



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

▶ **FILE #:** 11-G-14-UR **AGENDA ITEM #:** 36
POSTPONEMENT(S): 11/13/2014 **AGENDA DATE:** 12/11/2014

▶ **APPLICANT:** DIGI ACADEMY OF LEARNERS, LLC
OWNER(S): Marie Quayle

TAX ID NUMBER: 70 D C 030
JURISDICTION: City Council District 4
STREET ADDRESS: 4720 Mildred Dr

▶ **LOCATION:** South side of Mildred Dr., east of Woodhaven Dr.
▶ **APPX. SIZE OF TRACT:** 28315 square feet
SECTOR PLAN: East City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Access is via Mildred Dr., a local street with a pavement width of 26' to 30' within a 50' wide right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Love Creek

▶ **ZONING:** R-1 (Low Density Residential)
▶ **EXISTING LAND USE:** Detached dwelling
▶ **PROPOSED USE:** Child day care facility

HISTORY OF ZONING: None noted
SURROUNDING LAND USE AND ZONING: North: Spring Hill Elementary School / R-1 residential
South: Detached dwellings / R-1 residential
East: Detached dwellings / R-1 residential
West: Detached dwellings / R-1 residential

NEIGHBORHOOD CONTEXT: Development in the area consists of Spring Hill Elementary School which is surrounded by detached dwellings that have been developed in the R-1 (Low Density Residential) zone.

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant's representative

COMMENTS:

The applicant is requesting consideration of a child day care center that will enroll 12 infants and toddlers and 3 older children for a maximum enrollment of 15 children. The information submitted with this request was insufficient for staff to perform the required review and to make an informed recommendation.

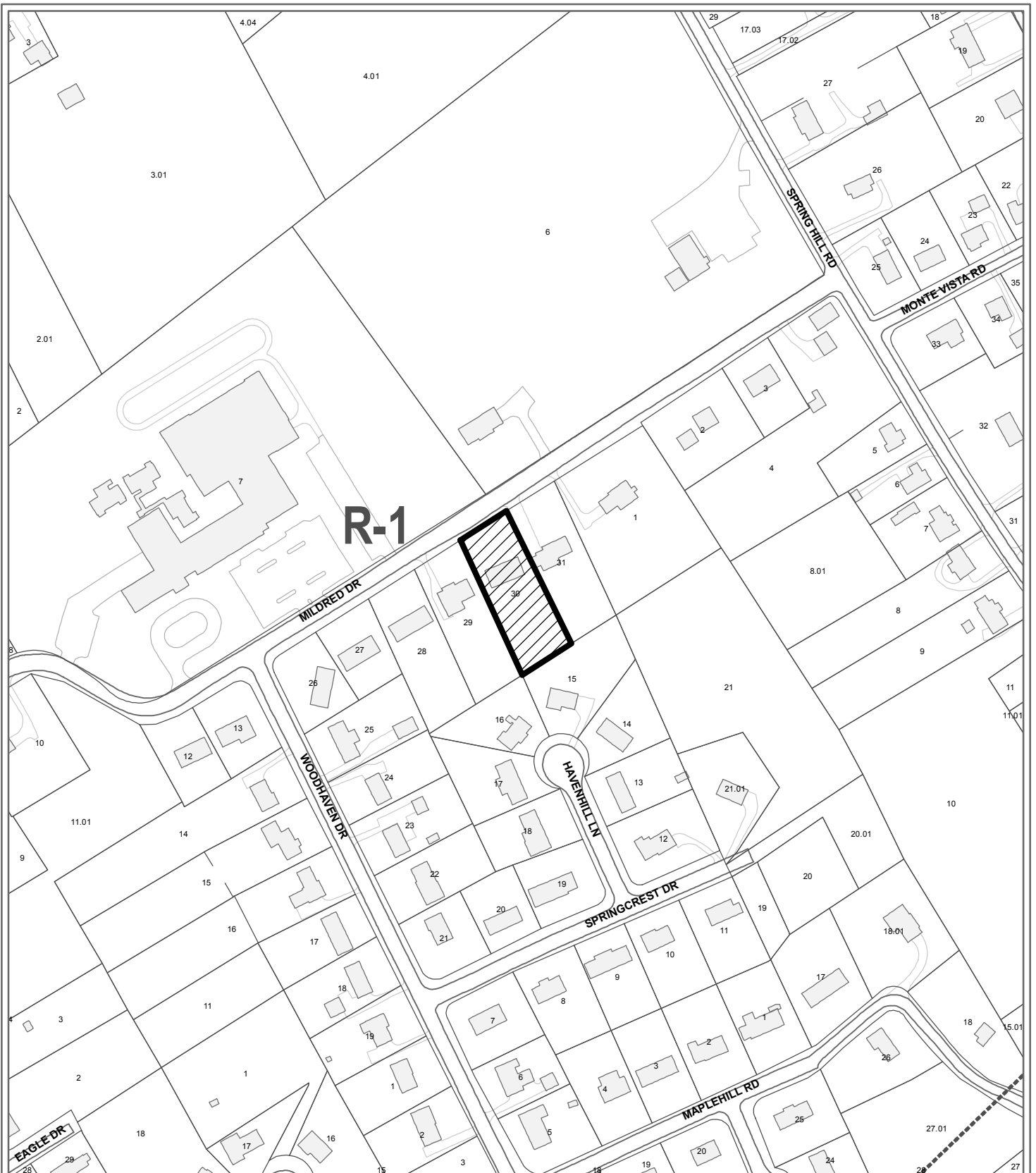
The applicant was informed of the deficiencies in the submittal and never submitted any revised plans.

ESTIMATED TRAFFIC IMPACT: 39 (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.



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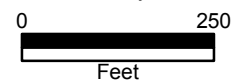


Child daycare facility in R-1 (Low Density Residential)

Petitioner: Digi Academy of Learners, LLC

Map No: 70

Jurisdiction: City



Original Print Date: 10/27/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902