CASE SUMMARY	
APPLICATION TYPE: USE ON REVIEW	



File Number:	9-A-18-UR	Related File Num
Application Filed:	7/12/2018	Date of Revision:
Applicant:	FALCONNIER DESIGN CO.	

PROPERTY INFORMATION			
General Location:	East side of Gap Rd., south side of Cassell Dr.		
Other Parcel Info.:			
Tax ID Number:	81 H B 011.01	Jurisdiction: City	
Size of Tract:	4.69 acres		
Accessibility:	Access is via Gap Rd., a major collector street with 19' of pavement width within 45' of right-of-way, or Cassell Dr., a local street with 19' of pavement width within the large combined right-of-way with Gap Rd.		
GENERAL LAND U	SE INFORMATION		

Number:

Existing Land Use:	Office		
Surrounding Land Use:			
Proposed Use:	Adult day care		Density:
Sector Plan:	Central City	Sector Plan Designation:	MDR/O (Medium Density Residential / Office)
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This area is developed residential and office uses under R-1, R-2, O-1 and O-3 zoning.		

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

Street:

4036 Gap Rd

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

O-1 (Office, Medical, and Related Services) **Current Zoning:** 

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** Rezoned O-1 in August 2018 (7-C-18-RZ)

### PLAN INFORMATION (where applicable)

**Current 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.:

	PLANNING COMMISSION ACTION AND DISPOSITION	
Planner In Charge:	Mike Reynolds	
Staff Recomm. (Abbr.):	APPROVE the request for an adult day care facility of approximately 2,073 sqft subject to 4 conditions.	
Staff Recomm. (Full):	<ol> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance.</li> <li>Meeting any relevant requirements of the Knox County Health Department.</li> <li>Installation of landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit for this project.</li> <li>Meeting all applicable requirements of the Knoxville Department of Engineering.</li> </ol>	
Comments:	The proposed adult day care facility will be located within an building that was most recently used as an office. The property was rezoned to O-1 in August 2018 and in July 2018 the Planning Commission approved a Similar Use Determination that adult day care facilities can be considered as a use- permitted on review in the O-1, O-2, and O-3 zone districts.	
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE	
	<ol> <li>The proposal will have no impact on schools.</li> <li>Public water and sewer utilities are available to serve the development.</li> <li>Traffic to the facility should have minimal impact on the surrounding development.</li> </ol>	
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE 1. The proposed adult day care facility is consistent with the general standards for uses permitted on	
	<ul> <li>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.</li> <li>2. The proposal meets all relevant requirements of the O-1 zoning district, as well as other criteria for approval of a use-on-review.</li> </ul>	
	CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS 1. The use is in conformity with the Sector Plan and One Year Plan for the property which propose MDR/O (Medium Density Residential / Office) uses for the site.	
Action:	Approved Meeting Date: 9/13/2018	
Details of Action:	<ol> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance.</li> <li>Meeting any relevant requirements of the Knox County Health Department.</li> <li>Installation of landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit for this project.</li> <li>Meeting all applicable requirements of the Knoxville Department of Engineering.</li> </ol>	
Summary of Action:	APPROVE the request for an adult day care facility of approximately 2,073 sqft subject to 4 conditions.	
Date of Approval:	9/13/2018 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: