

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 4-F-08-UR **AGENDA ITEM #:** 28

POSTPONEMENT(S): 4/10/2008 **AGENDA DATE:** 9/8/2011

▶ **APPLICANT:** LISA HOSKINS

OWNER(S):

TAX ID NUMBER: 68 K F 010

JURISDICTION: City Council District 5

▶ **LOCATION:** Northwest side of Merchant Dr., northeast side of Scenicwood Rd.

▶ **APPX. SIZE OF TRACT:** 9.81 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Merchant Dr., a minor arterial street with 4 lanes and a center turn lane within 80' of right of way, Scenicwood Rd., a local street with 20' of pavement width within 50' of right of way, or Kentwood Rd., a local street with 20' of pavement width within 50' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **ZONING:** R-1 (Low Density Residential) & R-2 (General Residential)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** After school day care facility and family life center

HISTORY OF ZONING: The original use of review for the church day care program was approved in 1988 (4-G-88-UR). In 2005, the church expanded their parking facilities (11-D-05-UR).

SURROUNDING LAND USE AND ZONING:
 North: Residences / R-1 (Low Density Residential)
 South: Apartments & various retail uses / C-3 (General Commercial)
 East: Retail & offices / C-3 (General Commercial) & C-1 (Neighborhood Commercial)
 West: Apartments & detached residences / R-2 (General Residential), R-1 (Low Density Residential) & O-1 (Office, Medical & Related Services)

NEIGHBORHOOD CONTEXT: This area is developed with commercial, office, multi-dwelling residential uses and this church along Merchant Dr., under C-3, C-1, O-1 and R-2 zoning. A detached residential neighborhood is located to the north of the church, zoned R-1.

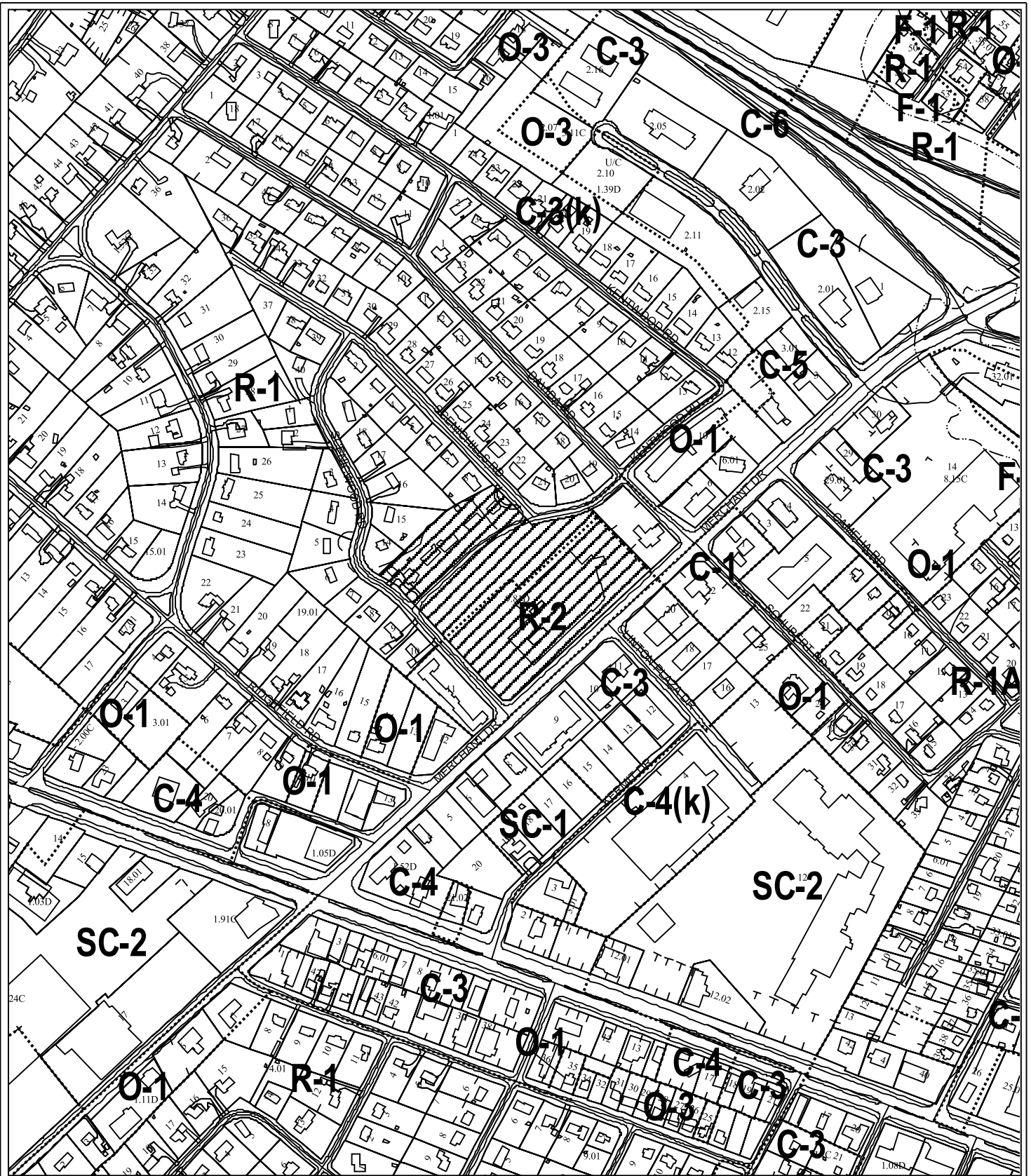
STAFF RECOMMENDATION:

▶ **Withdraw at the request of the applicant.**

ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**4-F-08-UR
USE ON REVIEW**



Afterschool day care facility and family life center in R-1 (Low Density Residential) & R-2 (General Residential)

Original Print Date: 03/27/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Lisa Hoskins

Map No: 68

Jurisdiction: City

