

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 development plan for an assisted living/memory care facility with up to 83 beds in a building with approximately 66,994 square feet, subject to the following 8 conditions.

- Staff Recomm. (Full):
1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed facility (4-A-20-TOB).
 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. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to Planning staff and TTCDA approval.
 8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Comments:

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. 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 revised the plans for review of only the assisted living/memory care facility at this time. The applicant plans to develop the overall 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

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. The applicant is proposing a total of 63 parking spaces for the facility.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on April 6, 2020..

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

1. Public utilities are available to serve the site.
2. The proposed assisted living/memory care facility will have a minimal impact on the existing street system.
3. The proposed facility is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposed facility meets all requirements of the PR zoning district and the criteria for approval of a use on review.
2. The proposed facility is consistent with the general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas since the site is located on a minor collector street. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for this property. The PR zoning district allows consideration of assisted living facilities. The proposed facility is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

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 83 beds in a building with approximately 66,994 square feet, subject to the following 8 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:**