

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 7-A-12-UR Related File Number:
Application Filed: 5/29/2012 Date of Revision:
Applicant: WELLSRING SENIOR LIVING SAMUEL J. FURROW

PROPERTY INFORMATION

General Location: Northeast side of Thunder Ln., northwest of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 47 J A 005 Jurisdiction: County
Size of Tract: 2.78 acres
Accessibility: Access is via Thunder Ln., a local street with a pavement width of 28' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Assisted living/memory care - 40 unit/60 beds Density:
Sector Plan: North County Sector Plan Designation: Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This location is part of the former Plasti-line Corp. campus. That property is being redeveloped with business and professional offices and distribution facilities. The zoning in the area is CA (General Commercial) and I (Industrial).

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

Street: Thunder Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services) - Pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The site was recommended for OB (Office, Medical & Related Services) Zone at MPC's 6/14/12 meeting. This rezoning request will be heard by the Knox County Commission on 7/23/12. The current CA zoning was approved in 2006

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 an assisted living facility with up to 40 client rooms that may contain up to 60 beds as shown on the site plan subject to the following 8 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Installing a fire lane around the building as may be required by the Knox County Fire Marshall and meeting all other applicable requirements of the Fire Marshall
4. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
5. Providing plans for any proposed sign(s) to MPC staff for review and approval
6. Meeting all applicable requirements and obtaining all required operating licenses from the State of Tennessee to operate as an assisted living facility
7. Final approval of the rezoning of this site to OB (Office, Medical and Related Services) Zone by the Knox County Commission prior to obtaining any building permits for this use
8. Installing all landscaping as shown on the plan prior to obtaining an occupancy permit or posting a bond with the Knox county Dept, of Engineering and Public Works guaranteeing such installation within 6 months of the issuance of an occupancy permit

With the conditions noted, this plan meets the requirements for approval in the OB zone and the other criteria for approval of a use-on-review

Comments: The applicant is requesting approval of an assisted living facility that will contain forty living units and can accommodate up to sixty clients. The site is located on a portion of the former Plasti-line Corp. site. Other uses in the general area include the Tennova North Hospital.

Due to the need to provide access around the building for fire apparatus, the Knox County fire Marshall's staff has informed the applicant that an improved fire lane may need to be constructed around the building. This matter will be resolved as these plans move forward through the review process. In all instances, MPC's approval stipulates that all requirements of the appropriate reviewing agencies be met prior to obtaining building / occupancy permits.

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

1. The proposed assisted living facility will have minimal impact on local services since all utilities are available to serve this site.
2. The proposal will have no impact on schools.

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

2. The proposed assisted living 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 area 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 it is located along two minor arterial streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan identifies the property for commercial use. The proposed development is in compliance with that 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: 7/12/2012

Details of Action:

Summary of Action: APPROVE the request for an assisted living facility with up to 40 client rooms that may contain up to 60 beds as shown on the site plan subject to 8 conditions

Date of Approval: 7/12/2012

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: 8/27/2012

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: