

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

▶ **FILE #:** 8-D-17-UR

**AGENDA ITEM #:** 51

**AGENDA DATE:** 8/10/2017

▶ **APPLICANT:** DEIDRA MESSINGER

OWNER(S): Peer Academy

TAX ID NUMBER: 134 A E 026

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 6808 S Northshore Dr

▶ **LOCATION:** South side of S. Northshore Dr., west of Craig Rd.

▶ **APPX. SIZE OF TRACT:** 25500 square feet

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via S. Northshore Dr., a major arterial street, with 23' of pavement within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

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

▶ **EXISTING LAND USE:** Child day care and preschool

▶ **PROPOSED USE:** School for Autistic Students

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Detached homes / R-1 (Low Density Residential)  
 South: Detached homes, vacant land / R-1 (Low Density Residential) & RB (General Residential)

East: Attached homes / R-1A (Low Density Residential)

West: Detached homes, vacant land / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: Property in the area is zoned R-1, R-1A and RB residential. Development in the area consists of detached single family houses and attached houses.

**STAFF RECOMMENDATION:**

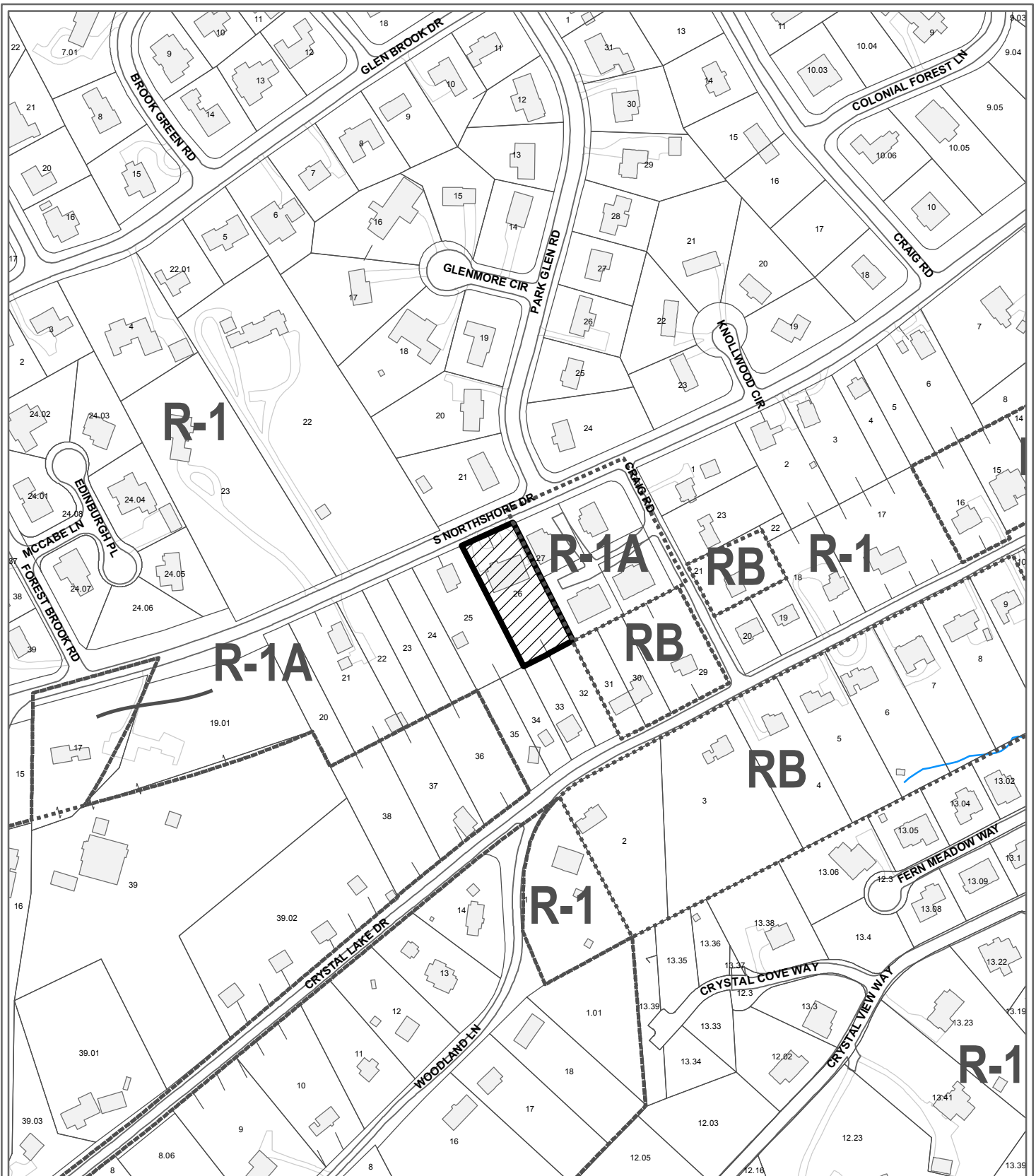
▶ **WITHDRAW** the application as requested by the applicant.

The applicant requested that the use on review be withdrawn because of issues concerning code requirements for the proposed use in this building.

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-D-17-UR  
USE ON REVIEW**



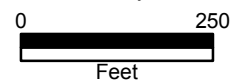
School for Autistic Students in R-1 (Low Density Residential)

Original Print Date: 7/18/2017 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Messinger, Deidra

Map No: 134

Jurisdiction: City



Use on Review  Development Plan

Name of Applicant: Deidra Messinger

Date Filed: 6-22-2017 Meeting Date: 8-10-2017

Application Accepted by: M. Payne

Fee Amount: ~ File Number: Development Plan ~

Fee Amount: 450.00 File Number: Use on Review 8-D-17-UR



**PROPERTY INFORMATION**

Address: 6808 S Northshore Drive

General Location: 5/8 S Northshore Drive due west of Craig Rd.

Tract Size: 108.12x255.3xRR No. of Units: 1

Zoning District: R-1

Existing Land Use: Formerly a day care and Montesory school

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification: LDR

Growth Policy Plan Designation: Planned

Census Tract: 57.01

Traffic Zone: 162

Parcel ID Number(s): 134AED26

Jurisdiction:  City Council 2<sup>nd</sup> District  
 County Commission \_\_\_\_\_ District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
Name: Deidra Messinger

Company: PEER Academy

Address: 6808 S. Northshore Dr.

City: Knoxville State: TN Zip: 37919

Telephone: (423) 277-6697

Fax: \_\_\_\_\_

E-mail: rad.doe@live.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT  
Name: Deidra Messinger

Company: PEER Academy

Address: 100 Dudala way

City: London State: TN Zip: 37774

Telephone: (423) 277-6697

Fax: \_\_\_\_\_

E-mail: rad.doe@live.com

**APPROVAL REQUESTED**

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)  
A school for Autistic Students

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Deidra Messinger

PLEASE PRINT  
Name: Deidra Messinger

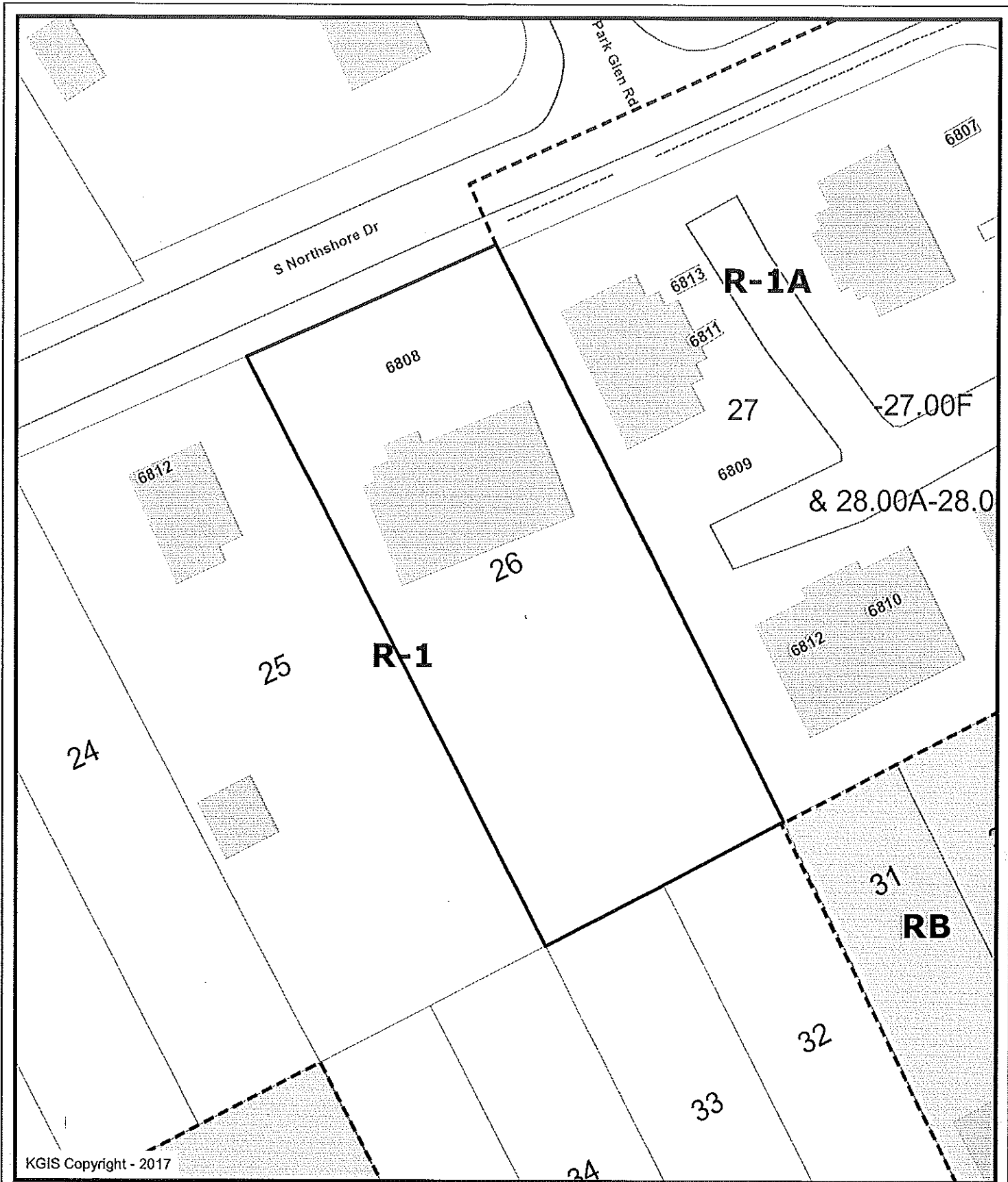
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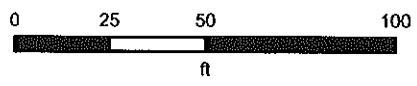


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Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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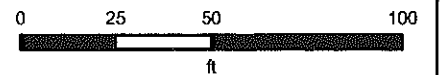


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### Letter Portrait

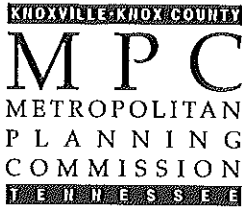
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## REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before 7/26/17 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: Deidra Messinger  
Printed name: Deidra Messinger  
MPC/BZA File #: 8-D-17-UR

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