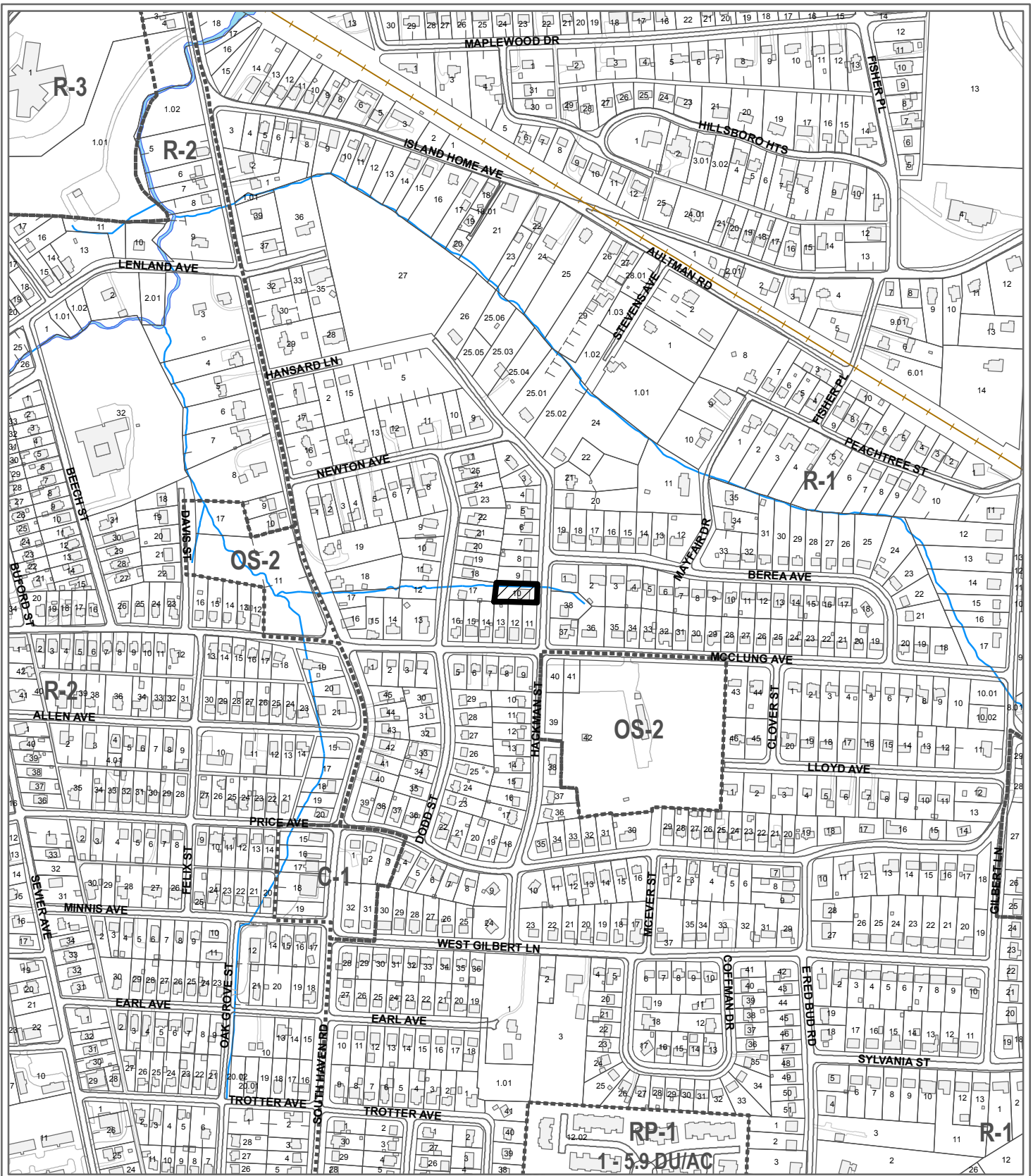
Within the development standards contained in the General Plan is a statement that provides guidance regarding where day care facilities should be located. The plan states that day care facilities that provide care for six or more children should be located on the edge of the neighborhood and along a major (arterial or collector) street. The proposed site meets neither of these requirements. The locational standards are put in place to protect the residential character of a neighborhood. A child day care center with 30 children is a business, and a business at this location would be an intrusion into this older residential neighborhood. Staff does recognize the necessity for day care in the community. However, we do not support locating a day care in an area that would negatively impact the surrounding residential uses.

ESTIMATED TRAFFIC IMPACT 87 (average daily vehicle trips)

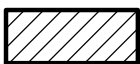
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**3-B-12-UR
USE ON REVIEW**



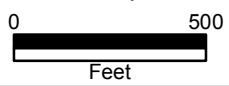
Child day care center in R-1 (Low Density Residential)

Petitioner: Martin, Niki

Map No: 109

Jurisdiction: City

Original Print Date: 2/17/2012
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



DAY CARE CENTER REVIEW

Case No. : 3-B-12-UR
Applicant : Niki Martin

Zoning Ordinance Requirements (Article 5, Section 3, G.4)

• **Minimum Lot Size**

Required: 15,000 sq. ft.

Request: 10,500 sq. ft.

• **Minimum Size for Fenced Outdoor Play Area**

Required: 5000 sq. ft. (4000 sq. ft. for first 20 children; 100 sq. ft. per each additional child)

Request: 5800 sq. ft.

• **Minimum Building Area**

Required: 1050 sq. ft. (35 sq. ft. per child, with not less than 75% of this space provided in the primary care area of the building)

Request: 1096 sq. ft.

• **Minimum Off-Street Parking (Article 5, Section 7)**

Required: 2 teacher/employee spaces (two (2) parking spaces per three (3) teachers and employees)

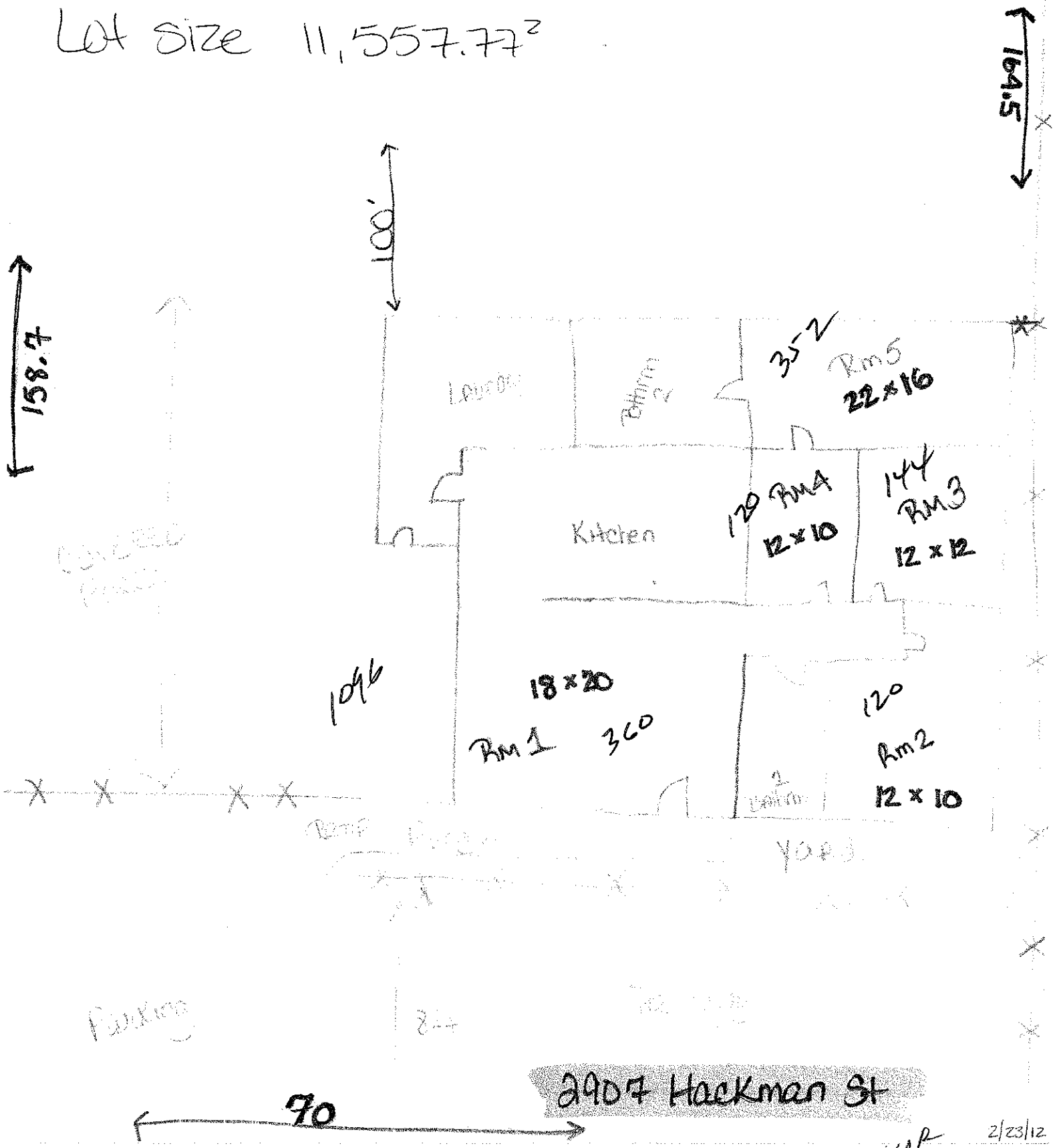
4 off-street loading spaces (one (1) off-street loading space per eight (8) pupils)

Request: _____ teacher/employee spaces

2 off street loading spaces

Play area sq ft 7,000 sq ft
70' x 100'

Lot size 11,557.77²



3-B-12 sub
1/20/12

2/23/12