

▶ **FILE #:** 4-G-12-UR

AGENDA ITEM # 50

AGENDA DATE: 4/12/2012

▶ **APPLICANT:** IRIS EDUCATION FOUNDATION, INC. SUZAN MERTYUREK

OWNER(S): Iris Education Foundation, Inc.

TAX ID NUMBER: 119 L A 01601

JURISDICTION: City Council District 2

▶ **LOCATION:** Southwest side of Bridgewater Rd., southeast side of Comstock Rd., north side of Interstate 40.

▶ **APPX. SIZE OF TRACT:** 6.89 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Bridgewater Rd., a major collector street with a required right-of-way of 60 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** R-2 (General Residential)

▶ **EXISTING LAND USE:** Church building

▶ **PROPOSED USE:** Non-Profit Charter School - "Knoxville Charter Academy"

HISTORY OF ZONING: Property rezoned to R-2 (General Residential) in 2007.

SURROUNDING LAND USE AND ZONING: North: Vacant land and residences / C-6 (General Commercial Park) & RA (Low Density Residential)

South: I-40 / C-3 (General Commercial)

East: Residences / R-1 (Low Density Residential) & RA (Low Density Residential)

West: Vacant land / C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT: This site is located on the north side of I-40/75 and the southeast side of Ten Mile Creek. Residential uses are located to the north and east of the site, zoned RP-1, RA and RB. Mostly commercial uses are located on the south side of the interstate and to the west, zoned C-3, C-4, C-6 and CA.

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant.

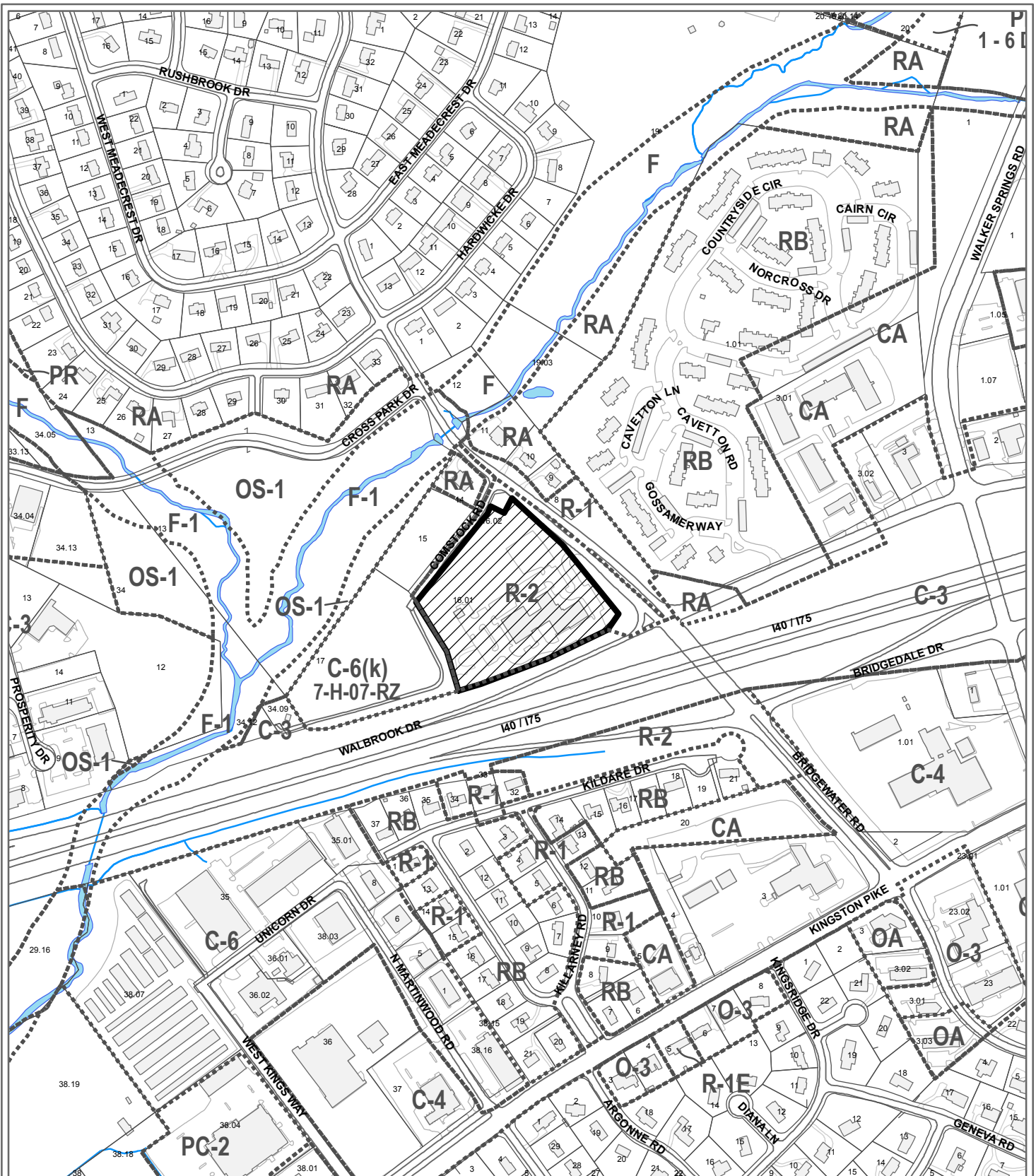
COMMENTS:

The applicant was proposing to convert this church site into non-profit charter school. The request is listed on the agenda because the application was withdrawn after publication.

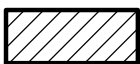
ESTIMATED TRAFFIC IMPACT: Not calculated.

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-G-12-UR
USE ON REVIEW**



Non-Profit Charter School - "Knoxville Charter Academy" in R-2 (General Residential)

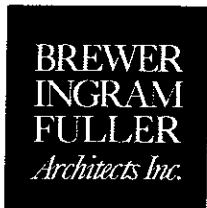
Original Print Date: 3/21/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Iris Education Foundation, Inc.,
Suzan Mertzyurek

Map No: 119
Jurisdiction: City



4-G-12-UR-WD-4-12-12



March 13, 2012

Metropolitan Planning Commission
Knoxville TN

**RE: USE ON REVIEW APPLICATION FOR 205 BRIDGEWATER ROAD
FILE NUMBER 4-G-12-UR**

On behalf of our client, Iris Education Foundation, Inc., we are cancelling our application for the above Use on Review.

Sincerely,
Brewer Ingram Fuller Architects Inc.

A handwritten signature in black ink, appearing to read "Anthony Fuller". The signature is fluid and cursive.

Anthony Fuller, AIA, LEED AP

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