

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 6-B-14-UR **Related File Number:**
Application Filed: 4/28/2014 **Date of Revision:**
Applicant: PRESBYTERIAN HOMES OF TENNESSEE, INC.

PROPERTY INFORMATION

General Location: South side of Middlebrook Pk., east of Connie Rd.
Other Parcel Info.:
Tax ID Number: 106 O B 005 & 008 **Jurisdiction:** City
Size of Tract: 27.6 acres
Accessibility: Access is via Middlebrook , a four lane median divided major arterial street

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Nursing home expansion **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Property in the area is zoned C-1 commercial and R-2 and RP-1 residential. Development consists of neighborhood businesses, apartments, a mobile home park and detached dwellings

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

Street: 7522 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (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:

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 the expansion of the nursing home/assisted living facility as shown on the site plan subject to 6 conditions

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
 2. Meeting all applicable requirements and obtaining all required licenses from the State of Tennessee
 3. Resubdividing this site to incorporate it in with the adjoining property owned by this applicant
 4. Providing for retention of stormwater on the site as required by the Knoxville Engineering Dept.
 5. Providing additional sidewalk(s) as may be required by the Knoxville Engineering Dept.
 6. Meeting all other requirements of the Knoxville Engineering Dept.

With the conditions noted, this plan meets the requirements for approval in the R-2 zoning district and the other criteria for approval of a use-on-review.

Comments:

The applicant is proposing to expand the current Shannondale nursing/assisted living facility by adding a 45,000 sq. ft. one story building that will contain 32 client rooms and the support facilities needed to serve the residents. This expansion will be taking place on the western end of the current Shannondale site. The plan proposes a landscape buffer between this project and the adjoining Farmington West Subdivision.

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

1. The proposed project will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed nursing home expansion is consistent in use with the existing zoning designation and surrounding development.
3. Access to this project will be from Middlebrook Pk via an existing driveway. Middlebrook Pk. is classified as an arterial street.

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

1. The proposed nursing home expansion meets the standards for development within an R-2 (General Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision 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 additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan designate this property for medium density residential use. The R-2 zoning approved for the site allows a nursing/assisted living facility as a use permitted on review. The use is consistent with the Sector and the zoning designation.

Action: Approved

Meeting Date: 6/12/2014

Details of Action:

Summary of Action: APPROVE the request for the expansion of the nursing home/assisted living facility as shown on the site plan subject to 6 conditions

Date of Approval: 6/12/2014

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: