

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 8-E-18-UR Related File Number:
Application Filed: 7/2/2018 Date of Revision:
Applicant: FLOURNOY DEVELOPMENT COMPANY

PROPERTY INFORMATION

General Location: Southwest side of Andersonville Pike across from Halls Elementary School.
Other Parcel Info.:
Tax ID Number: 28 100, 205 AND 20504 Jurisdiction: County
Size of Tract: 7.57 acres
Accessibility: Access is via Andersonville Pike, a major collector street with a three lane street section with a pavement width of 33' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Hospice facility and vacant land
Surrounding Land Use:
Proposed Use: Independent Living, Assisted Living and Memory Care Facility Density:
Sector Plan: North County Sector Plan Designation: MDR and O
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located near the intersection of Andersonville Pike and E. Emory Rd. in an area with a mix of commercial, office, institutional and residential development.

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

Street: 7447 Andersonville Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services)
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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for a senior living facility for up to 120 independent living units, 46 assisted living beds and 26 memory care beds, subject to the following 8 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Working with the property owners of the shopping center to the west to provide a pedestrian connection from the senior living facility to the shopping center.
3. Installing all landscaping, as shown on the landscape plan, within six months of issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
6. Obtaining approval of and recording a final plat for the combination of the three parcels into a single lot.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to approval by Knox County and Planning Commission staff.

With the conditions noted above, this request meets the requirements for approval in the OB (Office, Medical, and Related Services) zoning district, as well as other criteria for approval of a use on review.

Comments:

The applicant is proposing to develop this 7.57 acre site that is located on the southwest side of Andersonville Pike, north of E. Emory Rd. as a senior living facility that will include an independent living building, an assisted living building and a memory care building. The independent living facility will be a four story building with 78 one bedroom units and 42 two bedroom units. While the independent units will have their own kitchen area, a kitchen and main dining room is provided for this facility. The assisted living facility will be a two story building with a total of 46 beds. The independent living facility and assisted living facility buildings are connected. The former one story Tennova Residential Hospice facility will be converted to a memory care facility with a total of 26 beds.

The proposed development will include two driveway connections to Andersonville Pike to serve the three buildings. A third driveway provides access to a parking lot on the south side of the property. The applicant is providing a total of 141 parking spaces which meets the requirements of the Knox County Zoning Ordinance.

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

1. All public utilities are available to serve the site.
2. The proposed senior living facility is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. Senior living facilities do not have a significant traffic impact as compared to other residential and nonresidential uses.

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

1. With the recommended conditions, the proposal meets all requirements of the OB zoning as well as the general criteria for approval of a use on review.
2. The proposed facility with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal 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 traffic through residential areas since the development is located off of a major collector street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes medium density residential and office type uses for this site. The proposed senior living facility is in conformity with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 8/9/2018

Details of Action:

Summary of Action: APPROVE the development plan for a senior living facility for up to 120 independent living units, 46 assisted living beds and 26 memory care beds, subject to the following 8 conditions:

Date of Approval: 8/9/2018 **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:**