



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

▶ **FILE #:** 11-D-17-UR

**AGENDA ITEM #:** 42

**AGENDA DATE:** 11/9/2017

▶ **APPLICANT:** CHIMCO, LLC  
OWNER(S): Daddy's Girl LLC

TAX ID NUMBER: 118 060.02 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1060 Lovell Rd

▶ **LOCATION:** East side Lovell Rd, north of Lovell View Dr.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lovell Road, a five-lane (with center turn lane) minor arterial street with 64' of pavement within a right-of-way of 88 ft.

UTILITIES: Water Source: First Knox Utility District  
Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **ZONING:** OB (Office, Medical, and Related Services)/TO (Technology Overlay)

▶ **EXISTING LAND USE:** Office

▶ **PROPOSED USE:** Montessori school

HISTORY OF ZONING: Rezoned from A/TO to OB/TO in 2002 (5-J-02-RZ)

SURROUNDING LAND USE AND ZONING:  
North: Business / OB (Office, Medical, and Related Services) and TO (Technology Overlay)  
South: Vacant land / OB (Office, Medical, and Related Services) and TO (Technology Overlay)  
East: Houses / RA (Low Density Residential) and TO (Technology Overlay)  
West: Lovell Rd, office, vacant land, houses / OB (Office, Medical, and Related Services), A (Agricultural), and TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The subject property is located in an area with office and business service uses in the OB/TO zoning, and detached residential subdivisions under A/TO and RA/TO zoning.

**STAFF RECOMMENDATION:**

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

**COMMENTS:**

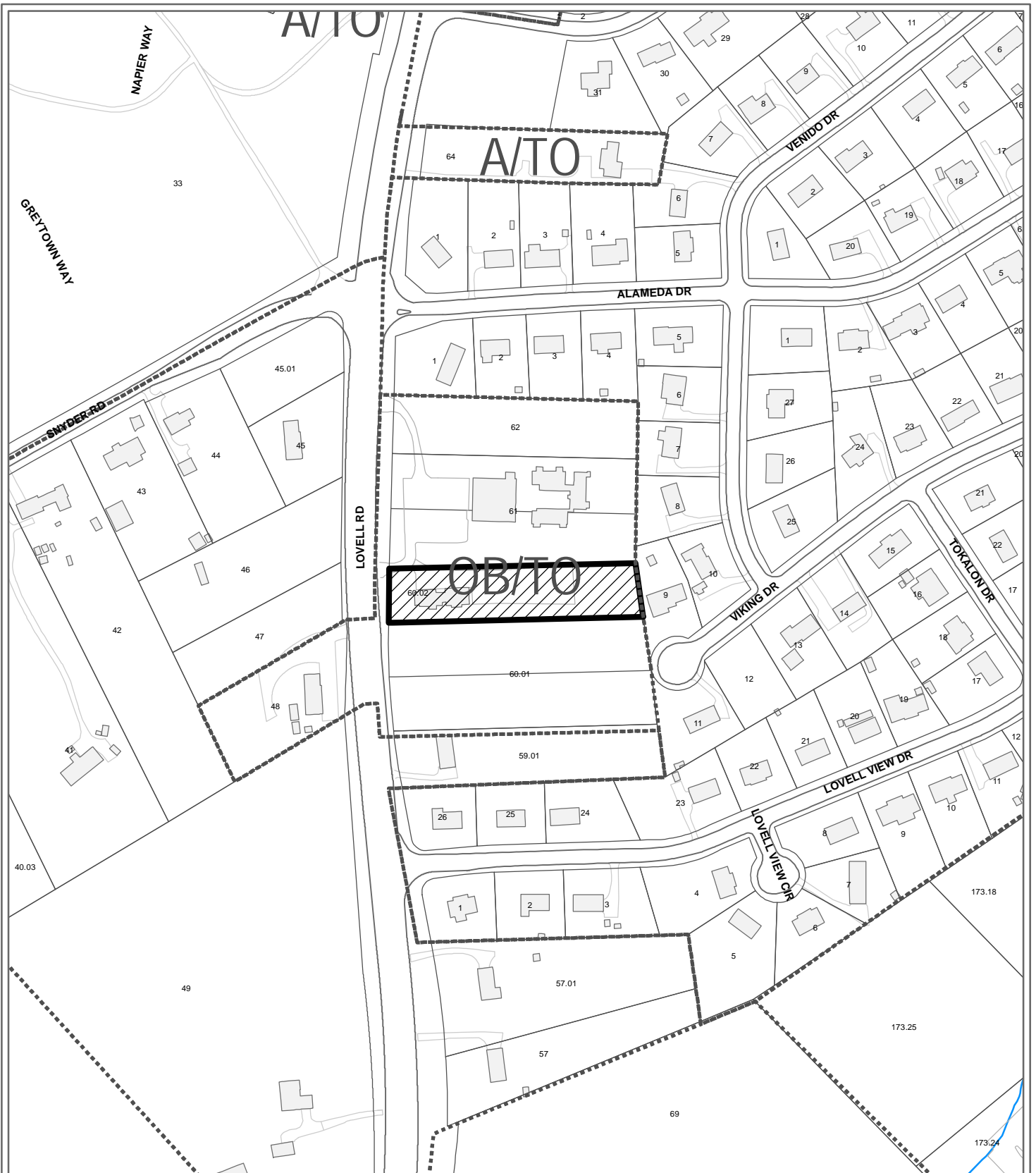
The applicant is requesting withdrawal because the building is noncompliant with state and local fire department requirements for the intended use as a day care and school.

ESTIMATED TRAFFIC IMPACT: 222 (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.

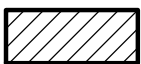
ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**11-D-17-UR  
USE ON REVIEW**

Petitioner: ChimCo, LLC



Montessori school in OB (Office, Medical, and Related Services)/TO  
(Technology Overlay)

Map No: 118  
Jurisdiction: County



Original Print Date: 10/17/2017 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

11-D-17-UR-WD-11-12-17

**MPC**  
METROPOLITAN  
PLANNING  
COMMISSION  
Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

### Request to Postpone • Table • Withdraw

Name of Applicant: Chim Co, LLC  
AS IT APPEARS ON THE CURRENT MPC AGENDA  
Original-File Number(s): 11-D-17-UR  
Date Scheduled for MPC Review: 11/9/2017  
Date Request Filed: 10/20/2017 Request Accepted by: Mike Reynolds



<p align="center"><b>REQUEST</b></p> <p><input type="checkbox"/> <b>Postpone</b> Please postpone the above application(s) until:</p> <hr/> <p align="center"><small>DATE OF FUTURE MPC PUBLIC MEETING</small></p> <p><input type="checkbox"/> <b>Table</b> Please table the above application(s).</p> <p><input checked="" type="checkbox"/> <b>Withdraw</b> Please withdraw the above application(s).</p> <p><b>State reason for request:</b> <u>Building is uncompliant with State &amp; Local Fire dept, unable to meet the requirement due to water pipe line is on other side of the road</u></p> <p><b>Eligible for Fee Refund?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Amount: <u>\$1,000 PARTIAL</u> Approved by: <u>[Signature]</u> Date: <u>10/20/17</u></p> <p align="center"><b>APPLICATION AUTHORIZATION</b></p> <p>I hereby certify that I am the property owner, applicant, or applicant's authorized representative.</p> <p>Signature: <u>[Signature]</u></p> <p><small>PLEASE PRINT</small> Name: <u>JULIA SHIVASOPT GUNNATSV</u> Address: <u>554 Stratfield Way</u> City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37919</u> Telephone: <u>865 228 9133</u> Fax: _____ E-mail: <u>service@OurCommunityGroup</u></p>	<p align="center"><b>PLEASE NOTE</b></p> <p align="center">Consistent with the guidelines set forth in MPC's <i>Administrative Rules and Procedures</i>:</p> <p><b>POSTPONEMENTS</b> Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.</p> <p><b>TABLINGS</b> Any item requested for tabling must be acted upon by MPC before it can be officially tabled.</p> <p><b>WITHDRAWALS</b> Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.</p> <p>Any new item withdrawn may be eligible for a fee refund according to the following: Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.</p>
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Refund: Michael Brady Inc.  
299 N. Weisgarber Rd.  
Knoxville, TN 37919

Use on Review  Development Plan

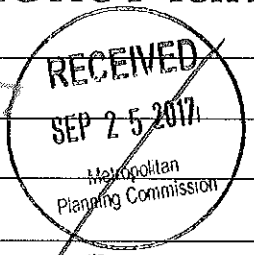
Name of Applicant: CHIMCO, LLC

Date Filed: 9/25/17 Meeting Date: 11/9/17

Application Accepted by: BMS Sean

Fee Amount: \_\_\_\_\_ File Number: Development Plan \_\_\_\_\_

Fee Amount: \$ 1500 File Number: Use on Review 11-17-UR



**PROPERTY INFORMATION**

Address: 1060 Lovell Road  
 General Location: Esse Lovell Rd. N of Lovell View Dr.  
 Tract Size: 2.1 No. of Units: 1  
 Zoning District: OB/TO  
 Existing Land Use: OFFICE  
 Planning Sector: NORTHWEST COUNTY  
 Sector Plan Proposed Land Use Classification: Office  
 Growth Policy Plan Designation: Planned Growth  
 Census Tract: 59.0A  
 Traffic Zone: with  
 Parcel ID Number(s): 118 06002  
 Jurisdiction:  City Council \_\_\_\_\_ District  County Commission 6th District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
 Name: PADDY'S GIRL LLC  
 Company: \_\_\_\_\_  
 Address: 1606 CHEEFSKIP RD.  
 City: KNOX State: TN Zip: 37932  
 Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:  
 PLEASE PRINT  
 Name: BRIAN PIERCE  
 Company: MICHAEL BEARD INC.  
 Address: 299 N. WILSSAUBER RD.  
 City: KNOX State: TN Zip: 37919  
 Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 E-mail: brianp@mbiarch.com

**APPROVAL REQUESTED**

Development Plan: Residential  Non-Residential  
 Home Occupation (Specify Occupation) \_\_\_\_\_  
 Other (Be Specific) \_\_\_\_\_

**APPLICATION AUTHORIZATION**

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

Signature: \_\_\_\_\_  
 PLEASE PRINT  
 Name: JULIA SHIVASOPITOMUKER  
 Company: One Community Services, Inc.  
 Address: 554 Stratfield Way Room 1  
 City: KNOXVILLE State: TN Zip: 37919  
 Telephone: 865 228 9133  
 E-mail: services@OneCommunityServices.com