

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

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File Number: 5-C-12-UR
Application Filed: 3/20/2012
Applicant: KNOX COUNTY

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of Churchwell Av., northeast side of McMillan St.
Other Parcel Info.:
Tax ID Number: 81 K C 040 **Jurisdiction:** City
Size of Tract: 5 acres
Accessibility: Access is via Churchwell Av., a local street with a pavement width of 25' to 27' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant school buildings
Surrounding Land Use:
Proposed Use: Assisted living facility **Density:**
Sector Plan: Central City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in the midst of an older residential neighborhood. The former St. Mary's Hospital (Tennova) and Fulton High School are located approximately 4 blocks east of this site.

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

Street: 232 E Churchwell Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential) & IH-1 (Infill Housing)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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 the assisted living facility at this location as shown on the site plan subject to the following 5 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. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services
5. 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 / IH-1 zoning districts and the other criteria for approval of a use on review.

Comments:

The site in question is the former Oakwood Elementary School property located on Churchwell Ave. The applicant on behalf of the proposed developers is requesting approval of a use on review to permit conversion of the old school buildings to an assisted living facility. The developers are proposing a facility that will provide approximately fifty-eight rooms. A portion of the facility will be dedicated to those clients with memory loss.

The buildings are not in use and are deteriorating rapidly. In an effort to save the buildings, Knox County, the current owner, sent out a request for proposals that solicited firms that would be interested in purchasing and redeveloping the property. Family Pride Corp., in conjunction with InSite Development Corp., submitted a proposal to renovate the structures with the intent of changing the use to an assisted living facility. Their proposal has been reviewed and approved by the Knox County Commission. In addition to the MPC's approval, the request must be approved by the Knox County Industrial Development Board and the IH-1 Infill Housing Design Review Committee. After obtaining all required approvals, work can begin to stabilize the structures from further deterioration and commence the renovation of the buildings. The proposed use will have very little impact on the surrounding residential area. Reaction of area residents regarding the proposed has been favorable.

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. Deterioration of the existing structures will be halted which will result in improved neighborhood appearance.

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 LDR (Low Density Residential)

Action: Approved **Meeting Date:** 5/10/2012

- Details of Action:**
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 4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services
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Summary of Action: APPROVE the request for the assisted living facility at this location as shown on the site plan subject to the following 5 conditions

Date of Approval: 5/10/2012 **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:**