

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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www.knoxmpc.org

File Number: 8-A-12-UR
Application Filed: 6/25/2012
Applicant: ZION SENIOR LIVING

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side of Zion Ln., northwest of Ball Rd.
Other Parcel Info.:
Tax ID Number: 91 042 **Jurisdiction:** County
Size of Tract: 4.27 acres
Accessibility: Access is via Zion Ln., a local street with a pavement width of 16' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant buildings
Surrounding Land Use:
Proposed Use: Assisted Living Facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is surrounded by detached dwellings. A mobile home park is west of the site. The zoning in the area is A (Agricultural) and RB (General Residential)

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

Street: 3430 Zion Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The site was zoned PR (Planned Residential) earlier this year (5-C-12-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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for an assisted living facility with up to 10 client beds and the operators quarters as shown on the site plan subject to 8 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Providing a 20' wide sealed surface driveway from Zion Ln. around the eastern side of the building in the location shown on the site plan
3. Providing a minimum of 250' of sight distance at the driveway entrance
4. Eliminating the existing informal driveway along the western boundary of the site
5. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
6. Meeting all applicable requirements of the Knox County and Tennessee Fire Marshalls Office
7. Obtaining and maintaining the required license from the Tenn .Dept. of Health
8. Meeting all applicable requirements of the Knox County Health Dept.

With the noted conditions this plan meets the requirements for approval in the PR (Planned Residential) Zone, and the other criteria for approval of a use on review

Comments:

A vacant building sits on the site in question. It was previously used for institutional housing as a "children's home". The current owner wishes to operate a small assisted living facility as this location. At present, the building in in a rundown condition and will require extensive renovation before it can be used. Meeting the current fire code will be required. At present the site is served by an undersized water line and the nearest fire hydrant is approximately 1300' from the building. Upgrades to meet the fire code will include sprinkling the building as well as insuring that adequate fire flow is available from a hydrant that is located within the required distance from the building.

An improved driveway will have to be constructed. Staff will recommend that the driveway be a minimum of 20 feet wide and that it be paved. Additionally, existing underbrush obscures the sight distance at the proposed driveway location. Staff will recommend that the underbrush be removed in order to obtain a minimum of 250' of sight distance.

Staff believes that the reuse of this deteriorating building as an assisted living facility will be of benefit to the immediate neighbors and will not have a negative impact on the area. Traffic generation for a facility such as this is not an issue.

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

1. All utilities are in the area and may be extended to serve this site.
2. The proposal will have no impact on schools.

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

2. The proposed assisted living facility 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 area 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 since it is located along two minor arterial streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies the property for low density residential use. The

proposed development is in compliance with that plan.
2. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 8/9/2012

Details of Action:

Summary of Action: APPROVE the request for an assisted living facility with up to 10 client beds and the operators quarters as shown on the site plan subject to 8 conditions

Date of Approval: 8/9/2012 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**