

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: 2-B-15-UR
Application Filed: 12/30/2014
Applicant: HOLLYBROOK CARE, INC

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side of N Gallaher View Rd., west side of Mars Hill Rd.
Other Parcel Info.:
Tax ID Number: 119 D D 003 **Jurisdiction:** City
Size of Tract: 3.56 acres
Accessibility: Access is via Mars Hill Rd., a local street with an 18' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Assisted Living Facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR and STPA (Sector Plan), OS, LDR & F (One Y)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located along a section of N Gallaher View Rd., that includes a mix of low and medium density residential development.

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

Street: 645 Mars Hill Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) and F-1 (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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 request for an assisted living facility at this location with up to 19 beds as shown on the development plan subject to 10 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Meeting all applicable requirements and obtaining all required permits from the State of Tennessee.
3. Meeting all applicable requirements of the City of Knoxville Fire Marshal.
4. All exterior site lighting is to be directed downward and away from all adjoining residences.
5. Prior to the issuance of a grading permit, certification by the applicant's engineer that the required sight distance will be available in both directions along Mars Hill Rd. from the proposed driveway.
6. Installation of landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit for the development. The proposed landscape materials shall not interfere with the required sight distance at driveway entrance.
7. Meeting all applicable requirements of the Knoxville City Arborist.
8. Meeting all applicable requirements of the Knoxville Department of Engineering.
9. All signage for the development is subject to approval by Planning Commission Staff and the Knoxville Sign Inspector.
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 zoning district and the other criteria for approval of a use on review.

Comments:

The applicant is proposing to construct an assisted living facility on this 3.56 acre site that has frontage on both Mars Hill Rd. and N Gallaher View Rd., just south of Middlebrook Pike. The proposed facility will contain 19 beds in a 10,000 square foot single story building. Access to the site will be off of Mars Hill Rd. a local dead-end street. The traffic impact from an assisted living facility as a rule is less than any other type of residential development. The site will include a total of 14 parking spaces which exceeds the minimum requirement for the 19 bed facility and four employees on the largest shift.

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

1. The proposed assisted living facility will have minimal impact on local services since utilities are available to serve this site.
2. The traffic impact will be minimal due to the fact that the great majority of the residents do not drive. Access to this site will be limited to Mars Hill Rd., a local street.
3. The proposed facility is compatible with the low and medium density residential uses that exist in this area.
4. The proposed facility will place no additional demand on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed assisted living facility 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 substantial traffic through

residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan and Knoxville One Year Plan designate this property for low density residential use with a maximum density of 5.99 du/ac, stream protection area and other open space. The RP-1 zoning approved for the site allows a density up to 5.99 du/ac. The proposed assisted living facility is consistent with the Sector and One Year Plans and the zoning designation. The proposed use is not in conflict with the plan.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 2/12/2015

Details of Action:

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Date of Approval: 2/12/2015

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: