# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number:2-C-02-URRelated File Number:Application Filed:1/14/2002Date of Revision:Applicant:BARBARA J. AND JOE L. CANADA

Owner:

#### PROPERTY INFORMATION

 General Location:
 Northeast side of Ault Rd., southeast side of Ollie Davis Dr.

 Other Parcel Info.:
 Jurisdiction:

 Tax ID Number:
 70 E E 3.01

 Jurisdiction:
 City

 Size of Tract:
 1.42 acres

 Accessibility:
 Access is via Ollie Davis Dr., a local street with 50' of right of way and 18' of pavement width. The property also fronts on Ault Rd., a major collector street with 40' of right of way and 18' of pavement width.

### GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land and garage.			
Surrounding Land Use:				
Proposed Use:	Assisted living facility (max. of 25 residents)		Density:	
Sector Plan:	East City	Sector Plan Designation:		
Growth Policy Plan:	Urban Growth Area (Inside City Limits)			
Neighborhood Context:	This area has been developed with residential uses under R-1 zoning to the north, east and west, with industrial uses to the south.			

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

Street:

1504 Ault Rd

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

 Current Zoning:
 R-1A (Low Density Residential)

 Former Zoning:
 Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: MPC approved a rezoning of this property to R-1A on December 9, 1999. (12-T-99-RZ)

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 



8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8

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# SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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:	Michael Brusseau				
Staff Recomm. (Abbr.):	APPROVE the deve location, subject to 6	elopment plan for an assisted living facility with a maximum of 25 residents at this 6 conditions:			
Staff Recomm. (Full):	<ol> <li>Meeting all applic</li> <li>Meeting all applic</li> <li>Installing all prop issuance of building</li> <li>Meeting all applic</li> <li>Meeting all applic</li> <li>With the conditions and</li> </ol>	all licensing required by the State of Tennessee for operating an assisted living facility. I applicable requirements of the City of Knoxville Zoning Ordinance. I applicable requirements of the City of Knoxville Department of Engineering. Ill proposed landscaping, as shown on the development plan, within six months of uilding permits for this project. I applicable requirements of the Knox County Health Department. I applicable requirements of the City of Knoxville Arborist. I applicable requirements of the City of Knoxville Arborist.			
Comments:	The applicants are proposing to build an assisted living facility behind their permanent residence on the corner of Ault Road and Ollie Davis Drive. The facility will contain 16 separate units with individual bathrooms. There will be a shared kitchen, porch, laundry room and activities area in the center of the building. The applicants state that the maximum number of employees will be 4 at one time. The plans show a parking lot with ten spaces. Access is from the local street, Ollie Davis Drive, eliminating the need for another curbcut on Ault Rd., a collector street. Traffic in and out of the facility is expected to be minimal. An indirectly illuminated 36 square foot monument sign is shown near Ollie Davis Drive near the entrance drive to the facility. Existing and proposed landscaping is shown around the perimeter of the site to minimize the visual impact to adjacent properties.				
MPC Action:	Approved		MPC Meeting Date: 2/14/2002		
Details of MPC action:	<ol> <li>Obtaining all licensing required by the State of Tennessee for operating an assisted living facility.</li> <li>Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.</li> <li>Meeting all applicable requirements of the City of Knoxville Department of Engineering.</li> <li>Installing all proposed landscaping, as shown on the development plan, within six months of issuance of building permits for this project.</li> <li>Meeting all applicable requirements of the Knox County Health Department.</li> <li>Meeting all applicable requirements of the City of Knoxville Arborist.</li> </ol>				
Summary of MPC action:	APPROVE the development plan for an assisted living facility with a maximum of 25 residents at this location, subject to 6 conditions.				
Date of MPC Approval:	2/14/2002	Date of Denial:	Postponements:		
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?: 2/28/2002		
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Legislative Body:	City Council	THE ACTION AND DISPOSI			

ACTION AND DIODOOITION

Date of Legislative Action:	4/2/2002	Date of Legislative Action, Second Reading: 5/28/2002	
Ordinance Number:		Other Ordinance Number References:	
Disposition of Case:	Postponed	Disposition of Case, Second Reading:	Denied

If "Other": Amendments: Postponed 4/30/02 Date of Legislative Appeal: If "Other": Amendments: Appeal approved. Use is denied. Effective Date of Ordinance: