

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 4-B-12-UR **Related File Number:**
Application Filed: 2/27/2012 **Date of Revision:**
Applicant: CONTINUUM HOUSING CORP.

PROPERTY INFORMATION

General Location: Northwest side of E. Inskip Dr., northeast side of Elder Rd.
Other Parcel Info.:
Tax ID Number: 69 H D 01802, 019, 02001, 02002 **Jurisdiction:** City
Size of Tract: 1.3 acres
Accessibility: Access is via E. Inskip Dr. , a collector street with a pavement width of 22' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Assisted living facility **Density:**
Sector Plan: North City **Sector Plan Designation:** Mixed use
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is located in an area with a mix of low density residential and medium density residential uses along with an assisted living facility.

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

Street: 815 E Inskip Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: First phase of the facility was approved in August, 2008

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for expansion the assisted living facility at this location as shown on the site plan subject to the following 8 conditions

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
 2. Meeting all applicable requirements of the Knox County Health Department.
 3. Meeting all applicable requirements of the Knoxville Department of Engineering and Public Works.
 4. Participation in the Knoxville Utility Board's sewer capacity reservation program
 5. Resubdivision of the existing parcels into one tract
 6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services.
 7. Installing landscaping as shown on the development plan prior to the issuance of occupancy permits for this project.
 8. Meeting all applicable requirements of the Knoxville Fire Marshall's Office.

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

Comments: The applicant is proposing to construct an addition to an existing assisted living facilities that presently contains 8,670 sq. ft. The proposed building will contain 10,979 square feet. The site is located at the corner of E. Inskip Dr. and Elder Rd. Assisted living facilities are a use-on-review in the R-2 zoning district. In order to satisfy the requirements of the Knoxville Zoning Ordinance, the applicant will have to resubdivide the property so that the new construction will not be crossing parcel boundaries. The applicant will be required to have all landscaping installed prior to issuance of occupancy permits to screen the facility from nearby residences.

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. Public water and sewer utilities are available to serve the development.
3. The property is located along a major collector street and meets the Knoxville Zoning Ordinance requirements for approval of an assisted living facility.
4. The applicant will be required to install a landscaped buffer between the proposed facility and nearby residences, thereby reducing the visual impact on surrounding property owners.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING 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 not draw additional traffic through residential areas.
2. The proposal meets all relevant requirements of the R-2 zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the Sector Plan and One Year plan for the area which proposes MDR (Medium Density Residential)

Action: Approved

Meeting Date: 4/12/2012

Details of Action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knoxville Department of Engineering and Public Works.
4. Participation in the Knoxville Utility Board's sewer capacity reservation program
5. Resubdivision of the existing parcels into one tract
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services.
7. Installing landscaping as shown on the development plan prior to the issuance of occupancy permits for this project.
8. Meeting all applicable requirements of the Knoxville Fire Marshall's Office.

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

Summary of Action:

APPROVE the request for expansion the assisted living facility at this location as shown on the site plan subject to the following 8 conditions

Date of Approval:

4/12/2012

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: