CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 8-F-17-UR Related File Number:

Application Filed: 6/26/2017 **Date of Revision:**

Applicant: STEVE YOUNG



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: East side of Prosperity Dr., east end of Executive Park Dr.

Other Parcel Info.:

Tax ID Number: 119 K A 01401 Jurisdiction: City

Size of Tract: 1.57 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: Assisted living

Surrounding Land Use:

Proposed Use: Assisted Living Expansion 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).

A use on review for a 71 bed assisted living facility was approved in 2012 (8-f-12-UR)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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 adjoiners 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

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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
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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

8/10/2017

Date of Denial: Date of Approval: 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:

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