

# 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

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400 Main Street  
Knoxville, Tennessee 37902  
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www.knoxmpc.org

File Number: 1-H-17-UR                      Related File Number:  
Application Filed: 11/28/2016              Date of Revision:  
Applicant: URBAN ENGINEERING, INC.

## PROPERTY INFORMATION

General Location: Northeast side of Lovell Rd., northwest of Kingston Pk.  
Other Parcel Info.:  
Tax ID Number: 131 05401                      Jurisdiction: City  
Size of Tract: 7.7 acres  
Accessibility: Access is via Lovell Rd., a minor arterial street with a pavement width 60' to 70' at this location within a 95' wide right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use:  
Proposed Use: Special Exception for housing for senior citizens                      Density:  
Sector Plan: Southwest County              Sector Plan Designation: GC (General Commercial)  
Growth Policy Plan: Urban Growth Area (Inside City Limits)  
Neighborhood Context: The site is surrounded by general commercial and office uses. Costco is located on the east side of Lovell Rd., across from site. Zoning in the area is a mixture of City, County and Town of Farragut commercial zones. This site was a former campground / RV park.

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

Street: 118 Lovell Rd  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: The site was zoned C-3 (General Commercial) in 2002 (2-M-02-RZ)

## 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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the special exception request for up to 114 residential units limited to occupancy by senior citizens as shown on the site plan subject to 14 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of parking spaces at the rate required for an assisted living facility per the interpretation of the Chief Building Official
3. Rebuild the current shared driveway from Lovell Rd. to this site per the recommendations of the Knox County Dept. of Engineering, TDOT and the Knoxville Engineering Dept.
4. Make all changes to the existing traffic signal (signal heads, phasing, etc.) located on Lovell Rd. at the driveway entrance as required by the Knox County Dept. of Engineering and Public Works
5. Install a right turn decel lane to feed into the driveway and reconfigure the existing sidewalk as needed on Lovell Rd. if required by TDOT
6. Construction of all sidewalks shown on the site plan. All sidewalk construction must comply with the Americans With Disabilities Act.. The sidewalk shown on the south side of the shared driveway must be set back 2' from the curb or constructed to a width of 7'
7. Replatting this site as may be required by the Knoxville Engineering Dept.
8. Provision of a cross access easement agreement for the shared driveway
9. Meeting all applicable requirements of the Knoxville City Arborist./ Urban Forester
10. Installation of landscaping as shown on the plan within six months of the issuance of occupancy permits for this project.
11. Meeting all other applicable requirements of the Knoxville Department of Engineering.
12. Meeting all other applicable requirements by the Tenn. Dept. of Transportation (TDOT)
13. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
14. Meeting all applicable requirements of the Knoxville Zoning Ordinance

With the conditions noted, this plan meets the requirements for approval of a Special Exception via the Use-on-Review process in a C-3 (General Commercial) district

Comments: This applicant is requesting approval of a project that will provide housing for senior citizens. The development will contain 114 units in a two story structure. Efficiency along with one and two bedroom units will be provided. Only a small fraction of the units will meet the definition of a dwelling unit. In order to be defined as a dwelling unit, living space, sanitation and cooking facilities must be provided. Most of these units will not have cooking facilities. Residents of this development will be provided at least 2 meals per day as part of their rent.

In the C-3 (General Commercial) district, residential uses are prohibited unless they are directly connected with a permitted principal use or permitted as a "special exception" by the planning commission (Article 4, Section 2.2.6.D.1.). While the greatest number of the proposed units do not meet the definition of a dwelling unit, the City's Chief Building Official has determined that they are a residential use that may be considered as a special exception.

Access to this site will be via a shared driveway that presently provides access to an office building. The development of this project will necessitate the reconstruction of the current driveway. The site is located in the City of Knoxville and review of the plans for this project will primarily fall to the City. However, Lovell Rd. is a State Highway under the control of the Tennessee Department of Transportation, and the existing traffic signal, at the location of the proposed driveway, is owned and maintained by the Knox County Department of Engineering and Public Works. All three entities will be involved in the review of the plans for this project.

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. Senior housing does not have a significant traffic impact.
- 3. All utilities are in place to serve this site.

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

1. This proposed senior housing project in a C-3 zone district 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The One Year Plan and Southwest County Sector Plan propose GC (General Commercial) uses for this site.
- .2. The site is located within the city limits of Knoxville on the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 1/12/2017

- Details of Action:**
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**Summary of Action:** APPROVE the special exception request for up to 114 residential units limited to occupancy by senior citizens as shown on the site plan subject to 14 conditions

**Date of Approval:** 1/12/2017 **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":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**