

# 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

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**File Number:** 2-B-10-UR  
**Application Filed:** 12/23/2009  
**Applicant:** BANYAN SENIOR LIVING

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** South side of Gleason Dr., west side of Wellsley Park Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 120 F B 03604 **Jurisdiction:** City  
**Size of Tract:** 20 acres  
**Accessibility:** Access is via Gleason Dr, a local street with a divided median two to four lane section and Wellsley Park Rd., a local street with a 26' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Independent and Assisted Living Facility **Density:** 16.41 du/ac  
**Sector Plan:** West City **Sector Plan Designation:** MDR & HP  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located in an area that has a mix of low and medium density residential development, and office and commercial uses.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The property was rezoned to RP-1 (Planned Residential) with a density of 6-14 du/ac in 1996 for the southern 10 acres, and RP-1 (Planned Residential) with a density of 24 du/ac for the northern 10 acres in 2000.

## 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 299 independent living units and 72 assisted living bedrooms subject to the following 10 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 Knoxville (Ord. O-280-90).
3. Approval of the proposed layout is subject to the applicant obtaining approval of a zoning amendment that would allow the proposed layout by either designating the property as a single district with an overall density cap or changing the boundary lines between the two existing districts. If an amendment is not approved, a revised site plan would have to be approved that would comply with the density caps. This condition shall be met prior to the issuance of any building permits.
4. Final design of the median cut on Gleason Dr., including the removal of vegetation to improve sight distance, is subject to approval by the Knoxville Department of Engineering.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. All signage for the development is subject to approval by Planning Commission Staff and the Knoxville Sign Inspector.
7. Meeting all applicable requirements of the Knoxville City Arborist.
8. Submitting a detailed species specific landscape plan to Planning Commission Staff for review and approval prior to the issuance of any building permits.
9. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of the first occupancy permit for each phase of the project. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
10. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a use on review.

**Comments:** The applicant is proposing to develop a senior living facility on 20.0 acres that will contain a combination of assisted living and independent living accommodations. The primary difference between the two types of units is that the independent living units will have a complete kitchen with one to three bedrooms, whereas the assisted living units will only have a bedroom with no kitchen facilities. The proposal includes a total of eight buildings with a mix of building heights from one to eight stories.

Due to that fact the independent units are completely equipped, they are viewed as dwelling units and therefore counted against the density permitted by the zoning of the site. While the property under consideration is a single tax parcel, the property has two separate zoning density designations with RP-1 zoning with a density of 6-14 du/ac for the southern 10 acres, and RP-1 zoning with a density of 24 du/ac for the northern 10 acres.

As distributed on the site plan, there are 274 independent living units located on the northern portion of the property at a density of 27.4 du/ac. This proposal exceeds the maximum density of 24 du/ac for that area of the site. Approval of the proposed layout is subject to a condition that the applicant obtain an approval of a zoning amendment that would either designate the property as a single district with an overall density cap or change the boundary lines between the two districts. If an amendment is not approved a revised site plan would have to be approved that would comply with the density caps. The overall density for the site of 16.41 du/ac, is consistent in use and density with the overall density identified for the property. With the reduction of 1.78 acres for the assisted living facility, the overall density permitted by the zoning is 17.75 du/ac.

The main entrance for the development will be from Gleason Dr. A median cut is proposed in Gleason Dr. at the entrance that will allow a left turn onto Gleason Dr. out of the development but will not allow a left turn into the development from west bound traffic. A second access driveway is located on Wellsley Park Rd. This development will not have gated access. The plan includes a total of 484 parking spaces with 330 of the spaces being provided in the parking garages under six of the eight buildings.

The updated Traffic Impact Analysis prepared for this development identified that current traffic operations at each of the study intersections generally are very good and are expected to continue with the background growth of traffic. Senior housing does not generate traffic at the same rate as other types of residential uses. With the proposed senior living complex, traffic conditions are expected to continue to be acceptable.

Amenities proposed for the development include a clubhouse facility, walking areas and landscaped areas with water features. The proposed sidewalk system provides connections to the exterior sidewalks and trails that run along Gleason Dr., Wellsley Park Rd. and Deane Hill Rd.

#### 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 all utilities are available to serve this site.
2. The proposed senior living complex at a density of 16.41 du/ac, is consistent in use and density with the overall density identified for the property. The proposed density distribution does not meet the specific site densities identified under the existing zoning and would require a zoning amendment. Other development in the area has occurred under the RP-1 (Planned Residential) zoning regulations.
3. As identified in the updated Traffic Impact Analysis, the proposed development will have minimal traffic impacts with efficient and safe traffic flow being maintained.

#### 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 RP-1 (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.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan designates this property for low and medium density residential use. The One Year Plan identifies the property for medium density residential use with a maximum density of 24 du/ac. The existing RP-1 zoning allows a density of 6-14 du/ac in the southern 10.0 acres and up to 24 du/ac for the northern 10.0 acres. The distribution of the project density designated on the development plan has 274 units on the northern portion of the site at a density of 27.4 du/ac which exceeds the maximum density. A zoning amendment will be required to bring it into conformity.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved

**Meeting Date:** 2/11/2010

**Details of Action:**

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5. Meeting all applicable requirements of the Knoxville Department of Engineering.
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Knoxville Sign Inspector.

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**Summary of Action:**

APPROVE the development plan for up to 299 independent living units and 72 assisted living bedrooms subject to the following 10 conditions:

**Date of Approval:**

2/11/2010

**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:**