

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-F-12-UR **Related File Number:**
Application Filed: 6/25/2012 **Date of Revision:**
Applicant: RANDOLPH ARCHITECTURE

PROPERTY INFORMATION

General Location: East side of Prosperity Dr., east end of Executive Park Dr
Other Parcel Info.:
Tax ID Number: 119 K A 011 & 014 **Jurisdiction:** City
Size of Tract: 1.6 acres
Accessibility: Access is via Prosperity Dr., a local street with 26' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Hotel
Surrounding Land Use:
Proposed Use: Assisted living facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area, at the eastern end of Executive Park Dr., is developed with office and commercial uses under C-3, CA, PC, C-6 and O-1 zoning.

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

Street: 214 Prosperity Dr
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 site was zoned O-1 (Office, Medical and Related Services District) earlier this year (3-A-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 71 client rooms (beds) as shown on the site plan subject to the following 8 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Engineering Dept.
3. Obtaining the needed variances for the proposed driveway design from the Knoxville Board of Zoning Appeals
4. Meeting all applicable requirements of the Knoxville Fire Marshall
5. Meeting all applicable requirements of the Knox County Health Dept.
6. Providing plans for any proposed sign(s) to MPC staff for review and approval
7. Obtaining and maintaining all required operating licenses from the State of Tennessee Dept. of Health to conduct business as an assisted living facility
8. Installing all landscaping as shown on the plan within six months of obtaining an occupancy permit

With the conditions noted, this plan meets the requirements for approval in the O-1 distinct 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 71 living units that will house a like number of clients. The site is located at the eastern end of the Executive Park office development. The site currently contains a motel that will be converted to the proposed use. In addition, the operator proposes to construct a second building on the site. The second building will contain client rooms and some of the common facilities.

The proposed northern driveway does not meet the location requirements or width limitations contained in the Knoxville Zoning Ordinance. In order to develop the site as shown, variances will have to be approved by the Knoxville Board of Zoning Appeals. There is an inherent problem with this site regarding access and the potential driveway locations that makes compliance with the Zoning Ordinance very impractical. The desire to tie this site in at the boulevard street, as shown, is the most logical place for access.

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 KNOXVILLE 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 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 71 client rooms (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: 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: