

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-13-UR
Application Filed: 6/24/2013
Applicant: DANIEL LEVY, AIA

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southwest side of Tooles Bend Rd., southeast side of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 145 037.01, 038 & 042 **Jurisdiction:** County
Size of Tract: 7.3 acres
Accessibility: Access is via S. Northshore Dr., an arterial street with a 75' wide right-of-way at this location and a pavement width of 20'-22'.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Assisted Living Facility **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR, SLPA & HP
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located at the intersection of S. Northshore Dr. and Tooles Bend Rd. in an area where the primary land use is detached dwellings. There is another assisted living facility located approximately one mile east of this site. Convenience commercial uses are located approximately one mile west of this site.

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

Street: 2019 Tooles Bend Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from A to PR at 4 du/ac on two separate applications in Oct. 2004

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 at this location with up to 72 units containing a maximum of 80 beds as shown on the site plan subject to 11 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all applicable requirements and obtaining all required permits from the State of Tennessee
4. Obtaining a street connection permit from the Tennessee Department of Transportation.
5. Prior to the issuance of a grading permit certification by the applicant's engineer that there is a minimum of 400 feet of sight distance in both directions along S. Northshore Dr. from the proposed driveway
6. Prior to the issuance of a grading permit certification by the applicant's engineer that there is a minimum of 305 feet of stopping sight distance for west bound S. Northshore Dr. traffic from the proposed entrance
7. Provision of a "Type A" landscape screen along the entire common boundary with Cobblestone Park Subdivision (see attached)
8. Meeting all applicable requirements of the Knox County Fire Marshal
9. All exterior site lighting is to be directed downward and away from all adjoining residences
10. Any proposed signage meeting all applicable requirements of the Knox County Zoning Ordinance
11. Submission of a revised plan to MPC staff for certification reflecting the conditions of this approval prior to the issuance of grading permit

With the conditions noted 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: The applicant is proposing to construct an assisted living facility on this 7.3 acre site located in the southwestern quadrant of the intersection of S. Northshore Dr. and Tooles Bend Rd. The facility will contain 72 units and will provide a maximum of 80 client beds. In addition to the assisted living facility, the plan calls for the conversion of the existing dwelling on the site to serve as the leasing office and manager's apartment.

This site was zoned PR (Planned Residential) at 4 du/ac in 2004. Since that time various entities have discussed with staff the potential for various types of residential development on this site. This applicant is proposing an assisted living facility which from a traffic impact standpoint will produce the least amount of traffic compared to practically any kind of residential development. However, getting safe access to and from the site is an issue that has to be addressed. Initially plans called for access to Tooles Bend Rd. After field review it was determined that driveway access from Tooles Bend Rd would not meet the minimum required sight distance requirements. The applicant has now proposed access to the project from S. Northshore Dr. Staff has visited the site and believe that adequate sight distance is available at the proposed driveway location. Staff will require the applicant's engineer to certify the sight distance prior to issuance of a grading permit for this project.

The site is adjoined by Cobblestone Park Subdivision. After meeting with the residents of that subdivision the applicant has revised their plans by moving the building and proposing additional landscaping. Staff will require that the common boundary between this project and the residences be extensively landscaped. Additionally, staff will require that all site lighting be directed downward and away from the adjoining residences.

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

1. Public water and sewer utilities are in place to serve the site.
2. The traffic impact will be minimal due to the fact that the great majority of the residents do not drive
3. The proposed facility will place no additional demand on schools.

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

1. The proposed development as recommended is consistent with all relevant requirements of the PR residential zoning, as well as other criteria for approval of a use on review.
2. The development as recommended 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 in is harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw a substantial amount of additional traffic through residential areas since the site has direct access to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes low density residential uses for the site. The proposed use is not in conflict with the 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:** 9/12/2013

Details of Action:

Summary of Action: APPROVE the request for an assisted living facility at this location with up to 72 units containing a maximum of 80 beds as shown on the site plan subject to 11 conditions

Date of Approval: 9/12/2013 **Date of Denial:** **Postponements:** 8/8/2013

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:

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