

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-G-08-UR **Related File Number:**
Application Filed: 4/7/2008 **Date of Revision:**
Applicant: UNITED ENGINEERING, LLC.

PROPERTY INFORMATION

General Location: Terminus of Heritage Lake Blvd., southeast of Westland Dr.
Other Parcel Info.:
Tax ID Number: 144 PART OF 030.01 **Jurisdiction:** County
Size of Tract: 30.82 acres
Accessibility: Access is via Heritage Lake Bv., a local street with a pavement width of 26' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Attached and detached residential developments, a church and vacant land
Surrounding Land Use:
Proposed Use: Assisted & independent living facility **Density:** 4.77 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of the 108.58 acre Heritage Lake development. At present the development contains over 260 apartments, a 20 lot subdivision and a day care center.

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

Street: 1296 Heritage Lake Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was zoned PR (Planned Residential at 1-5 du/ac in 1999)

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 up to 88 independent living units and 48 assisted living units as shown on the development plan subject to 10 conditions

- Staff Recomm. (Full):
1. Constructing and dedicating to Knox County a cul de sac at the end of Heritage Lake Bv. that meets the current road design standards
 2. Constructing a clear transition between the end of Heritage Lake Bv. and the proposed driveway
 3. Submitting a landscaping plan to MPC staff to review and approval that addresses the revegetation of all proposed cut slopes. All cut slopes shall not being steeper than a two to one slope
 4. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation
 5. Review and approval of the detailed drainage plan by the Knox County Dept. of Engineering and Public Works prior to commencing any grading on this site.
 6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
 7. Meeting all applicable requirements of the Knox County Fire Marshall's office
 8. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
 9. Establishing legal access to Heritage Lake Bv. for the remaining portion of parcel 30.01 that is not part of this request
 10. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits

Comments: The applicant is proposing a development that will contain a combination of assisted living and independent living accommodations. The primary difference between the two types of units is that the independent living units will have a complete kitchen, whereas the assisted living units may be equipped with a small refrigerator and a microwave oven. Due to that fact the independent units are completely equipped, they are viewed as dwelling units and therefore counted against the density permitted by the zoning of the site. The PR (Planned Residential) zoned portion of the site contains 108.58 acres. Because of the non residential uses that have been approved for this site, only 77.6 acres may be used for the purpose of calculating density. With the approval of the 88 independent living units, the site will contain or have approved a total of 370 dwelling units. Based on the current zoning of the site , PR (Planned Residential) at 5 du/ac only 18 more dwelling units may be permitted on this site. Due to the way the density is clustered on this site, over 10 acres of the property will remain undeveloped. The development plan suggests that a second phase of this project may be proposed. Staff is not recommending approval of the second phase of this project at this time.

It is the understanding of staff, that the Fox Ridge developer has an option or delayed purchase contract for the 10 acres that will remain undeveloped. Staff has recommended that they consider developing a portion of this acreage for a trail system or for other passive recreational uses. Any future plans the may be submitted to MPC for review dealing with this portion of the site will need to include a vegetative buffer along the common boundary with Autumn Ridge Subdivision.

A traffic study was completed during the review process for this project. Senior housing does not generate traffic at the same rate as other types of residential uses. The traffic study concluded that the existing left turn lane at The intersection of Westland Dr. and Heritage Lake Bv. Will be adequate and that no other traffic improvements will be need in order to accommodate this project. The applicant proposes to gate the proposed development. To permit the gating of this project, staff will require the developer to construct a cul de sac on the end of Heritage Lake Bv. A clear transition from the cul-de-sac to the driveway will be required in order to define the limits of the public and private propriety.

MPC Action: Approved

MPC Meeting Date: 6/12/2008

Details of MPC action:

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Summary of MPC action:

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Date of MPC Approval:

6/12/2008

Date of Denial:

Postponements: 5/8/2008

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: