

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for a memory care facility with up to 49 beds in a building with approximately 32,385 square feet, subject to the following 10 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
3. Prior to any site grading on Tax Parcel 047 04001, providing documentation to the Knox County Department of Engineering and Public Works that the applicant owns or has the appropriate easements or approvals to extend site work onto that property.
- 4.. If Tax Parcel 047 04001 is not acquired by the applicant and combined with Tax Parcel 047 03314, recording the revised access easement for Tax Parcel 047 04001.
5. Obtaining all applicable approvals for alteration to the small sinkhole that is located on the site in the area of the proposed building.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Fire Prevention Bureau including access requirements of the International Fire Code for access around the buildings.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
9. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance.
10. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a memory care facility in the OB district and the other criteria for approval of a use on review.

Comments:

The applicant is requesting approval of a memory care building addition for the Morning Pointe assisted living facility that is located on the northeast side of Dannaher Dr. just north of the Tennova North Hospital campus. The existing assisted living facility was approved for up to 80 beds in 2012. The proposed memory care building will be located on the northwest side of the existing facility and is one story building with 32,385 square feet and an additional 49 beds. Access to the site will be the existing driveway off of Dannaher Drive.

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

1. Public utilities are available to serve the site.
2. The proposed memory care facility will have a minimal impact on the existing street system.
3. The proposed facility is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposed facility meets all requirements of the OB zoning district and the criteria for approval of a use on review.
2. The proposed facility is consistent with the general standards for uses permitted on review: The proposal 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 since the site is located on a minor collector street. No surrounding land uses will pose a hazard or create an

unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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1. The North County Sector Plan identifies the property for mixed uses including medical and professional offices and medium density residential use. The proposed development is in compliance with the Sector Plan.
2. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 6/11/2020

Details of Action:

Summary of Action: APPROVE the development plan for a memory care facility with up to 49 beds in a building with approximately 32,385 square feet, subject to the following 10 conditions.

Date of Approval: 6/11/2020 **Date of Denial:** **Postponements:** 5/14/2020

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:**