

CASE SUMMARY

APPLICATION TYPE: REZONING

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 7-F-05-RZ **Related File Number:**
Application Filed: 6/16/2005 **Date of Revision:**
Applicant: WANDA MOODY (FORMERLY SHREWALKER PLACE, LLC)

PROPERTY INFORMATION

General Location: South side Middlebrook Pike, southeast side Broome Rd.
Other Parcel Info.:
Tax ID Number: 106 O A 039,040,041,042 **Jurisdiction:** City
Size of Tract: 20.3 acres
Accessibility: Access is via Middlebrook Pike, a four lane median divided minor arterial street, and Broom Rd., a major collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: Assisted living facility and individual senior housing **Density:** 5.99 du/ac.
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is on the edge of an established single family neighborhood that has developed under R-1 and R-1E zones.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests:
Extension of Zone: Yes
History of Zoning: In 1996 part of this site was denied commercial designation and rezoning..

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE RP-1 (Planned Residential) zoning
APPROVE the site for senior citizen housing with up to 68 villas and an assisted living facility for up to 80 individuals. (See attached Memorandum of Agreement dated August 30, 2007.)

Staff Recomm. (Full): RP-1 zoning will permit the proposed senior citizen housing development and would be a compatible zone to surrounding property zoning and development that includes housing and institutional uses. (See attached letter from the applicant.) The sector plan and One Year plan propose low density residential and slope protection for the site

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Other properties in the immediate area are developed with residential, institutional and commercial uses under R-1E, R-1, R-2, RP-1, C-1 and O-1 zoning.
2. RP-1 zoning up to 5.99 du/ac. Is compatible with the scale and intensity of the surrounding development and zoning pattern and the site's location adjacent to Middlebrook Pike, a major arterial street.
3. RP-1 zoning will require MPC use on review approval of site plans for any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area to serve the site.
2. Any proposed RP-1 zoning development plan is limited to senior citizen development that can include a 80 patient assisted living facility and up to 68 villas for senior citizens. A use-on-review development plan proposal on the subject property will be subject to MPC approval.
3. The RP-1 zoning is compatible with the surrounding zoning, and the impact of any multi-family or non-residential use on adjacent properties can be minimized during the use on review process. Review of the proposed development plan by MPC will take into consideration the site plan and design elements as outlined in the attached Memorandum of Agreement, dated August 30, 2007.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Northwest County Sector Plan and One Year Plan propose low density residential uses and slope protection for the site, consistent with this rezoning.
2. The site is located within the Urban Growth Area (inside the city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for RP-1 or other residential zoning in this area in the future on properties which are proposed for low density residential uses by the sector plan and One Year Plan.

MPC Action: Approved MPC Meeting Date: 9/13/2007

Details of MPC action:

Summary of MPC action: RP-1(k) (Planned Residential) subject to using the site for senior citizen housing with up to 68 villas and an assisted living facility for up to 80 individuals in accordance with Memorandum of Agreement dated August 30, 2007,

Date of MPC Approval: 9/13/2007 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: 10/9/2007

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 10/23/2007

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: