

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 3-I-19-UR **Related File Number:**  
**Application Filed:** 1/31/2019 **Date of Revision:**  
**Applicant:** SOUTH SENIOR LIVING, LLC

## PROPERTY INFORMATION

**General Location:** West side of E. Moody Ave., north side of Tipton Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 109 G B 01505 AND PART OF 01501 **Jurisdiction:** City  
**Size of Tract:** 2.55 acres  
**Accessibility:** Access is via Tipton Ave., a local street with a 40' pavement width within a 70' right-of-way, and Baker Ave., a local street with a 26' pavement width within a 60' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant school building  
**Surrounding Land Use:**  
**Proposed Use:** Assisted living facility **Density:**  
**Sector Plan:** South City **Sector Plan Designation:** LDR (Low Density Residential\_  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is an historic high school that is located in an established residential neighborhood just south of Stanley's Greenhouse.

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

**Street:** 953 E Moody Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1A (Low Density Residential) / H-1 (Historic Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The site was rezoned to R-1A /H-1 by City of Knoxville on March 28, 2017. The H-1 Overlay was originally added to the site in 2011.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**



ORDINANCE

- 1. The proposed assisted living facility 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 draw minimal traffic through residential areas.
- 2. The proposal meets all relevant requirements of the R-1A zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The One Year Plan and the South City Sector Plan propose low density residential uses for this site. The proposed development is consistent with the plans since the R-1A (Low Density Residential) zoning district allows consideration of the assisted living facility.
- 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:** 3/14/2019

**Details of Action:**

**Summary of Action:** APPROVE the request for an assisted living/memory care facility with 62 units which include a total of 74 beds as shown on the site development plan, subject to 11 conditions

**Date of Approval:** 3/14/2019 **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:**