

# 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

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File Number: 7-L-17-UR                      Related File Number:  
Application Filed: 5/30/2017              Date of Revision:  
Applicant: LANSDEN LANDMARKS

## PROPERTY INFORMATION

General Location: North side of Asheville Hwy, west of Carta Rd.  
Other Parcel Info.:  
Tax ID Number: 71 I C 025, 027                      Jurisdiction: City  
Size of Tract: 6.98 acres  
Accessibility: Access is via Asheville Hwy., a four-lane, median-divided, major arterial street, or Carta Rd., a local street with 20' of pavement width within 40' of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant hotel  
Surrounding Land Use:  
Proposed Use: Independent living apartments for seniors                      Density: 16.5 du/ac  
Sector Plan: East City                      Sector Plan Designation: EC-2  
Growth Policy Plan: Urban Growth Area (Inside City Limits)  
Neighborhood Context: This section of Asheville Hwy. is developed with commercial businesses fronting on the highway zoned C-3, residential uses zoned R-2, R-1A, R-1 and EN-1, and a church zoned RP-1.

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

Street: 4625 Asheville Hwy  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: The property was rezoned O-1 from C-3 and R-2 in 2003.

## 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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan for up to 115 apartment units, subject to the following 9 conditions:

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
  2. Obtaining a driveway permit from TDOT and meeting all applicable requirements of driveway permit approval.
  3. Revising the driveway widths along the Asheville Hwy frontage to meet the minimum and maximum driveway width standards of the Knoxville Zoning Ordinance, unless otherwise required by TDOT and a variance approved by the Knoxville Board of Zoning Appeals.
  4. Installation of sidewalks as identified on the development plan meeting all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
  5. Meeting the requirements of the Knoxville Tree Protection Ordinance.
  6. Meeting all applicable requirements of the Knoxville Department of Engineering.
  7. Installation of landscaping as shown on the landscape plan within six months of the issuance of the first occupancy permit for each phase of the project.
  8. Meeting all applicable requirements of the Knoxville City Arborist.
  9. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all criteria for a use-on-review in the O-1 zoning district.

Comments: The applicant is requesting approval of a senior independent living apartment complex with 115 dwelling units on 7 acres at a density of 16.4 du/ac. The property is zoned O-1 (Office, Medical and Related) district, which allows multi-dwelling developments via use-on-review, consistent with the R-2 district regulations. Phase 1 of the proposal is to renovate the old hotel into 75 1-bedroom apartments and phase 2 is to construct one new building (Building D) with 40 1-bedroom apartments. Building E is the old hotel office and lounge, and is not in the scope of this proposal. The use of this building will be determined in the future and can be any use permitted by right in the current O-1 zoning.

Access to the site is provided via one new full access driveway and one right-out driveway along Asheville Hwy, and one new full access driveway to Carta Rd. The three existing driveways along Asheville Hwy will be closed. The proposed driveway access to Asheville Hwy will require the planted center median to be reduced in size and a striped left turn lane added. The proposed access and modifications to Asheville Hwy will require TDOT approval.

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

1. The proposed apartment development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development at a density of 16.4 du/ac is consistent the density standards of the R-2 zone district, which the O-1 zone refers to for multi-dwelling developments.
3. There are multi-dwelling developments to the east and north of the site, and church to the west.
4. There will be no impact on schools under the current proposal for senior apartments.

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

1. The proposed apartment development meets the standards for development within a O-1 (Office, Medical and Related) zone and applicable R-2 (General Residential) zone requirements.
2. The proposed development 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 since this area is has a mix of uses, including office, commercial, residential, church, and nearby public school and library.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The property designated MU-SD EC-2 on the sector plan, which recommends a mix of medium density residential, office, and commercial uses. The proposed multi-dwelling development at a density of 16.4 du/ac is consistent with the recommendations of the Sector Plan and the O-1 zoning.
2. The site is located within the Knoxville city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 7/13/2017

**Details of Action:**

**Summary of Action:** APPROVE the development plan for up to 115 apartment units, subject to the following 9 conditions:

**Date of Approval:** 7/13/2017 **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:**