

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 4-F-20-UR **Related File Number:**
Application Filed: 2/24/2020 **Date of Revision:**
Applicant: FREEDOM SENIOR LIVING

PROPERTY INFORMATION

General Location: South side of W. Governor John Sevier Hwy., north side of Tipton Station Rd., west of Winkle Ln.
Other Parcel Info.:
Tax ID Number: 137 053 **Jurisdiction:** County
Size of Tract: 28.46 acres
Accessibility: Access is via W. Governor John Sevier Highway (State Route 168), a major arterial with a pavement width of 45.3 feet within a right-of-way width of 112 feet and access is via Tipton station Road, a major collector with a pavement width of 19 feet and a right-of-way width of 60 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential / Vacant Land
Surrounding Land Use:
Proposed Use: Assisted living facility and independent living patio homes **Density:** less than 1 du/ac
Sector Plan: South County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is a mix of agricultural, forested, vacant lands and single family residential with some multifamily residential across the street along the Governor John Sevier Highway corridor.

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

Street: 1413 Tipton Station Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) - pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The Planning Commission recommended PR < 3 du/ac at the March 2020 meeting (3-C-20-RZ).

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan for an assisted living/memory care facility with up to 71 bedrooms in a building with approximately 56,613 square feet and 16 dwelling units within 8 duplex structures, subject to the following 9 conditions.

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 3. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage.
 4. Meeting all applicable requirements of the Tennessee Department of Transportation.
 5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
 6. 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.
 7. Obtaining approval from the Knox County Commission to rezone the property to PR (Planned Residential) zoning at a density to allow the number of requested duplex dwelling units.
 8. Providing a 20-foot greenway easement along the Tipton Station Road frontage.
 9. Removing vehicular access to Tipton Station Road no later than the issuance of the occupancy permit for the assisted living/memory care facility.

With the conditions noted, this plan meets the requirements for approval of an assisted living/memory care facility and duplexes in the PR district and the other criteria for approval of a use on review.

Comments: This request is a for 71 bed assisted living and memory care facility, and 8 duplex structures for senior independent living. The full development will be managed by the same company, the duplex units will not be sold and owned separately. The property is located between W. Governor John Sevier Highway and Tipton Station Road, with access being provided from W. Governor John Sevier Highway.

The property is currently zone A (Agricultural), however, in March the Planning Commission recommended rezoning the property to PR (Planned Residential) up to 3 dwelling units per acre and Knox County Commission will consider approval of the rezoning at their April meeting. The beds within the assisted living/memory care facility do not count against the total number of dwellings allowed on the site (density), however, the land area necessary to accommodate the assisted living/memory care facility (building, parking, courtyards, service areas, etc.) must be removed from the total land area when calculating the density. This is necessary because the duplexes, which include 16 dwelling units, are considered residential dwellings just the same as any other standalone duplex. If the PR zoning is approved as recommended, the land area that can be considered for residential density should be sufficient to accommodate the proposed 16 dwelling units.

The site is approximately .5 miles east of the Marble Springs State Historic Site and Governor John Sevier Highway is a state-designated scenic highway. The majority of the development will occur where the trees have been cleared for farming. The existing trees on the northwest portion of the site will remain mostly untouched and will provide some screening to the assisted living/memory care facility. The scenic highway regulations require all buildings within 1000 feet of the roadway to be no greater than 35 feet tall and reduces the size and height of signs within 2000 feet of the roadway. Being that all the structures are only 1-story tall and the sign regulations for residential zones don't allow large signs, the scenic highway regulations should not impact this proposal. The structures that will be most visible from the scenic highway are the four duplexes on the northern portion of the property.

To reduce the impact of the existing residences east of the site, the applicant has proposed evergreen landscape screening based on the Type 'A' and Type 'B' screening guidelines. The Type 'A' screening, which is more densely planted than Type 'B', will be used near the closest adjacent residences to provide additional buffering.

This site is within a school parental responsibility zone (PRZ) along the Tipton Station Road frontage of the property which would require a sidewalk to be installed according to the recently adopted Knox County sidewalk policy. However, the Knox County Greenway Corridor Study which nearing completion and adoption, recommends Tipton Station Road as a greenway corridor and the development will provide a 20-foot greenway easement along their frontage for future construction of the greenway.

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

1. The proposed use will have no impact on schools.
2. No significant traffic will be added to the surrounding roads with the approval of this request since access is from W. Governor John Sevier Highway and the access to Tipton Station Road will be removed.
3. To reduce the impact on adjacent properties, the applicant is proposing evergreen landscape screening along the east property boundary.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed assisted living/memory care and duplexes in the PR 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 since the site has access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan designates this property for Low Density Residential (LDR) uses. In the PR zoned, duplexes are a permitted use with development plan approval by the Planning Commission and an assisted living facility is a use permitted on review. Memory care facilities are considered to be the same use classification as an assisted living facility.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 4/9/2020

Details of Action:

Summary of Action: APPROVE the development plan for an assisted living/memory care facility with up to 71 bedrooms in a building with approximately 56,613 square feet and 16 dwelling units within 8 duplex structures, subject to the following 9 conditions.

Date of Approval: 4/9/2020 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**