

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 the expansion of the existing medical facility with a building addition of approximately 7748 square feet, subject to the following 5 conditions:

Staff Recomm. (Full):
1. Connecting to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knoxville Fire Marshal's Office.
4. Meeting the requirements of the Knoxville Tree Protection Ordinance
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval of a medical facility expansion in the R-2 zoning district, and the other criteria for approval of a use on review.

Comments:

The applicant is proposing a building expansion of approximately 7748 square feet for their existing facility located on the northwest side of Martin Luther King, Jr. Ave., northeast of N. Cherry St. Knox Area Recue Ministries (KARM) had received a use on review approval from the Planning Commission on September 8, 1994 for a medical facility for abused women at this location. This facility which is known as KARM - Serenity has been in operation for over 20 years.

The proposed building expansion which will be located behind the existing building, is designed to provide support facilities for the existing 32 bed facility. There will be no increase in the number of beds with this application. The new space will include a kitchen and dining room, meeting space, laundry facilities and dedicated space for counseling. Correspondence from KARM and the architect regarding the proposed facility expansion are included in the packet.

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

1. The proposed addition will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed addition is designed to provide support facilities for the residents and will not increase the occupancy of the facility.

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

1. The proposed building addition meets the standards for development within the R-2 zoning district and all other requirements of the Zoning Ordinance..
2. The proposed building addition 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 area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City Sector Plan and the One Year Plan propose medium density residential uses for this site. The existing 32 bed facility is consistent with both the Sector and One Year plans through the use on review approval by the Planning Commission.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth

Policy Plan.

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.
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Summary of Action: APPROVE the development plan for the expansion of the existing medical facility with a building addition of approximately 7748 square feet, subject to the following 5 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:**