

# 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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Knoxville, Tennessee 37902  
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**File Number:** 2-F-17-UR                      **Related File Number:**  
**Application Filed:** 12/27/2016              **Date of Revision:**  
**Applicant:** AUTUMN LEAVES OF KNOXVILLE

## PROPERTY INFORMATION

**General Location:** Northwest side of Deane Hill Dr., east of Lockett Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 121 A C 013                      **Jurisdiction:** City  
**Size of Tract:** 3 acres  
**Accessibility:** Access is via Deane Hill Dr., a major collector street with a 22' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Assisted living facility                      **Density:**  
**Sector Plan:** West City                      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located in an area along Deane Hill Dr. that is close to Kingston Pike and includes a mix of businesses that have developed under O-1, C-3, C-4 and I-2 zoning.

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

**Street:** 6505 Deane Hill Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** O-1 (Office, Medical, and Related Services)  
**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 development plan for an assisted living/memory care facility with up to 48 bedrooms in a building with approximately 32,289 square feet, subject to the following 9 conditions:

Staff Recomm. (Full):

1. Connecting to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Providing certification that 400' of sight distance will be available in both directions along Deane Hill Dr. at the proposed access driveway.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
5. Meeting all applicable requirements of the Knoxville Fire Marshal's Office.
6. Proposed signage shall meet all the applicable requirements of Article 8 (Signs, billboards, and other advertising structure) of the Knoxville Zoning Ordinance.
7. Obtaining approval and recording a plat for the combination of the two platted lots identified on the City of Knoxville Ward Map.
8. Installation of all landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
9. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval of an assisted living facility in the O-1 zoning district, and the other criteria for approval of a use on review.

Comments:

The applicant received approval from the Planning Commission on October 13, 2016 for this assisted living/memory care facility on a 3 acre tract located on the northwest side of Deane Hill Dr., east of Royal Crown Dr. The proposed facility will have a total of 48 bedrooms and will be in a one story building with approximately 32,289 square feet. A total of 40 parking spaces are being provided for the facility.

In order to reduce traffic congestion in this area of Deane Hill Dr. staff had recommended a condition that the assisted living facility obtain an access easement from the owner of property to the east for the use of their existing driveway for access to the assisted living facility. The existing driveway to the east lines up with the driveway on the south side of Deane Hill Dr.

The applicant has not been able to obtain an access easement from the adjoining property owner and is back before the Planning Commission to obtain an approval to utilize their own driveway for access. The proposed access driveway is designed for unrestricted access into the site but will only allow right turns out. This proposed access driveway is supported by the Knoxville Department of Engineering. The applicant will be required to certify that 400' of sight distance will be available in both directions along Deane Hill Dr. at the proposed access driveway.

**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 water and sewer utilities are available to serve this site, and there will not be an impact on public schools.
2. The size of the facility is compatible with the surrounding nonresidential development and the traffic generated should not have a negative effect on the area.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. The proposed assisted living facility meets the standards for development within a O-1 zone and all other requirements of the Zoning Ordinance with the recommended conditions.

2. The proposed facility is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted One Year 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 since it is located on a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan and Knoxville One Year Plan designate this property for office and related uses. The proposed assisted living facility is consistent with the adopted plans.
2. The site is located within the Urban Growth Boundary (Inside City) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 2/9/2017

- Details of Action:**
1. Connecting to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
  2. Providing certification that 400' of sight distance will be available in both directions along Deane Hill Dr. at the proposed access driveway.
  3. Meeting all applicable requirements of the Knoxville Department of Engineering.
  4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
  5. Meeting all applicable requirements of the Knoxville Fire Marshal's Office.
  6. Proposed signage shall meet all the applicable requirements of Article 8 (Signs, billboards, and other advertising structure) of the Knoxville Zoning Ordinance.
  7. Obtaining approval and recording a plat for the combination of the two platted lots identified on the City of Knoxville Ward Map.
  8. Installation of all landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
  9. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval of an assisted living facility in the O-1 zoning district, and the other criteria for approval of a use on review.

**Summary of Action:** APPROVE the development plan for an assisted living/memory care facility with up to 48 bedrooms in a building with approximately 32,289 square feet, subject to the following 9 conditions:

**Date of Approval:** 2/9/2017 **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:**