

# CASE SUMMARY

## APPLICATION TYPE: REZONING

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  
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

**File Number:** 12-F-12-RZ                      **Related File Number:**  
**Application Filed:** 11/5/2012              **Date of Revision:**  
**Applicant:** MANORHOUSE MANAGEMENT, INC.

### PROPERTY INFORMATION

**General Location:** Northwest side S. Northshore Dr., southwest side Wallace Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 133 08302 & 08303                      **Jurisdiction:** City  
**Size of Tract:** 5.2 acres  
**Accessibility:** Access is via S. Northshore Dr., a major arterial street with 20' of pavement width within 70' of right-of-way, or Wallace Rd., a minor collector street with 20' of pavement width within 55' of right-of-way. Access could also be gained from Branton Blvd., a local street with 2 lanes and a center median within 100' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Assisted living facility and vacant parcel  
**Surrounding Land Use:**  
**Proposed Use:** Nursing home and assisted living facility                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Medium Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed primarily with residential uses under PR, RP-1 and RA zoning. An assisted living facility is located on the subject site, and there are two office developments nearby.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned Residential) (15 du/ac)  
**Former Zoning:**  
**Requested Zoning:** R-2 (General Residential)  
**Previous Requests:** 12-K-88-RZ (rezoned to RP-1), 9-E-99-UR (Manorhouse)  
**Extension of Zone:** No  
**History of Zoning:** RP-1 was approved in 1988 (12-K-88-RZ).

### PLAN INFORMATION (where applicable)



facility already in place. R-2 zoning is required to consider a nursing home, as it is not permitted under the current RP-1 zoning.

2. This area is developed primarily with low density residential houses. The recommendation condition to limit uses will insure that the proposed zoning and use of this site will be compatible with the surrounding area and will have very minimal impact.

3. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Both the Southwest County Sector Plan and the City of Knoxville One Year Plan propose medium density residential uses for the site, consistent with the proposed R-2 zoning.

2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. This proposal does not present any apparent conflicts with any other adopted plans.

**Action:** Approved **Meeting Date:** 12/13/2012

**Details of Action:**

**Summary of Action:** R-2 (k) (General Residential) subject to 1 condition

**Date of Approval:** 12/13/2012 **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:** 1/8/2013

**Date of Legislative Action, Second Reading:** 1/22/2013

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**