CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

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, Density:

adult day care, and clinic)

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)

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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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the request for a 91 bed assisted living community, as presented in the development plan

and site plan, subject to 10 conditions.

Staff Recomm. (Full):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.

The site in question is the former Giffin Elementary School property located on Beech St. in the South Haven neighborhood. The applicant previously received MPC approval (1-H-16-UR) for the same

requested uses in the old school building (Building A) only, and this request includes the addition of a new building on the north side of the site. The uses in Building A (old school) will include 43 beds for independent living units and assisted living units (including memory care), adult day care, and primary care clinic. Building B will include 48 beds in 4 group homes consisting of 12 single bedrooms per group home. The group homes are independent living but are still considered as part of the assisted living facility because they do still have those services.

The old school building is not in use and is deteriorating. In an effort to save the building, Knox Heritage purchased the property from Knox County in 2015 with the intent of finding a developer to rehabilitate the structure. The purchase agreement includes a preservation and conservation agreement in the deed. The agreement requires that the property and structure by preserved, rehabilitated, restored, and reconstructed in accordance with the standards approved by the U.S. Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. The proposed use will have little impact on the surrounding residential area considering the former use of the property as a public elementary school. The new building will also be reviewed by Knox Heritage in regard to how the placement of the building and proposed exterior materials impact the historic school structure. Generally the new building should be of compatible scale, located so as to not block views of the historic structure, and have compatible exterior materials.

The parking lot layout on the southern portion of the property proposes to move the driveway slightly north, away from the adjacent residential house, however, includes new parking spaces that face the adjacent house. Staff is recommending a condition that landscape screening and/or an opaque fencing be installed to screen the views parked vehicles and shield headlights. Landscaping should include a

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Comments:

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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:

Date of Approval:

Legislative Body:

- 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.
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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

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.

12/8/2016 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:
Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Date of Legislative Action:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Knoxville City Council

Date of Legislative Appeal: Effective Date of Ordinance:

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