



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

▶ **FILE #:** 8-I-14-UR

**AGENDA ITEM #:** 48

**AGENDA DATE:** 8/14/2014

▶ **APPLICANT:** NEW VISION FELLOWSHIP CHURCH

OWNER(S): Connell Properties

TAX ID NUMBER: 93 P C 01803 & 01804

JURISDICTION: City Council District 3

STREET ADDRESS: 1608 Midpark Rd

▶ **LOCATION:** Northeast side of Midpark Rd., north of Middlebrook Pike.

▶ **APPX. SIZE OF TRACT:** 4.49 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Midpark Rd., a collector street with a pavement width of 40' within a 75' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** C-6 (General Commercial Park)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Child Day Care Center at Existing Church

HISTORY OF ZONING: The property was zoned C-6 (General Commercial Park) District in 2009

SURROUNDING LAND USE AND ZONING: North: Industrial, warehouse / I-3 industrial

South: Industrial, warehouse / I-3 industrial

East: Industrial, warehouse / I-3 industrial

West: Industrial, warehouse / I-3 industrial & C-6 commercial

NEIGHBORHOOD CONTEXT: The site is surrounded by I-3 (General Industrial) and C-6 (General Commercial Park) District zoning. The site is located within the Middlebrook Pk. Industrial Park.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a child day care center for up to 60 children as shown subject to 5 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all requirements and obtaining/maintaining the required license from the Tenn. Department of Human Services
3. Meeting all applicable requirements of the Knoxville Fire Marshall
4. Meeting all applicable requirements of the Knoxville Engineering Dept.
5. Maintaining the ground lease for the site on which the playground will be located

With the conditions noted, this plan meets the requirements for approval in the C-6 district and the other

criteria for approval of a use on review

**COMMENTS:**

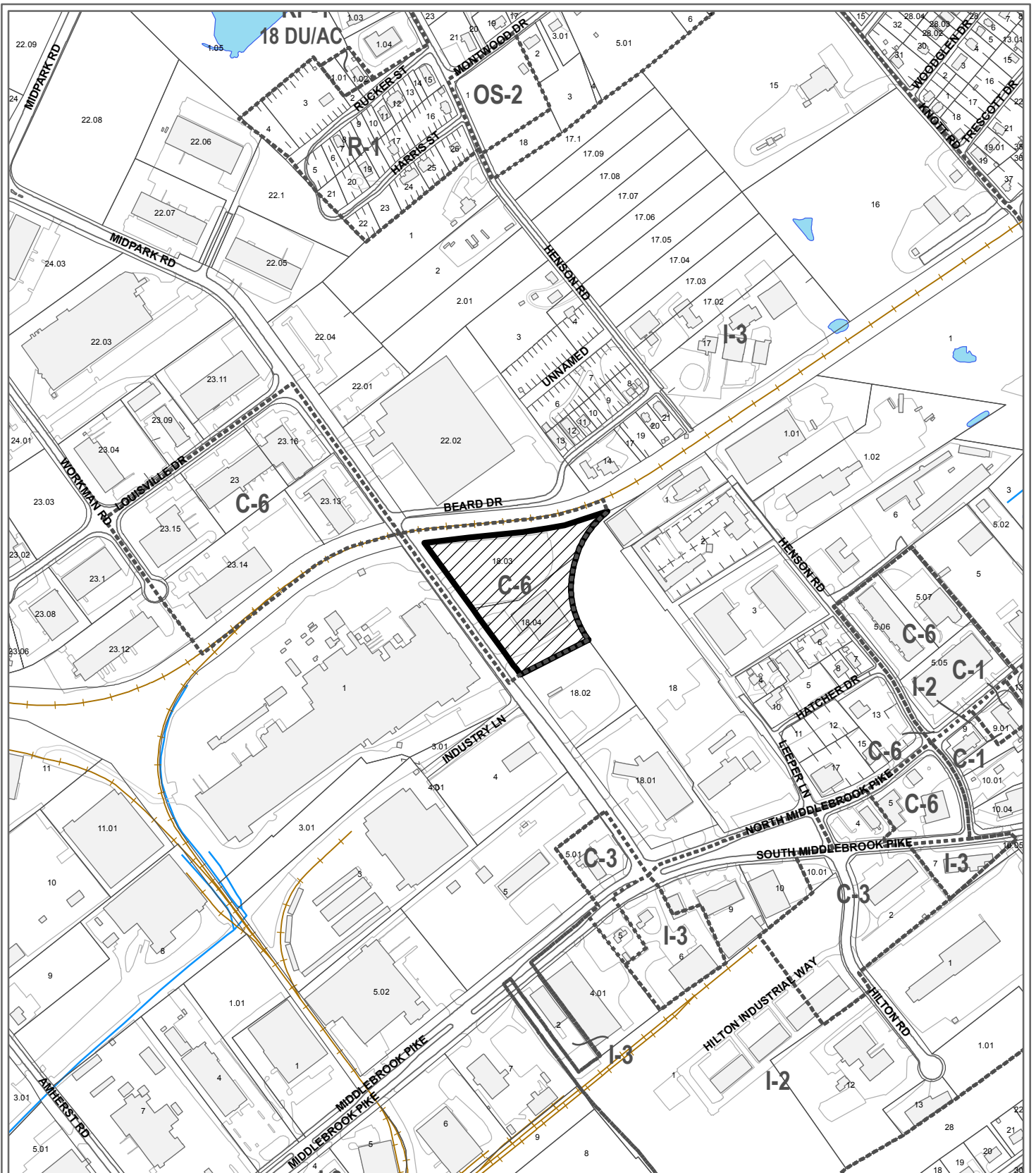
The property that is the subject of this request was once an office/warehouse building and a parking lot for an adjoining industrial use. In 2009 the site was rezoned to C-6 (General Commercial Park) District and soon afterwards occupied by the church. They are now wishing to add a day care facility as a part of their mission. The day care requires use on review approval. The plan as submitted meets the area requirements for the proposed use as requested.

The applicant presently leases an adjoining piece of property for use as their parking lot. In order to use a portion of that lot for the proposed playground associated with this request, the applicant will need to maintain that lease for as long as the day care continues to operate. If for some reason the use of leased property ceases, the day care facility will need to close or seek approval of another use on review that proposes relocation of the outdoor play area.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**8-I-14-UR  
USE ON REVIEW**



Child Day Care Center at Existing Church in C-6 (General Commercial Park)

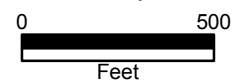
Original Print Date: 7/17/2014  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

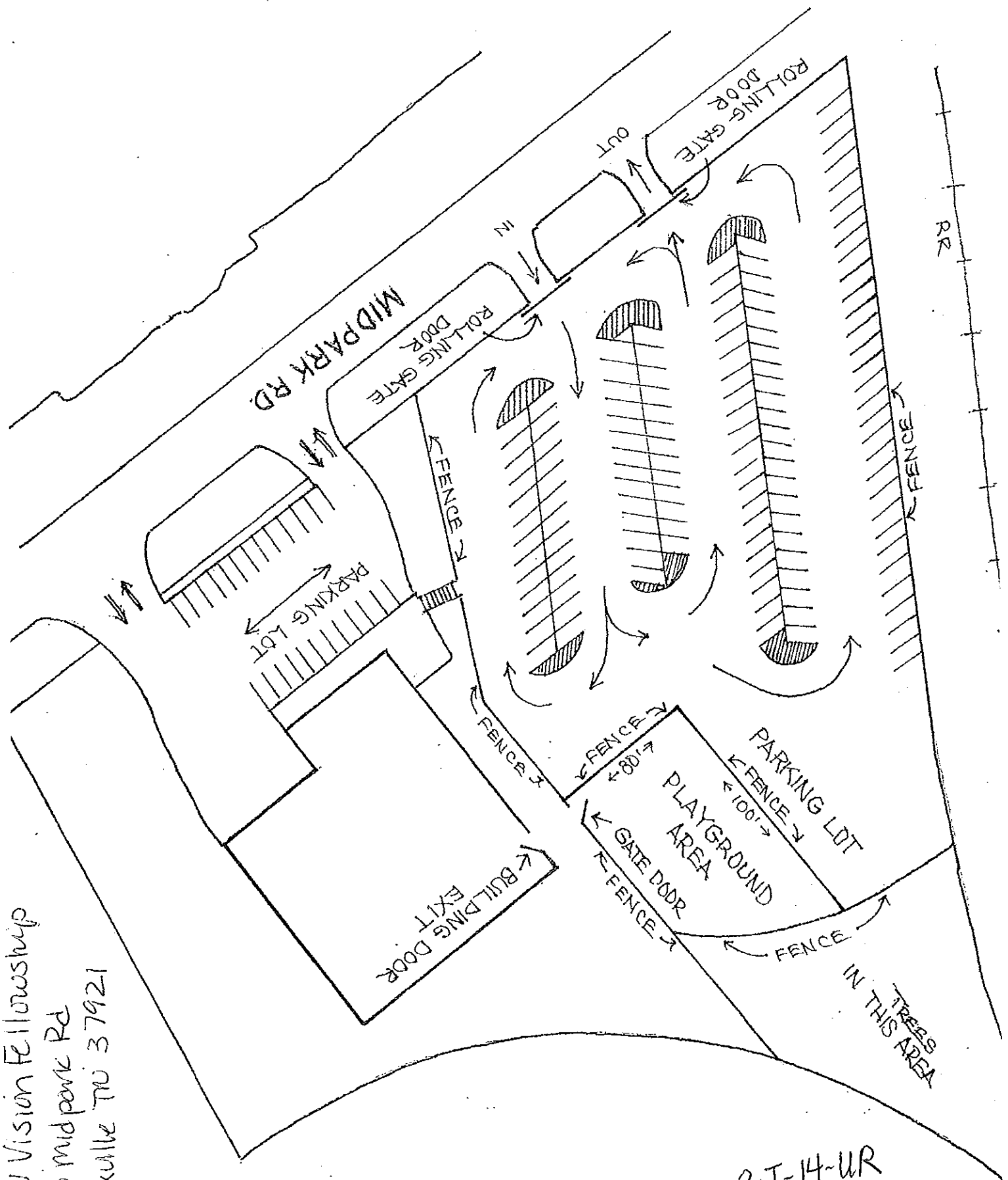
Petitioner: New Vision Fellowship Church

Map No: 93

Jurisdiction: City



New Vision Fellowship  
1608 Midpark Rd  
Knoxville TN 37921



8-I-14-UR