

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 1-H-16-UR                      **Related File Number:**  
**Application Filed:** 11/30/2015              **Date of Revision:**  
**Applicant:** GIFFIN SENIOR COMMUNITY PARTNERS LLC DAVID COCKRILL

## PROPERTY INFORMATION

**General Location:** East side of Beech St., south of Lenland Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 109 C D 032                      **Jurisdiction:** City  
**Size of Tract:** 6.3 acres  
**Accessibility:** Access is via Beech St., a local street with 26' of pavement within 40' right-of-way. A 5' wide sidewalk is located on the same side of the street as the subject property.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant structure  
**Surrounding Land Use:**  
**Proposed Use:** Senior Residential Community (independent living, assisted living, adult day care, and clinic)              **Density:**  
**Sector Plan:** South City              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The proposed senior residential community will be located in the former Giffin School in the South Haven neighborhood. The surrounding uses are predominately detached houses. Baker Creek is located along the north property boundary and a tributary to Baker Creek is along the east property line. Mary James Park is located to the southeast of the site.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 1834 Beech St  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:                      No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Mike Reynolds

**Staff Recomm. (Abbr.):** APPROVE the request for a 35,000 sq. ft. senior living community, as presented in the development plan and site plan, subject to 9 conditions.

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services.
5. Meeting all applicable requirements of the Knoxville Fire Marshall's Office.
6. Proposed signage subject to approval by the Planning Commission staff and Knoxville's Sign Enforcement Inspector.
7. Provide a continuous landscape screen and/or fencing between the driveway and the adjoining properties to the south and southeast, subject to approval by the Planning Commission staff.
8. Submit a revised site plan subject to approval by the Planning Commission staff showing all required and proposed site improvements, including retaining walls and landscaping.
9. Install all required landscaping within six months of the issuance of occupancy permit for this project.

With the conditions noted above, this request meets the requirements for approval of a senior living community, as presented, in the R-2 zoning district and the other criteria for approval of a use on review.

**Comments:** The site in question is the former Giffin Elementary School property located on Beech St. in the South Haven neighborhood. The applicant is requesting approval of a use on review to permit conversion of the old school building to a senior living community that includes 9 independent living units, 50 assisted living units (including memory care), adult day care, and a clinic. There are 53 parking spaces provided.

The building is not in use and is deteriorating. In an effort to save the building, Knox Heritage purchased the property from Knox County in 2015 with the intent of finding a developer to rehabilitate the structure. The purchase agreement includes a preservation and conservation agreement in the deed. The agreement requires that the property and structure be preserved, rehabilitated, restored, and reconstructed in accordance with the standards approved by the U.S. Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. The proposed use will have very little impact on the surrounding residential area.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

1. The proposal will have no impact on schools.
2. Public water and sewer utilities are available to serve the development.
3. Deterioration of the existing structures will be halted which will result in improved neighborhood appearance.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. The proposed senior living facility is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The

use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

2. The proposal meets all relevant requirements of the R-2 zoning district, as well as other criteria for approval of a use-on-review.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The use is in conformity with the Sector Plan and One Year plan for the area which proposes LDR (Low Density Residential).

**Action:** Approved **Meeting Date:** 1/14/2016

- Details of Action:**
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  2. Meeting all applicable requirements of the Knox County Health Department.
  3. Meeting all applicable requirements of the Knoxville Department of Engineering.
  4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services.
  5. Meeting all applicable requirements of the Knoxville Fire Marshall's Office.
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**Summary of Action:** APPROVE the request for a 35,000 sq. ft. senior living community, as presented in the development plan and site plan, subject to 9 conditions.

**Date of Approval:** 1/14/2016 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**