# **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-I (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:** 

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**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.:

# PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): 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

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

- 2. Meeting all applicable requirements and obtaining all required permits from the State of Tennessee for the assisted living facility
- 3. Meeting all applicable requirements of the Knoxville Fire Prevention Bureau.
- 4. Installation of all sidewalks as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
- 5. Installation of the landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project.
- 6. Meeting all applicable requirements of the Knoxville Urban Forester.
- 7. Relocating the dumpster enclosure subject to approval by the Knoxville Department of Engineering so that trucks can access the dumpsters within the approved access area.
- 8. Providing documentation to the Knoxville Building Official and the Knoxville Department of Engineering that the proposed 51 parking spaces falls within the maximum number of parking spaces as required by the Knoxville Zoning Ordinance. If the number of spaces exceeds the maximum number of spaces, pervious parking will be required for the additional spaces.
- 9. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 10. Obtaining approval from the Knox County Department of Engineering and Public Works for the revisions to the parking lot and new access driveway off of Tipton Ave.
- 11. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of an assisted living facility in the R-1A/H-1 districts and a use on review.

The applicant is proposing to convert the former South High School into an assisted living/memory care facility. The 2.55 acre site is located on the west side of E. Moody Ave. and the north side of

care facility. The 2.55 acre site is located on the west side of E. Moody Ave. and the north side of Tipton Ave. The renovated building will include 62 units with a split of 34 units for assisted living and 28 units for memory care. There will be a total of 74 beds within the facility. The main portion of the building is a single story structure. A two story addition will be added to the back of the building.

A drop-off entrance will be provided on the south side of the facility which requires modification to the existing parking lot and the addition of a new access driveway off of Tipton Ave. This property is owned by Knox County and is part of the parking lot for the adjacent school. A total of 51 parking spaces will be provided on the north side of the facility with access off of Baker Ave.

The proposed facility is within an H-1 (Historic Overlay) zoning district. The proposed facility was reviewed and approved by the Knoxville Historic Zoning Commission on February 21, 2019.

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

- 1. Public water and sewer utilities are available to serve the development.
- 2. Assisted living facilities do not have a significant traffic impact as compared to other residential use types.
- 3. The proposal will have no impact on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING

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Comments:

#### **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.

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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?:			
	LEGIS	SLATIVE ACTION AND D	DISPOSITION	
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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:		

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