

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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400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 8-G-08-UR **Related File Number:**
Application Filed: 7/7/2008 **Date of Revision:**
Applicant: CONTINUUM HOUSING CORP.

PROPERTY INFORMATION

General Location: Northwest side of E. Inskip Dr., northeast side of Elder Rd.
Other Parcel Info.:
Tax ID Number: 69 H D 019, 020.01 & 020.02 **Jurisdiction:** City
Size of Tract: 44900 square feet
Accessibility: Access is via E. Inskip Dr. a major collector street with a 20' pavement width within a 70' right-of-way and Elder Rd., a local street with a 17' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Assisted living facility **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This property is located in an area with a mix of low density residential and medium density residential uses along with an assisted living facility.

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

Street: 801 E. Inskip Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
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:

Staff Recomm. (Abbr.):

APPROVE the request for a 28 unit assisted living facility, subject to the following 7 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knoxville Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services.
5. Obtaining a variance from the Knoxville Board of Zoning Appeals or moving the proposed buildings out of the required rear yard setback prior to development plan approval.
6. Installing landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.
7. Meeting all applicable requirements of the Knoxville Fire Marshall's Office.

With the conditions noted above, this request meets the requirements for approval of an assisted living facility in the R-2 zoning district and other criteria for a use on review.

Comments:

The applicant is proposing to construct two assisted living facilities (each 8,630 sq. ft.) at the corner of E. Inskip Dr. and Elder Rd. Assisted living facilities are a use-on-review in the R-2 zoning district. In order to satisfy the requirements of the Knoxville Zoning Ordinance, the applicant will be required to provide 13 off-street parking spaces to accommodate both residents and staff. The applicant will be required to have all landscaping installed prior to issuance of occupancy permits to screen the facility from nearby residences.

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

1. The proposal will have no impact on schools.
2. Public water and sewer utilities are available to serve the development.
4. The property is located along a major collector street and meets the Knox County Zoning Ordinance requirements for approval of an assisted living facility.
5. The applicant will be required to install a landscaped buffer between the proposed facility and nearby residences, thereby reducing the visual impact on surrounding property owners.

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

1. 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 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.
2. The proposal meets all relevant requirements of the R-2 zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. If approved by Knox County Commission, the Northwest County Sector Plan will propose office uses for this site.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 8/14/2008

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance

2. Meeting all applicable requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knoxville Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services.
5. Obtaining a variance from the Knoxville Board of Zoning Appeals or moving the proposed buildings out of the required rear yard setback prior to development plan approval.
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Summary of MPC action: APPROVE the request for a 28 unit assisted living facility, subject to the following 7 conditions:

Date of MPC Approval: 8/14/2008 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

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|------------------------------------|------------------------|--|
| 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: |