

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
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w w w • k n o x m p c • o r g

File Number: 5-H-16-UR

Related File Number:

Application Filed: 3/28/2016

Date of Revision:

Applicant: BEEHIVE HOMES - POWELL

PROPERTY INFORMATION

General Location: North side of W. Beaver Creek Dr., North of Oakmeade Rd.

Other Parcel Info.:

Tax ID Number: 56 129

Jurisdiction: County

Size of Tract: 4.88 acres

Accessibility: Access is via W. Beaver Creek Dr., a major collector street with a pavement width of 20' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House on rural residential lot

Surrounding Land Use:

Proposed Use: Assisted living facility

Density: 32 beds

Sector Plan: North County

Sector Plan Designation: LDR (Low Density Residential) and SP (Stream Pr

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is within a residential area that has occurred under A and RA zones, and near part of the Temple Baptist church campus that is zoned OB.

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

Street: 1301 W Beaver Creek Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) less than 4 du/ac

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Rezoned to PR up to 4 du/ac from A (Agricultural) in 2007.

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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan for up to 32 assisted living/memory care beds and a peripheral setback from 35' to 20' on the east property boundary, subject to the following 5 conditions:

- Staff Recomm. (Full):**
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
 2. Obtaining 400 feet of sight distance in both directions along W. Beaver Creek Dr.
 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 4. Meeting all applicable requirements of the Knox County Fire Marshal's Office.
 5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the PR zone, as well as other criteria for use on review approval.

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

1. The proposed residential development will have minimal impact on local services since water and sewer utilities are available to serve this site.
2. The proposed assisted living/memory care facility is composed of two buildings with 32 beds and approximately 10,500 sq ft of combined floor area. Facilities such as this do not have a density calculated because the individual beds do not constitute a dwelling unit. The size of the facility is compatible with the surrounding residential development and the traffic generated should not have a negative effect on the area.

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

1. With the approved variance to the peripheral setback, the proposed assisted living/memory care development meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed assisted living/memory care 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 substantial traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential use. The proposed assisted living/memory care facility is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 5/12/2016

- Details of Action:**
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well as other criteria for use on review approval.

Summary of Action:

APPROVE the development plan for up to 32 assisted living/memory care beds and a peripheral setback from 35' to 20' on the east property boundary, subject to the following 5 conditions:

Date of Approval:

5/12/2016

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: