

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-16-UR **Related File Number:**
Application Filed: 10/21/2016 **Date of Revision:**
Applicant: GIFFIN SENIOR COMMUNITY PARTNERS LLC DAVID COCKRILL

PROPERTY INFORMATION

General Location: East side 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-ofway. 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 building
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:** LDR (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 noted.

PLAN INFORMATION (where applicable)

mix of evergreen and deciduous plantings. This screening should be reviewed and approved by MPC staff before certification of plans submitted to the Knoxville Department of Engineering for site development permits, excluding grading permits.

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 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 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:** 12/8/2016

- Details of Action:**
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. Providing a continuous landscape screen of evergreen and deciduous plantings, and/or fencing, between the parking lot and adjacent residential properties to the south and southeast, subject to approval by MPC staff before certification of plans submitted to the Knoxville Department of Engineering for site development permits, excluding grading permits.
 7. Obtaining approval by the Knoxville Department of Engineering for the new driveway connection to Beech Street, located between the existing and new building. If this driveway connection is not approved, the alternative driveway design with a turnaround (Option B) can be installed upon approval of the Knoxville Department of Engineering and Knoxville Fire Marshall.
 8. Installing 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.

Summary of Action: APPROVE the request for a 91 bed assisted living community, as presented in the development plan and site plan, subject to 10 conditions.

Date of Approval: 12/8/2016 **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:**