

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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File Number: 9-I-05-UR **Related File Number:**
Application Filed: 8/11/2005 **Date of Revision:**
Applicant: SENIOR CITIZENS HOME ASSISTANCE SERVICE (SCHAS)
Owner:

PROPERTY INFORMATION

General Location: West side of N. Broadway, north side of Bearden Pl.
Other Parcel Info.:
Tax ID Number: 81 M Q 004 **Jurisdiction:** City
Size of Tract: 2.89 acres
Accessibility: Access will be via Bearden Pl. and Irwin St. Both roads are classified as local streets. Each has a right-of-way width of 40' and a pavement width of 24' to 27.'

GENERAL LAND USE INFORMATION

Existing Land Use: Church and associated uses
Surrounding Land Use:
Proposed Use: Assisted living facility **Density:**
Sector Plan: Central City **Sector Plan Designation:** Mixed Use
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The surrounding area is zoned C-3 commercial, O-1 office. Development in the area consists of offices, general commercial uses and residences.

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

Street: 215 Bearden Pl
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: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 request for an assisted living facility with a maximum of 48 client beds as shown on the development plan subject to 6 conditions

Staff Recomm. (Full):

- 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
- 2. Meeting all applicable requirements of the Knoxville Department of Engineering
- 3. Meeting all applicable requirements of the Knoxville City Arborist
- 4. Meeting all applicable requirements of the Knox County Health Dept.
- 5. Installation of landscaping shown on the development plan within 6 months of the issuance of an occupancy permit for this project
- 6. Obtaining the necessary setback variances from the Knoxville Board of Zoning Appeals

With the conditions noted, this plan meets the requirements for approval in the O-1 district and the other requirements for approval of a use on review,

Comments:

The applicant's are proposing to replace the recently demolished education building at Broadway Baptist Church with an assisted living facility that will contain 48 client beds. Initially, renovation of the old education building for the proposed use was considered. The costs associated with converting the old building and bringing it up to code was not economically viable. As a result, the old education building was demolished two weeks ago.

The architecture of the proposed new facility will be similar to the building that contains the church offices and educational facilities. In order to place the building on the site as proposed, variances of the required front setback will be needed. The proposed building will be situated on the site in approximately the same location as the old education building, within close proximity to N. Broadway and Bearden Place. Due to safety concerns, the primary entrance will be on the back side of the building.

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

- 1. Public water and sewer utilities are in place to serve the site.
- 2. Due to the fact that most people in assisted living facilities do not drive, the proposed will have little or no impact on traffic in the area.
- 3. The proposed assisted living is compatible with surrounding residential, commercial and office development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

- 1. The proposal meets all requirements of the O-1 zoning district and the Knoxville Zoning Ordinance, as well as other criteria for approval of a use on review.
- 2. The plans show a new three story structure that will contain 48 client beds.
- 3. The proposed assisted living facility is consistent with the following 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 MPC PLANS

1. Both the City of Knoxville One Year Plan proposes office and the Central City Sector Plan propose mixed use for the site. The proposed use is less intense than commercial uses surrounding the site.

MPC Action:

Approved

MPC Meeting Date: 9/8/2005

Details of MPC action:

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Summary of MPC action:

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Date of MPC Approval:

9/8/2005

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: