

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 4-A-20-TOB                      Related File Number:  
Application Filed: 3/2/2020                      Date of Revision:  
Applicant: INDEPENDENT HEALTHCARE PROPERTIES, LLC

## PROPERTY INFORMATION

General Location: West side of Reagan Road, north of Hardin Valley Road.  
Other Parcel Info.:  
Tax ID Number: 104 01101                      Jurisdiction: County  
Size of Tract: 19.38 acres  
Accessibility: Access is via Reagan Road, a minor collector street with a 19' pavement width within a 50' to 60' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Equestrian Facility  
Surrounding Land Use:  
Proposed Use: Assisted Living Facility                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation:  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 2417 Reagan Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) / TO (Technology Overlay)  
Former Zoning:  
Requested Zoning: No change  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

## WAIVERS AND VARIANCES REQUESTED

- Variations Requested:**
1. Waiver to allow the site lighting intensity standard to be exceeded for paths and sidewalks (1.0 foot candle maximum) as identified on the site lighting plan (Section 1.8.5.C).
  2. Waiver to allow an increase in the Ground Area Coverage (GAC) from 25% to 34.54% for this proposed lot for the assisted living portion of the Morning Pointe Senior Living Campus (Section 1.3.1).
  3. Waiver to allow an increase in the Floor Area Ratio (FAR) from 30% to 34.54% for this proposed lot for the assisted living facility portion of the Morning Pointe Senior Living Campus (Section 1.3.2).

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTEDA ACTION AND DISPOSITION

**Planner In Charge:** Tom Brechko

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** Based on the application and plans as submitted and revised, Staff recommends APPROVAL of the requested waivers from the Design Guidelines:

1. Waiver to allow the site lighting intensity standard to be exceeded for paths and sidewalks (1.0 foot candle maximum) as identified on the site lighting plan (Section 1.8.5.C). The bollard lighting that is being used is for increased safety of the seniors that live at this facility. The proposed bollards will be set at their lowest setting.
2. Waiver to allow an increase in the Ground Area Coverage (GAC) from 25% to 34.54% for this proposed lot for the assisted living portion of the Morning Pointe Senior Living Campus (Section 1.3.1). While the Guideline will be exceeded on this site specific lot, the Guideline will be met for the overall Senior Living Campus.
3. Waiver to allow an increase in the Floor Area Ratio (FAR) from 30% to 34.54% for this proposed lot for the assisted living facility portion of the Morning Pointe Senior Living Campus (Section 1.3.2). While the Guideline will be exceeded on this site specific lot, the Guideline will be met for the overall Senior Living Campus.

Based on the application and plans as submitted and revised, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

1. Obtaining approval from the Knoxville-Knox County Planning Commission for the proposed facility (4-I-20-UR).
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

**Comments:**

1. The applicant is proposing to develop an 83 bed assisted living / memory care facility on a 4.45 acre tract located on the west side of Reagan Road, north of Hardin Valley Road. The site is a portion of a larger 19.38 acre tract that was recently rezoned by the Knox County Commission on February 24, 2020 to PR (Planned Residential) at a density up to 5 du/ac.
2. The applicant had initially submitted a request for the 83 bed assisted living / memory care facility and a 121 unit independent living facility for seniors on the site. When it was determined that the independent living facility would be evaluated under the density restrictions for the PR zoning (available density would only allow 74 units), the applicant has revised the plans for review of only the assisted living/memory care facility at this time.
3. The applicant plans to develop the site as Morning Pointe Senior Living Campus. The site will eventually include an assisted living facility, a memory care facility and an independent living facility. The senior living campus will be served by a single access driveway onto Reagan Road.
4. The assisted living facility will be a one story building with approximately 66,994 square feet. The proposed building will be located approximately 55' from the closest residentially zoned property to the north and approximately 375' to the residential property to the west.
5. The applicant is proposing a total of 63 parking spaces which meets the requirements of the Knox County Zoning Ordinance. The Design Guidelines do not provide a parking standards for an assisted living facility.

6. The building that is proposed for this 4.45 acre lot will exceed both the Ground Area Coverage (GAC) and Floor Area Ratio (FAR) requirements of the Design Standards and waivers are being requested. The applicant has stated that the plans being prepared for the overall Senior Living Campus will be in compliance with the standards. The proposed development is within the limits for Impervious Area Ratio (IAR).
7. The proposed landscape plan is consistent with the Design Guidelines.
8. The proposed lighting for the site will be either full cut-off or Dark Sky compliant LED fixtures. The proposed site lighting falls within the maximum intensity limits except for the bollard lighting for the sidewalks (see waiver request below).
9. The proposed one story building includes cement board lap siding and cedar shake siding with an asphalt shingle roof. Proposed colors are cream and brown shades. Service areas will be screened from view from the public streets.
10. Proposed signage includes a planned development sign for the entrance for the campus and a monument sign for the assisted living facility. The signs are consistent with the Design Guidelines.
11. The site is located within a PR (Planned Residential) zoning district and is subject to review and approval by the Knoxville-Knox County Planning Commission for the proposed facility (4-I-20-UR). The Planning Commission will consider this request on April 9, 2020..

**Action:** Approved **Meeting Date:** 4/6/2020

**Details of Action:** Based on the application and plans as submitted and revised, Staff recommends APPROVAL of the requested waivers from the Design Guidelines:

1. Waiver to allow the site lighting intensity standard to be exceeded for paths and sidewalks (1.0 foot candle maximum) as identified on the site lighting plan (Section 1.8.5.C). The bollard lighting that is being used is for increased safety of the seniors that live at this facility. The proposed bollards will be set at their lowest setting.
2. Waiver to allow an increase in the Ground Area Coverage (GAC) from 25% to 34.54% for this proposed lot for the assisted living portion of the Morning Pointe Senior Living Campus (Section 1.3.1). While the Guideline will be exceeded on this site specific lot, the Guideline will be met for the overall Senior Living Campus.
3. Waiver to allow an increase in the Floor Area Ratio (FAR) from 30% to 34.54% for this proposed lot for the assisted living facility portion of the Morning Pointe Senior Living Campus (Section 1.3.2). While the Guideline will be exceeded on this site specific lot, the Guideline will be met for the overall Senior Living Campus.

Based on the application and plans as submitted and revised, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

1. Obtaining approval from the Knoxville-Knox County Planning Commission for the proposed facility (4-I-20-UR).
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

**Summary of Action:**

**Date of Approval:** 4/6/2020 **Date of Denial:** **Postponements:**  
**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**