

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 8-J-16-UR **Related File Number:**
Application Filed: 6/27/2016 **Date of Revision:**
Applicant: MCBRIEN ROAD PROPERTIES

PROPERTY INFORMATION

General Location: North side of Schaeffer Rd., east side of Waterville Ln.
Other Parcel Info.:
Tax ID Number: 104 11501 **Jurisdiction:** County
Size of Tract: 8.92 acres
Accessibility: Access will be via Waterville Ln., a local street with an approved 26' pavement width within a 50' right-of-way. Waterville Ln accesses Schaeffer Rd., a minor collector street with a 22' pavement width within a required 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Assisted Living Facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MDR / O / HP
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The proposed development is located in an area that includes a mix of businesses and residences near the interchange of Pellissippi Parkway and Lovell Rd.

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

Street: 0 Schaeffer Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services) / TO (technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property rezoned to OB (Office, Medical, and Related Services) / TO (Technology Overlay) on October 25, 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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for up to 64 assisted living bedrooms, subject to the following 8 conditions:

- Staff Recomm. (Full):
1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed facility (9-B-16-UR).
 2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
 3. Waterville Ln. shall be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to a building permit being issued for the assisted living facility.
 4. Certification by a registered land surveyor that 300' of site distance can be achieved in both directions along Waterville Ln. at the proposed driveway cut prior to a building permit being issued for this development.
 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 6. Meeting all applicable requirements of the Knox County Fire Marshal's Office..
 7. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to Planning Commission Staff and TTCDA approval.
 8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the OB (Office, Medical, and Related Services) district and the criteria for approval of a use on review.

Comments: The applicant is proposing to develop an assisted living facility on a 8.92 acre tract located on the north side of Schaeffer Rd. and east side of Waterville Ln. The assisted living facility will be a one story building with a total of 64 bedrooms. The proposed building will be located 100' from the closest residentially zoned property, which is located to the east. The applicant is proposing a total of 75 parking spaces.

The proposed facility will be utilizing a site that was previously graded for an office complex that was approved by the Planning Commission back in 2005. This proposed development will have a driveway connection to Waterville Ln., a proposed public street that has not been completed following the recording of the final plat back in 2007. Staff has recommended a condition that Waterville Ln. be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to a building permit being issued for this proposed facility.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The landscape plan will be reviewed as a part of the TTCDA application. The TTCDA will consider this request on September 6, 2016.

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

1. Public water and sewer utilities are available to serve the site.
2. The proposed assisted living facility will have a minimal impact on the existing street system.
3. The proposed facility is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposed assisted living facility meets all requirements of the OB (Office, Medical, and Related Services) district and the criteria for approval of a use on review.
2. The proposed facility is consistent with the 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 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes medium density residential and office uses for this property. The OB (Office, Medical, and Related Services) district allows consideration of assisted living facilities. The proposed facility is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 8/11/2016

- Details of Action:**
1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed facility (9-B-16-UR).
 2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
 3. Waterville Ln. shall be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to a building permit being issued for the assisted living facility.
 4. Certification by a registered land surveyor that 300' of site distance can be achieved in both directions along Waterville Ln. at the proposed driveway cut prior to a building permit being issued for this development.
 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 6. Meeting all applicable requirements of the Knox County Fire Marshal's Office..
 7. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to Planning Commission Staff and TTCDA approval.
 8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the OB (Office, Medical, and Related Services) district and the criteria for approval of a use on review.

Summary of Action: APPROVE the development plan for up to 64 assisted living bedrooms, subject to the following 8 conditions:

Date of Approval: 8/11/2016 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**