CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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

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

Applicant: CANNON & CANNON



Suite 403 • City County Building 4 0 0 Main Street 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: South side of Boyds Bridge Pike, east side of Holston Hills Rd.

Other Parcel Info.:

Tax ID Number: 83 | E 018 Jurisdiction: City

Size of Tract: 9.5 acres

Access ibility: Access is via Boyds Bridge Pk., a minor arterial with a 22' pavement width in a 55' right-of-way, and

Holston Hills Rd., a minor collector street with a 20' pavement width in a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Nursing home facility

Surrounding Land Use:

Proposed Use: Nursing home addition Density:

Sector Plan: East City Sector Plan Designation: LDR

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

Neighborhood Context: This site is located in an established single-family residential area with a couple of commercial sites to

the west.

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

Street: 3916 Boyds Bridge Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density 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:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

Comments:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Tom Brechko Planner In Charge:

APPROVE the development plan for the proposed rehab unit and parking lot addition for the existing Staff Recomm. (Abbr.):

nursing home in the R-1A zoning district, subject to the following 4 conditions:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance. Staff Recomm. (Full):

2. Meeting all applicable requirements of the Knoxville Department of Engineering.

3. Meeting all applicable requirements of the Knox County Health Department

4. All landscaping shall be installed as shown on the approved site plan within 6 months from the date

the occupancy permit is issued for development

With the conditions noted above, this requests meets the requirements for approval of a nursing home

in the R-1A zone and other criteria for a use on review.

The applicant is proposing to add an addition to an existing nursing home located at the southeast corner of the intersection of Boyds Bridge Pike and Holston Hills Rd. The nursing home was originally approved by the Planning Commission as a use on review on March 10, 1994. There are 109 patient beds in the facility. The proposed building addition of approximately 1570 square feet adds space for the rehab and therapy unit for the nursing home. Based on the number of patient beds and staff, a total of 57 parking spaces are required for the site. With the proposed parking addition, there will be 100 parking spaces on site. The proposed parking lot addition will also add a connection between the parking lots on the site allowing an internal connection between Boyds Bridge Pike and Holston Hills Rd. entrances.

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

- 1. Public water and sewer utilities are available to serve the development.
- 2. The proposed parking lot addition will provide an internal connection allowing access to both Boyds Bridge Pike and Holston Hills Rd. which will improve traffic circulation for the site.
- 3. The proposal will have no impact on schools.

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

- 1. The proposed rehab unit and parking lot addition 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.
- 2. The proposal meets all relevant requirements of the R-1A zoning district and a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The East City Sector Plan proposes low density residential uses for this site.
- 2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved Meeting Date: 7/14/2011

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance. **Details of Action:**

- 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 3. Meeting all applicable requirements of the Knox County Health Department
- 4. All landscaping shall be installed as shown on the approved site plan within 6 months from the date

7/26/2011 05:05 PM Page 2 of 3 the occupancy permit is issued for development

With the conditions noted above, this requests meets the requirements for approval of a nursing home

Effective Date of Ordinance:

in the R-1A zone and other criteria for a use on review.

Summary of Action: APPROVE the development plan for the proposed rehab unit and parking lot addition for the existing

nursing home in the R-1A zoning district, subject to 4 conditions:

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

Date of Legislative Appeal:

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:

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