

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 6-F-18-UR **Related File Number:**
Application Filed: 4/30/2018 **Date of Revision:**
Applicant: HELEN ROSS MCNABB CENTER

PROPERTY INFORMATION

General Location: Southeast side of Mineral Springs Ave., east of Whittle Springs Rd
Other Parcel Info.:
Tax ID Number: 69 E B 01502 **Jurisdiction:** City
Size of Tract: 1.9 acres
Accessibility: Access is via Mineral Springs Ave., a local street with a 19' pavement width within a 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Health Education Center of Knoxville
Surrounding Land Use:
Proposed Use: Senior Living Apartments **Density:** 26.32 du/ac
Sector Plan: East City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an area that includes a mix of detached residences, apartments, offices, institutional and commercial uses that have developed under RP-1, O-1, R-3 and C-3 zoning.

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

Street: 2704 Mineral Springs Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned to O-1 (Office, Medical, and Related Services) in 1985 and 1994.

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for up to 50 apartment units, subject to the following 8 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Subject to approval of the designated alley closure and resubdivision of the property.
3. Prior to obtaining a building permit for the new three story building, the applicant must document that the land area required for the 50 apartments is under their ownership.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Installation of landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit for the project.
6. Meeting the requirements of the Knoxville Tree Protection Ordinance.
7. Meeting all applicable requirements of the Knoxville City Arborist.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all criteria for a use-on-review in the O-1 zoning district.

Comments:

The applicant is proposing to convert the existing building that was the site of the Health Education Center of Knoxville into senior living apartments. The site is located on the south side of Mineral Springs Ave., east of Whittle Springs Rd. The existing building will be converted into 32 one bedroom apartments. A new three story building is proposed on the east side of the property that will include 18 one bedroom apartments for a total of 50 one bedroom apartments. The existing access driveway and parking lot on the west side of the facility will continue to be used for the apartment development. The O-1 zoning district allows consideration of multi-dwelling developments through the use on review process. Multi-dwelling developments are subject to meeting the standards under the R-2 (General Residential) zoning district.

The applicant will be requesting approval of the closure of a portion of an unused alley along the south side of the property. They will also be transferring a 10' wide strip of land on the east side of the property to the adjoining property owner to address a driveway encroachment. The property will have to be resubdivided to address the proposed lot line changes and document that the total land area that is needed for the proposed 50 apartments is available.

A parking study was prepared by Cannon & Cannon Inc and approved by the Knoxville Department of Engineering for a reduction in the number of minimum parking spaces (33) that would be required for this development. A total of 34 parking spaces will be provided.

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

1. The proposed apartment development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development with the recommended conditions is consistent the density standards of the R-2 zoning district, which the O-1 zone refers to for multi-dwelling developments.
3. The use is compatible with the character of the neighborhood since this area has a mix of residential uses including apartments, offices, commercial and institution uses.
4. There will be no impact on schools under the current proposal for senior apartments.

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

1. With the recommended conditions, the proposed apartment development meets the standards for development within an O-1 zoning district and applicable R-2 zoning requirements.

2. The proposed development 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 since the development has a low trip generation. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan and Knoxville One Year Plan propose office uses for this site. Multi-dwelling developments are allowed within the O-1 zoning district subject to meeting the standards under the R-2 zoning district. The proposed development is consistent with the sector plan and one year plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 9/13/2018

- Details of Action:**
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
 2. Subject to approval of the designated alley closure and resubdivision of the property.
 3. Prior to obtaining a building permit for the new three story building, the applicant must document that the land area required for the 50 apartments is under their ownership.
 4. Meeting all applicable requirements of the Knoxville Department of Engineering.
 5. Installation of landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit for the project.
 6. Meeting the requirements of the Knoxville Tree Protection Ordinance.
 7. Meeting all applicable requirements of the Knoxville City Arborist.
 8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- Added by MPC 9. Additional landscaping on the east side with buffer type a as proposed in the city of Knoxville draft updated zoning ordinance.

With the conditions noted above, this request meets all criteria for a use-on-review in the O-1 zoning district.

Summary of Action: APPROVE the development plan for up to 50 apartment units, subject to the following 8 conditions: Added by MPC 9. Additional landscaping on the east side with buffer type a as proposed in the city of Knoxville draft updated zoning ordinance.

Date of Approval: 9/13/2018 **Date of Denial:** **Postponements:** 6/14/2018-8/9/2018

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:**