

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-E-12-UR
Application Filed: 6/25/2012
Applicant: RANDY CALDWELL

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side of Dannaher Dr., south side of Tate Trotter Rd.
Other Parcel Info.:
Tax ID Number: 47 03314 **Jurisdiction:** County
Size of Tract: 8.42 acres
Accessibility: Access to the site will be via Dannaher Dr., a local street with a pavement width of 26' within a 60' wide right-of-way. The property also has minimal frontage on Tate Trotter Rd., a minor collector street with 19' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Assisted living facility **Density:**
Sector Plan: North County **Sector Plan Designation:** C & O (Commercial & Office)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located within a large CA and OB zoned area located along the east side of Conner Rd., north of E. Emory Rd. and the Tennova North Hospital campus.

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

Street: 616 Tate Trotter Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services) & OB (Office, Medical, and Related Services) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The site was zone OB (Office, Medical and Related Services) in May 2012 (4-F-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 73 client rooms that may contain up to a total of 80 beds as shown on the site plan subject to the following 8 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Meeting all applicable requirements of the Fire Marshall
4. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
5. Providing plans for any proposed sign(s) to MPC staff for review and approval
6. Obtaining and maintaining all required operating licenses from the State of Tennessee Dept. of Health to conduct business as an assisted living facility
7. Installing all landscaping as shown on the plan prior to obtaining an occupancy permit or posting a bond with the Knox County Dept, of Engineering and Public Works guaranteeing such installation within 6 months of the issuance of an occupancy permit
8. Obtaining a Dannaher Dr. street address

With the conditions noted, this plan meets the requirements for approval in the OB zone and the other criteria for approval of a use-on-review

Comments: The applicant is requesting approval of an assisted living facility that will contain seventy-three living units and can accommodate up to eighty clients. The OB (Office, Medical and Related Service) zone was recently (5/12) for this site. Other uses in the general area include the Tennova North Hospital, a health club and a developing area of professional offices and related commercial uses. This site is very desirable for the proposed use because of its proximity to the developing medical community in the immediate area.

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

1. The proposed assisted living facility will have minimal impact on local services since all utilities are available 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 North County Sector Plan identifies the property for commercial 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 73 client rooms that may contain up to a total of 80 beds as shown on the site plan subject to the following 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: