



## **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 revised request for an assisted living facility with up to 99 client beds as shown on the site plan subject to the following 13 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Relocating the existing drainage easement that is located where the new addition is planned
3. Recording a plat that combines the 2 former parcels (119KA011 & 014)
4. Relocating the flag poles on the front of the site if they are found to be in the public right-of-way
5. Meeting all applicable requirements as required by the Zoning Ordinance for parking or obtaining any variances in the future
6. Relocate the dumpster to a location that will not require the garbage truck to back into the public right of way
7. Meeting all applicable requirements of the Knoxville Engineering Dept.
8. Provide parking during the construction of phase by leasing spaces from adjoining or construction of the new parking facilities before removing old parking spaces
9. Meeting all applicable requirements of the Knoxville Fire Marshall
10. Meeting all applicable requirements of the Knox County Health Dept.
11. Providing plans for any additional proposed sign(s) to MPC staff for review and approval
12. Obtaining and maintaining all required operating licenses from the State of Tennessee Dept. of Health to conduct business as an assisted living facility
13. Meeting all requirements of the City of Knoxville Arborist and 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 district and the other criteria for approval of a use-on-review

Comments:

The applicant is requesting approval of a second phase to an assisted living facility that contain 55 living units/ beds. The original plan was approved in 2012 for up to 71 client beds. The second phase will contain an additional 44 client beds that will housed in a new 14,434 square foot addition. The total bed count after these improvements will be capped at 99 client beds (phase one 55 beds, phase 2 44 beds).

The site is located at the eastern end of the Executive Park office development. The first phase of the project consisted of converting an existing motel on the site to the proposed use. In order to proceed with the second phase of the project, the applicant will need to plat the two existing parcels, relocate a major drainage easement and construct or lease parking to meet the current parking demand prior to commencing any construction of the new building.

### **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:** 8/10/2017

- Details of Action:**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
  2. Relocating the existing drainage easement that is located where the new addition is planned
  3. Recording a plat that combines the 2 former parcels (119KA011 & 014)
  4. Relocating the flag poles on the front of the site if they are found to be in the public right-of-way
  5. Meeting all applicable requirements as required by the Zoning Ordinance for parking or obtaining any variances in the future
  6. Relocate the dumpster to a location that will not require the garbage truck to back into the public right of way
  7. Meeting all applicable requirements of the Knoxville Engineering Dept.
  8. Provide parking during the construction of phase by leasing spaces from adjoining or construction of the new parking facilities before removing old parking spaces
  9. Meeting all applicable requirements of the Knoxville Fire Marshall
  10. Meeting all applicable requirements of the Knox County Health Dept.
  11. Providing plans for any additional proposed sign(s) to MPC staff for review and approval
  12. Obtaining and maintaining all required operating licenses from the State of Tennessee Dept. of Health to conduct business as an assisted living facility
  13. Meeting all requirements of the City of Knoxville Arborist and 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 district and the other criteria for approval of a use-on-review

**Summary of Action:** APPROVE the revised request for an assisted living facility with up to 99 client beds as shown on the site plan subject to the following 13 conditions

**Date of Approval:** 8/10/2017 **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:**