

# 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

**File Number:** 11-B-03-UR                      **Related File Number:**  
**Application Filed:** 10/6/2003              **Date of Revision:**  
**Applicant:** LEXINGTON MANOR  
**Owner:**

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

## PROPERTY INFORMATION

**General Location:** Northwest side Lexington Dr., east side Dutchtown Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 66.27                      **Jurisdiction:** County  
**Size of Tract:** 1 acre  
**Accessibility:** Access is via Lexington Dr., a local street with 60' of right of way and 26' of pavement width, or via Dutchtown Rd., a major collector street with 65' of right of way and 21' of pavement width.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Adult day care facility  
**Surrounding Land Use:**  
**Proposed Use:** Adult day care for up to 15 clients                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with business and manufacturing uses under CB zoning. The subject property is also located within the Technology Overlay.

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

**Street:** 10745 Lexington Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** CB (Business and Manufacturing) / TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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:** Michael Brusseau

**Staff Recomm. (Abbr.):** APPROVE an adult day care facility for up to 15 clients within the CB zoning district, subject to 6 conditions:

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Meeting all licensing or other requirements of the State of Tennessee Department of Human Services, regarding operation of an adult day care facility.
5. Installing all landscaping, as shown on the development plan, within six months of MPC approval of this application, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
6. Adherence to all stipulations and notes on the approved development plan.

With the conditions noted above, this proposal meets all requirements of the CB/TO zoning district, as well as other criteria for approval of a use on review.

**Comments:** An existing adult day care facility is currently in operation on the subject property. The applicant is seeking use on review approval to continue operation of the adult day care facility, serving up to a maximum 15 clients at one time.

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

1. Public water and sewer utilities are in place to serve the site. The proposal will have minimal impact to the street system and no impact to schools.
2. The proposed use is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

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

1. The proposal is consistent with the general standards for uses permitted on review: The proposal 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 specific requirements of the Knox County Zoning Ordinance for approval of an adult day care facility, as well as other applicable sections of the ordinance.

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

1. The Northwest County Sector Plan proposes commercial uses for this site.
2. The subject property is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

**MPC Action:** Approved

**MPC Meeting Date:** 11/13/2003

**Details of MPC action:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Meeting all licensing or other requirements of the State of Tennessee Department of Human

Services, regarding operation of an adult day care facility.

5. Installing all landscaping, as shown on the development plan, within six months of MPC approval of this application, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

6. Adherence to all stipulations and notes on the approved development plan.

**Summary of MPC action:** APPROVE an adult day care facility for up to 15 clients within the CB zoning district, subject to 6 conditions:

**Date of MPC Approval:** 11/13/2003

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

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

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

**Legislative Body:**

**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:**