

# 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:** 8-B-11-UR  
**Application Filed:** 7/5/2011  
**Applicant:** PETER FALK

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** East side Canton Hollow Rd., west terminus Flickinger Lane  
**Other Parcel Info.:**  
**Tax ID Number:** 131 04515 **Jurisdiction:** County  
**Size of Tract:** 1.1 acres  
**Accessibility:** Access is via Canton Hollow Rd., a collector street with a pavement width of 20' within a 50' wide right-of-way. Secondary access will be via Flickenger Ln., a local street with a pavement width of 26' within a 50' wide right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Assisted living facility **Density:**  
**Sector Plan:** Southwest County **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** Property to the north east and west is zoned CA commercial and is developed with various commercial uses. The property to the south is zoned RA residential and developed with a detached residential subdivision.

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

**Street:** 0 Canton Hollow Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** OB (Office, Medical, and Related Services) pending  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## 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 containing up to 44 client beds in a building containing approximately 14,700 sq. ft. as shown the site plan subject to 11 conditions

**Staff Recomm. (Full):**

1. Review and approval of the detailed drainage plan by the Knox County Dept. of Engineering and Public Works prior to commencing any grading on this site and meeting all other applicable requirements of the Knox County Stormwater Ordinance
2. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Meeting all applicable requirements of the Knox County Fire Marshall's office
4. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance
6. Installation of landscaping as shown on the development plan prior to issuance of an occupancy permit or posting a bond with the Knox County Dept. of Engineering and Public Works guaranteeing the installation within one year of the issuance of an occupancy permit
7. Obtaining and maintaining in good standing all required permits from the appropriate State of Tennessee agencies required for the operation of the assisted living facility
8. Certification on the grading plan by the applicant's engineer that there is 300 ft. of sight distance in each direction on Canton Hollow Rd. from the proposed driveway
9. Provision of a 25 ft. corner pavement radius at the Canton Hollow Rd. driveway entrance or constructing the driveway entrance per a design approved by the Knox County Dept. of Engineering and Public Works
10. Final approval of the rezoning of this site to OB (Office, Medical and Related Services) Zone (7-B-11-RZ)
11. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to issuance of a building permit

**Comments:** The applicant has submitted a plan for an assisted living facility that will contain up to 44 client beds. By virtue of the proposed location, the use will serve as a transitional use because it will be located between the commercial development along Kingston Pk. and the residential development to the south of the site.

Drainage from this project is proposed to be directed into a detention basin off site. A detailed drainage plan will be required which will determine the adequacy of the existing basin. The applicant may be required to make improvements to the basin due to recent changes in the Knox County Stormwater Ordinance.

**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 site.
2. The location of the proposed assisted living facility is within an area of commercial and residential uses and should have minimal impact on neighboring uses and traffic patterns.
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 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 neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional non-residential traffic through residential areas.

2. The proposal meets all requirements of the OB zoning district and all other applicable requirements of the Knox County Zoning Ordinance.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan recommends Office (O) use for this site.. An assisted living facility may be permitted in an office area.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

**Action:** Approved **Meeting Date:** 8/11/2011

- Details of Action:**
1. Review and approval of the detailed drainage plan by the Knox County Dept. of Engineering and Public Works prior to commencing any grading on this site and meeting all other applicable requirements of the Knox County Stormwater Ordinance
  2. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
  3. Meeting all applicable requirements of the Knox County Fire Marshall's office
  4. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
  5. Meeting all applicable requirements of the Knox County Zoning Ordinance
  6. Installation of landscaping as shown on the development plan prior to issuance of an occupancy permit or posting a bond with the Knox County Dept. of Engineering and Public Works guaranteeing the installation within one year of the issuance of an occupancy permit
  7. Obtaining and maintaining in good standing all required permits from the appropriate State of Tennessee agencies required for the operation of the assisted living facility
  8. Certification on the grading plan by the applicant's engineer that there is 300 ft. of sight distance in each direction on Canton Hollow Rd. from the proposed driveway
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  10. Final approval of the rezoning of this site to OB (Office, Medical and Related Services) Zone (7-B-11-RZ)
  11. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to issuance of a building permit

**Summary of Action:** APPROVE the request for an assisted living facility containing up to 44 client beds in a building containing approximately 14,700 sq. ft. as shown the site plan subject to 11 conditions

**Date of Approval:** 8/11/2011 **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:**