

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 7-B-20-SU **Related File Number:**
Application Filed: 5/14/2020 **Date of Revision:**
Applicant: HOUSTON SMELCER

PROPERTY INFORMATION

General Location: North side of Essary Dr., southwest of Glennhaven Rd.
Other Parcel Info.:
Tax ID Number: 58 E A 002 **Jurisdiction:** City
Size of Tract: 0.9 acres
Accessibility: Essary Drive is a major collector with a pavement width of 20 feet and a right-of-way width of 103 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Multi Family Res / Office / Medical
Surrounding Land Use:
Proposed Use: Residential Care Facility **Density:**
Sector Plan: North City **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: N/A
Neighborhood Context: Surrounding development is a mix of medical/dental offices, professional offices, multifamily residential, and single family residential. This building is located between a small multifamily development and a school. Fountain City library and Litton's restaurant are nearby, and this parcel is located a little over 1/3 of a mile from N. Broadway Avenue.

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

Street: 3105 Essary Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-5 (General Residential Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned from O (Office) to RN-5 (General Residential Neighborhood) in June, 2020; and from R-2 (General Residential) to O-1 (Office, Medical, and Related Services) in April, 2002 (#2-G-02-RZ)

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: Michelle Portier

Staff Recomm. (Abbr.): Approve the request for a residential care facility of approximately 7,087 square feet, subject to 5 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 12 (Landscape) and Article 13 (Signs).
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
4. Installation of all landscaping as shown on development plan within six months of the issuance of occupancy permit.
5. Installation of a sign on the gate denoting the facility is private property to discourage the general public from turning into the driveway.

With the conditions noted, this plan meets the requirements for approval of a residential care facility in the RN-5 (General Residential Neighborhood) zone and the other criteria for approval of a use on review.

Comments: This request is a for a residential care facility in the RN-5 (General Residential Neighborhood) zone. The facility is anticipated to staff up to 6 employees during a maximum shift and will provide services for up to 16 people. The site will be fenced off with a gate to the parking lot that will be locked at all times. Typically, on a site with a turn-in that provides no access off of a classified roadway, a turn-around space would be required so vehicles that entered the space would not have to back out onto the street. However, since this would be a low-traffic facility that is not open to the public, the City has agreed that a sign on the gate to deter turn-in traffic is acceptable.

The site will largely remain as is. The proposed development utilizes the existing structures. An addition between the two buildings forms the new entry and merges the two structures into one. The existing and new brick will be painted so the surfaces match. The facility will utilize the existing screening along the northern, southern, and eastern property lines. The existing parking lot will be reconfigured with a reduced footprint, adding amenity space and green space to the front yard. There will be no new site lighting, and the existing building exterior lighting will remain, though the new construction portion will provide lighting at the entry.

The RN-5 zone allows "Residential Care Facilities" as a special use, and requires the business to meet the requirements for multifamily dwellings in the district, as well as all federal, state, and city regulations. The facility must be licensed.

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

1. The proposed use will have no impact on schools.
2. No significant traffic will be added to the surrounding roads with the approval of this request.
3. There will be no impact on utility requirements in the area.

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

1. The proposed residential care facility in the RN-5 zone district is consistent with the general standards for uses permitted on review.

2. The proposed development is consistent with the adopted plans and policies of the General Plan and North City Sector Plan.
3. 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan designates this property for Medium Density Residential (MDR) uses. Residential Care Facilities are allowed as a special use within the RN-5 zone.
2. The site is located within City limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 7/9/2020

Details of Action:

Summary of Action: Approve the request for a residential care facility of approximately 7,087 square feet, subject to 5 conditions.

Date of Approval: 7/9/2020 **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:**