

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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www.knoxmpc.org

File Number: 5-I-01-UR **Related File Number:**
Application Filed: 4/9/2001 **Date of Revision:**
Applicant: ST. MARY'S HEALTH SYSTEM
Owner:

PROPERTY INFORMATION

General Location: Southwest side of E. Gov. John Sevier Hwy., south of S. Ruggles Ferry Pike.
Other Parcel Info.:
Tax ID Number: 71 E C 6.02 **Jurisdiction:** County
Size of Tract: 1.49 acres
Accessibility: Access is via East Governor John Sevier Highway, a minor arterial street with 23' of pavement width and 130' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land.
Surrounding Land Use:
Proposed Use: 39 unit elderly multi-family project **Density:**
Sector Plan: East County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area along the river has been developed with residential and office uses, with some commercial to the north near Asheville Highway.

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

Street: 5845 E Governor John Sevier Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General 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: MAB

Staff Recomm. (Abbr.): APPROVE the development plan, subject to 6 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all relevant requirements of the Knox County Health Department.
4. Installing all landscaping as shown on the development plan within six months of 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. Meeting all applicable requirements of TDOT for curbcut and deceleration lane.
6. Obtaining approval of and recording the one-lot subdivision plat that has been submitted to MPC, adjusting the lot lines between parcels 6 and 6.02.

With the conditions noted above, the development plan meets the requirements for use on review approval.

Comments: The proposed facility will contain 39 individual units for elderly care. Each unit will contain its own kitchen and bathroom facilities, so it was reviewed based on multi-family requirements in the RB zone, rather than assisted living facility standards. TDOT has approved the curbcut and deceleration lane on E. Gov. John Sevier Hwy, as shown on the plans. The driveway for the proposed development will be shared with the previously approved Riverview I development to the rear. The plans reflect the required number of parking spaces and a more than sufficient amount of landscaping.

MPC Action: Approved

MPC Meeting Date: 5/10/2001

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all relevant requirements of the Knox County Health Department.
4. Installing all landscaping as shown on the development plan within six months of 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.
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With the conditions noted above, the development plan meets the requirements for use on review approval.

Summary of MPC action: APPROVE the development plan, subject to 6 conditions

Date of MPC Approval: 5/10/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: