

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 12-C-15-UR Related File Number:
Application Filed: 10/26/2015 Date of Revision:
Applicant: WALDEN POND SENIOR VILLAGE

PROPERTY INFORMATION

General Location: Northwest side of McKamey Rd., southwest of Brierley Dr.
Other Parcel Info.:
Tax ID Number: 92 09302 Jurisdiction: County
Size of Tract: 15.92 acres
Accessibility: Access is via McKamey Rd., a major collector street with 19' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Private academy and vacant land
Surrounding Land Use:
Proposed Use: Independent senior living units and assisted living Density:
Sector Plan: Northwest County Sector Plan Designation: LDR & SLPA
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is developed primarily with low density residential uses under R-1, RP-1 and RA zoning. There is some A (Agricultural) zoned land to the south and east.

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

Street: 5311 McKamey Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property rezoned to PR (Planned Residential) at a density of up to 4.8 du/ac by Knox County Commission on November 16, 2015.

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for up to 48 independent senior living units and 119 assisted living bedrooms and a reduction of the peripheral setback from 35' to 25', subject to the following 9 conditions:

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
 2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 3. Obtaining approval from the Knox County Department of Engineering and Public Works on the final design of the cul-de-sac turnaround between the independent senior living building and the school/day care facility.
 4. Only pervious pavement can be used within the 25' buffer zone around the pond. This will require design changes for the driveways, parking and pathways.
 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 6. Meeting all applicable requirements of the Knox County Fire Marshal's Office..
 7. All signage for the development is subject to approval by Planning Commission Staff and the Knox County Sign Inspector.
 8. Installation of landscaping as shown on the landscape plan within six months of the issuance of the first occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
 9. Meeting all applicable requirements of the Knox County Zoning Ordinance

With the conditions noted, this plan meets the requirements for approval in the PR District and the other criteria for approval of a use on review.

Comments: The applicant is proposing to develop a senior living facility on a 15.92 acre tract located on the Northwest side of McKamey Rd., northeast of Amherst Rd. In addition to the existing school and day care facility, the applicant is proposing a three story building with 48 independent senior living units and a two story building for assisted living with 119 bedrooms.

The property was rezoned to PR (Planned Residential) at a density of up to 4.8 du/ac by Knox County Commission on November 16, 2015. In applying the approved density for the site, the land area (3.57 acres) utilized for the school/day care facility and the assisted living facility was subtracted from the total site (15.92 acres) leaving 12.35 acres that could be applied to the maximum density of 4.8 du/ac for a total of 59 dwelling units. The applicant is only requesting approval for 48 dwelling units with 24 one bedroom units and 24 two bedroom units.

The proposed two story assisted living facility will be located on the south side of the pond between the pond and McKamey Rd. The building façade facing McKamey Rd. will be one story. The proposed three story independent senior living facility will be located on the northeast end of the pond. There will be no site alteration of the steeper portions of the site north of the existing school/day care facility. The proposed sidewalk system provides connections between the independent senior living units and the assisted living facility. A pathway is also being provided around the pond.

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

1. The proposed development will have minimal impact on local services since utilities are available to

serve this site.

2. The proposed senior living complex at a density of 3.89 du/ac, is consistent in use and density with the overall zoning density identified for the property. Other development in the area has occurred under the planned residential and low density residential zoning designations.
3. As identified in the updated Traffic Impact Analysis, the proposed development will have minimal traffic impacts on the existing street network.

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

1. The proposed senior living complex with the recommended conditions meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed development 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 significant traffic through residential areas since the use is a low traffic generator and the site is located on a collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The approved PR zoning allows a density of up to 4.8 du/ac. At a density of 3.89 du/ac, the proposed senior living facility is consistent with the sector plan and approved zoning. A portion of the site is also designated as being within the hillside protection area. The site layout has been designed to minimize the impact on the steeper portions of the site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 12/10/2015

- Details of Action:**
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Summary of Action: APPROVE the development plan for up to 48 independent senior living units and 119 assisted living bedrooms and a reduction of the peripheral setback from 35' to 25', subject to the following 9 conditions:

Date of Approval: 12/10/2015 **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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: