

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: 5-F-05-UR **Related File Number:**
Application Filed: 4/11/2005 **Date of Revision:**
Applicant: TRINITY CARE SENIOR LIVING OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: North side Asheville Hwy., east of Macedonia Ln.
Other Parcel Info.:
Tax ID Number: 71 I C PORTION OF 028 **OTHER:** MAP ON FILE AT MPC **Jurisdiction:** City
Size of Tract: 6.3 acres
Accessibility: Access is via Asheville Hwy., a four lane arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Church, school & day care
Surrounding Land Use:
Proposed Use: Assisted living & independent living facility **Density:** 4.6 du/ac
Sector Plan: East City **Sector Plan Designation:** Medium Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Chilhowee Hills Baptist Church occupies a site that contains approximately 40 acres. It has existing residential development on the east and west sides of the site. Asheville Hwy. forms the southern boundary of the property. Numerous commercial uses are in place along that roadway. The Church's master plan shows the site extending to Interstate 40.

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

Street: 4615 Asheville Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
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:

Surveyor:

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 54 assisted living units and 29 independent living apartments at this location as shown on the development plan subject to 10 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville City Engineer.
3. Meeting all applicable requirements of the Knoxville City Arborist.
4. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
5. Installation of landscaping, including the tree buffer, as shown on the development plan within six months of the issuance of the first occupancy permit for this project.
6. Obtaining a street connection permit from the Tenn. Dept. of Transportation.
7. Construction of the proposed easement being completed prior to obtaining any certificates of occupancy.
8. A physical barrier to consist of a combination of fencing and landscaping being installed at the existing dead-end of Eastburn Dr. prior to commencing construction of these facilities.
9. Prior to commencing any grading on this project, review and approval of a subdivision plat by MPC separating the 6.3 acre assisted living site from the remainder of the church campus. This plat will also establish a 40' wide joint permanent easement, designed to City standards, across the church property and note that all access will be via the proposed easement to Asheville Hwy..
10. A revised site plan must be submitted to MPC staff prior to issuance of any building or grading permits.

With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a use on review.

Comments: Staff met with the representatives of the Chilhowee Hills Baptist Church in late 2001 to discuss plans for the future development of the Church's campus. At that time various uses were proposed for portions of the campus. Assisted living facilities, multi-family housing, "senior" housing, recreational facilities, an elementary school and church expansion were all proposed on the master plan. A private developer, with the church providing the land, is now ready to develop the assisted living and independent senior living facility. The project will consist of 54 assisted living units and 29 independent living apartments. This facility is to be located on 6.3 acres along the western boundary of the site.

The development plan proposes a new joint permanent easement which will function as a roadway and will serve as access to this facility, the church as well as any future development on the Church campus. When staff met with the church representatives in 2001, we told them that access to Eastburn Dr. would not be acceptable because we are wanting to protect the residential character of the area. We believe that development of the church campus will introduce non-residential traffic into the area. Now that the campus is beginning to develop, we still believes that access to Eastburn Dr. should be physically cut-off. Staff will require that the easement meet the design standards for a public road which include a pavement width of 26' with curbs. Since it will be a joint permanent easement a right-of-way width of 40' will be permitted. The entrance at Asheville Hwy. have to be reworked to meet the minimum standards of the Tenn. Dept. of Transportation for intersecting streets.

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

1. Public water and sewer utilities are in place to serve the site.

2. The proposal will have a minimal impact on the street and school systems.
3. The proposed assisted living facility is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposal meets all requirements of the RP-1 zoning district.
2. The proposed assisted living facility is consistent with the general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the One Year Plan, 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. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. Both the City of Knoxville One Year Plan and the East City Sector Plan propose medium density uses for the site.

MPC Action: Approved as Modified

MPC Meeting Date: 5/12/2005

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville City Engineer.
3. Meeting all applicable requirements of the Knoxville City Arborist.
4. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
5. Installation of landscaping, including the tree buffer, as shown on the development plan within six months of the issuance of the first occupancy permit for this project.
6. Obtaining a street connection permit from the Tenn. Dept. of Transportation.
7. Construction of the proposed easement being completed prior to obtaining any certificates of occupancy.
8. (Amended by MPC 5/12/05) A physical barrier to consist of landscaping being installed on applicant's property to block access to Eastburn Dr. prior to commencing construction of these facilities.
9. Prior to commencing any grading on this project, review and approval of a subdivision plat by MPC separating the 6.3 acre assisted living site from the remainder of the church campus. This plat will also establish a 40' wide joint permanent easement, designed to City standards, across the church property and note that all access will be via the proposed easement to Asheville Hwy..
10. A revised site plan must be submitted to MPC staff prior to issuance of any building or grading permits.

With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the request for 54 assisted living units and 29 independent living apartments at this location as shown on the development plan subject to 10 conditions

Date of MPC Approval: 5/12/2005

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: