CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 7-B-11-RZ Related File Number:

Application Filed: 5/31/2011 **Date of Revision:**

Applicant: AUTUMN CARE, LLC II



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

PROPERTY INFORMATION

General Location: East side Canton Hollow Rd., west end Flickenger Ln., south of Kingston Pike

Other Parcel Info.:

Tax ID Number: 131 04515 Jurisdiction: County

Size of Tract: 1.09 acres

Accessibility: Current access is via Flickenger Ln., a local street with 25' of pavement width within 50' of right-of-

way. The site also has street frontage on Canton Hollow Rd., a major collector street with 19 of

pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Assisted living facility Density: 48 du/ac

Sector Plan: Southwest County Sector Plan Designation: Office

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: The area to the north of this site, along Kingston Pike, is developed with commercial uses under

primarily CA zoning. To the south of the site is residential development, zoned RA and PR.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)

Former Zoning:

Requested Zoning: OB (Office, Medical, and Related Services)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) zoning.

Staff Recomm. (Full): OB zoning is consistent with the sector plan designation for the property and is compatible with

surrounding development and zoning.

Comments: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE

COUNTY GENERALLY:

1. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.

2. OB is a less intense zone than CA. There are several properties about 700 feet to the west, on the other side of the retail center, zoned OB.

3. The proposed OB zoning is consistent with the Southwest County Sector Plan proposal for the site.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

- 1. OB zoning provides areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent is to provide centralized, compact locations for business offices, clinics, medical and dental offices near residential neighborhoods.
- 2. Based on the above description, this site is appropriate for OB zoning.

THE EFFECTS OF THIS PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The impact to the street system will be minimal.
- 3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.
- 4. The applicant wishes to construct an assisted living facility at this location, which is not permitted under CA zoning. The requested OB zoning will allow the proposed use to be considered by MPC as a use on review. A use in review application and plan has been submitted for consideration at the August 11, 2011 meeting (8-B-11-UR).

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan proposes office uses for the site, consistent with the proposed OB zoning.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Approval of this request may lead to future requests for OB zoning on surrounding properties zoned CA, which is consistent with the sector plan proposal for office uses in the area.

Action: Approved Meeting Date: 7/14/2011

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE OB (Office, Medical and Related Services)

Date of Approval: 7/14/2011 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

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Date of Legislative Action: 8/22/2011 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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