

# 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:** 3-B-17-UR

**Related File Number:**

**Application Filed:** 1/23/2017

**Date of Revision:**

**Applicant:** URBAN ENGINEERING, INC.

## PROPERTY INFORMATION

**General Location:** East side Broome Rd., south of Middlebrook Pike

**Other Parcel Info.:**

**Tax ID Number:** 106 O A 039 & 040 (PART OF)

**Jurisdiction:** City

**Size of Tract:** 4.9 acres

**Accessibility:** Access is via Broome Rd., a major collector street with 18' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Dwelling and vacant land

**Surrounding Land Use:**

**Proposed Use:** Assisted living facility

**Density:**

**Sector Plan:** Northwest City

**Sector Plan Designation:** LDR (low density residential)

**Growth Policy Plan:** Urban Growth Area (Inside City Limits)

**Neighborhood Context:** This area is developed with low density residential uses under R-1, R-1E and RP-1 zoning.

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

**Street:** 800 Broome Rd

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned Residential) < 6 du/ac

**Former Zoning:**

**Requested Zoning:**

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:** Rezoning of the property to RP-1 < 6 du/ac was approved by MPC in February 2017 and will be considered by City Council in March 2017.

## 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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the development plan for up to 104-room (116-bed) assisted living facility limited to occupancy by senior citizens as shown on the site plan subject to 10 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. All residents shall be required to participate in a meal plan that provides a minimum of two meals a day provided by the facility.
3. Construction of all sidewalks shown on the site plan. All sidewalk construction must comply with the Americans with Disabilities Act.
4. Obtaining an approved Final Plat for the proposed lot.
5. Obtaining any necessary easements or right-of-way to ensure adequate sight distance along Broome Road, as required by the City of Knoxville Department of Engineering.
6. Meeting all applicable requirements of the Knoxville Urban Forester.
7. Provide landscaping in accordance with the City of Knoxville Tree Protection Ordinance and Article 5, Section 7.A.5 (Miscellaneous Design Requirements for Surface Parking Facilities) of the City of Knoxville Zoning Ordinance.
8. Installation of landscaping within six months of the issuance of occupancy permits for this project.
9. Meeting all other applicable requirements of the Knoxville Department of Engineering.
10. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of an independent living senior apartments (classified as an assisted living facility per the interpretation of the Chief Building Official) via the Use-on-Review process in the RP-1 (Planned Residential) district.

Comments:

The proposed development will provide apartments for senior citizens. The development will contain 104 rooms (116 beds) in a two story structure, including studio, one and two bedroom units. Approximately 35% of the units will meet the definition of a dwelling unit. In order to be defined as a dwelling unit, living space, sanitation and cooking facilities must be provided. Most of these units will not have cooking facilities. All residents of this development will be provided at least 2 meals per day as part of their rent.

The development will be marketed as "independent living senior apartments" which is similar to an assisted living facility in that senior citizens are required to be the primary occupants, however, are differentiated in that assisted living facilities is licensed by the state and provides nursing services and assistance with medications whereas an independent living facility is not licensed and do not provide healthcare assistance to residents. The Chief Building Official for the City of Knoxville has opined that an independent living facility will be considered an assisted living facility for the purposes of determining use if all residents are required to participate in a meal plan.

Access to this site will be via Broome Road which will be widened to a minimum width of 20 feet from their entrance to Middlebrook Pike. A deceleration lane will also be provided on the south side of the entrance for vehicles traveling northeast on Broome Road, turning right into the facility. The exit will be designed to force traffic north on Broome Road to Middlebrook Pike. A sidewalk will be provided along the entire Broome Road frontage of the subject property, as well as making the connection to the Middlebrook Pike sidewalk.

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

1. The proposal will have no impact on schools.
2. Senior housing does not have a significant traffic impact as compared to other residential use types. The proposed facility will generate an estimated 319 trips per day. The majority of those trips should be to and from Middlebrook Pike since the exit from the facility restricts left turn movements onto Broome Road.

3. All utilities are in place to serve this site.

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

1. This proposed independent senior living facility (assisted living facility) in a RP-1 zone district 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 additional traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

- 1. The One Year Plan and West City Sector Plan propose LDR (Low Density Residential) uses for this site.
- 2. The site is located within the city limits of Knoxville on the Urban Growth Area on the Knoxville, Knox County, Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 4/13/2017

- Details of Action:**
- 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  - 2. All residents shall be required to participate in a meal plan that provides a minimum of two meals a day provided by the facility.
  - 3. Construction of all sidewalks shown on the site plan. All sidewalk construction must comply with the Americans with Disabilities Act.
  - 4. Obtaining an approved Final Plat for the proposed lot.
  - 5. Obtaining any necessary easements or right-of-way to ensure adequate sight distance along Broome Road, as required by the City of Knoxville Department of Engineering.
  - 6. Meeting all applicable requirements of the Knoxville Urban Forester.
  - 7. Provide landscaping in accordance with the City of Knoxville Tree Protection Ordinance and Article 5, Section 7.A.5 (Miscellaneous Design Requirements for Surface Parking Facilities) of the City of Knoxville Zoning Ordinance.
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**Summary of Action:** APPROVE the development plan for up to 104-room (116-bed) assisted living facility limited to occupancy by senior citizens as shown on the site plan subject to 10 conditions.

**Date of Approval:** 4/13/2017 **Date of Denial:** **Postponements:** 3/9/2017

**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:**