

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 1-K-20-UR                      **Related File Number:**  
**Application Filed:** 11/25/2019              **Date of Revision:**  
**Applicant:** AUTUMN CARE ASSISTED LIVING

## PROPERTY INFORMATION

**General Location:** East side of Byington Beaver Ridge Rd., south side of Shady Oak Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 90 E B 016                      **Jurisdiction:** County  
**Size of Tract:** 1.83 acres  
**Accessibility:** Access is via Byington Beaver Ridge Rd., a major collector street with 20' of pavement width within 40' of right of way and Shady Oak Lane, a local street with 17' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential and Assisted Living Facility  
**Surrounding Land Use:**  
**Proposed Use:** Expansion of an existing assisted living facility                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** O (Office)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The area is near the Karns Crossroads neighborhood commercial node. The site is adjacent to a church and within 350 feet of Oak Ridge Highway. The surrounding area consists primarily of single family residential transitioning to commercial closer to the highway corridor.

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

**Street:** 3222 Byington Beaver Ridge Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** OB (Office, Medical, and Related Services)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Prpoerty was rezoned from CA to OB in 2007 and 2019 (12-AA-07-RZ, 9-B-19-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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request for an approximate 12,700 square foot addition to the existing assisted living facility with 20 additional units (50 total units), subject to the following 5 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Deptment of Human Services.
5. Installing landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

With the conditions noted above, this request meets the requirements for approval of an assisted living facility in the OB zoning district and other criteria for a use on review.

Comments:

The applicant is proposing to construct a one story, 12,653 sqft addition with 20 units to the existing Autumn Care Assisted Living Facility at the corner of Byington-Beaver Ridge Road and Shady Oak Lane. The existing facility was approved by the Planning Commission in 2008 (1-A-08-UR) and is 14,889 sqft with 30 units. If approved and constructed, the expanded facility will be 27,959 sqft with 50 units.

In addition to the new units, the expansion will include a new entry and lobby, living space and courtyard with a gazebo between the wings of the facility. There will be a 15' wide type 'A' landscape screen on the east and southeast property lines which is shared with existing residential uses (see sheet L100, Landscape Plan).

**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. Adequate sight distance is available in both directions from the existing entrance onto Byington-Beaver Ridge Road and the new entrance on Shady Oak Lane.
3. Public water and sewer utilities are available to serve the development.
4. The property is located along a major collector street and meets the Knox County Zoning Ordinance requirements for approval of an assisted living facility.
5. The applicant is proposing a 15' wide, type 'A' landscape screen adjance to residential properties, as required by Article 4, Section 4.10.11 of the Knox County Zoning Ordinance.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed assisted 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 OB zoning district and use on review.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan proposes office uses for this site which is consistent with the OB zoning and the proposed use of the site.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

**Action:** Approved

**Meeting Date:** 1/9/2020

**Details of Action:**

**Summary of Action:** APPROVE the request for an approximate 12,700 square foot addition to the existing assisted living facility with 20 additional units (50 total units), subject to the following 5 conditions:

**Date of Approval:** 1/9/2020

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Board of Zoning Appeals

**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:**