



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT**

▶ **FILE #:** 8-G-08-UR

**AGENDA ITEM #:** 80

**AGENDA DATE:** 8/14/2008

▶ **APPLICANT:** CONTINUUM HOUSING CORP.

OWNER(S): CONTINUUM HOUSING CORP.

TAX ID NUMBER: 69 H D 019, 020.01 & 020.02

JURISDICTION: City Council District 5

▶ **LOCATION:** Northwest side of E. Inskip Dr., northeast side of Elder Rd.

▶ **APPX. SIZE OF TRACT:** 44900 square feet

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area

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.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** R-2 (General Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Assisted living facility

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residential condominiums / R-2 (General Residential)

South: Residences / R-2 (General Residential)

East: Assisted living facility / R-2 (General Residential)

West: Residences / R-2 (General Residential)

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.

**STAFF RECOMMENDATION:**

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

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.

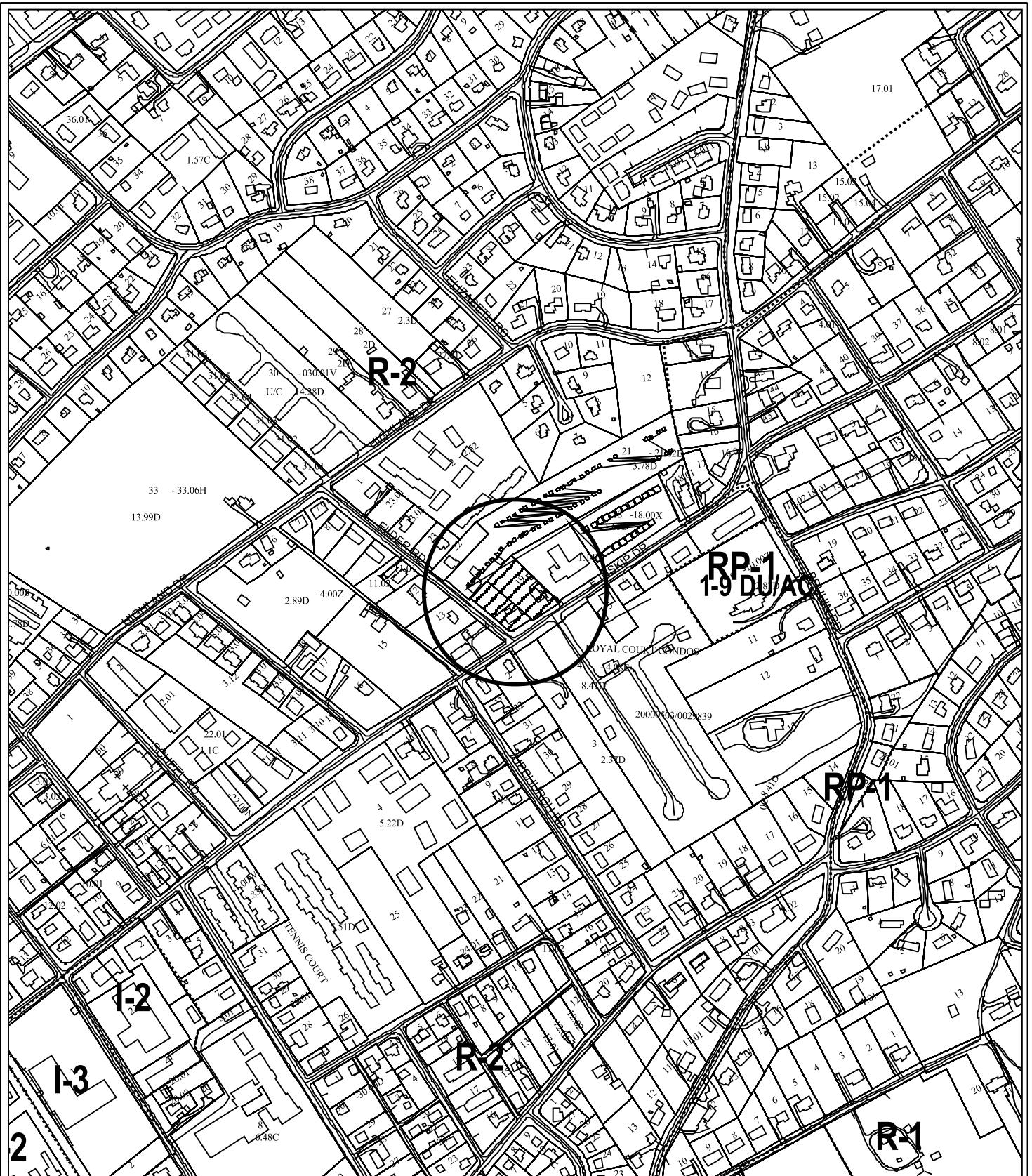
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



8-G-08-UR  
 USE ON REVIEW



Assisted living facility in R-2 (General Residential)

Original Print Date: 07/21/08    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Continuum Housing Corp.

Map No: 69

Jurisdiction: City



**CONTINUUM HOUSING  
THE COURTYARDS  
SENIOR LIVING FACILITY**

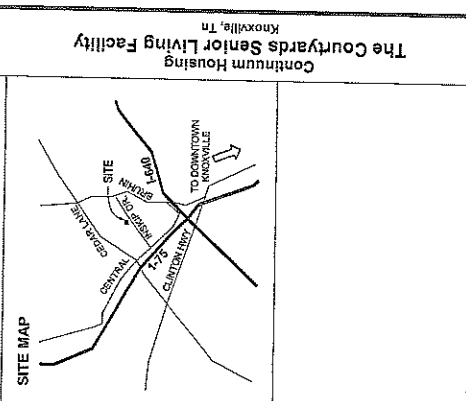
**PROJECT OVERVIEW:**

BUILDING USE: SENIOR LIVING  
ZONING: R-2  
COMBINED LOT SIZE: 2.13 ac  
EXISTING BUILDING: 8,670 S.F.  
PROPOSED BUILDINGS: 8,630 S.F.  
BUILDING LOT COVERAGE: 27.8%

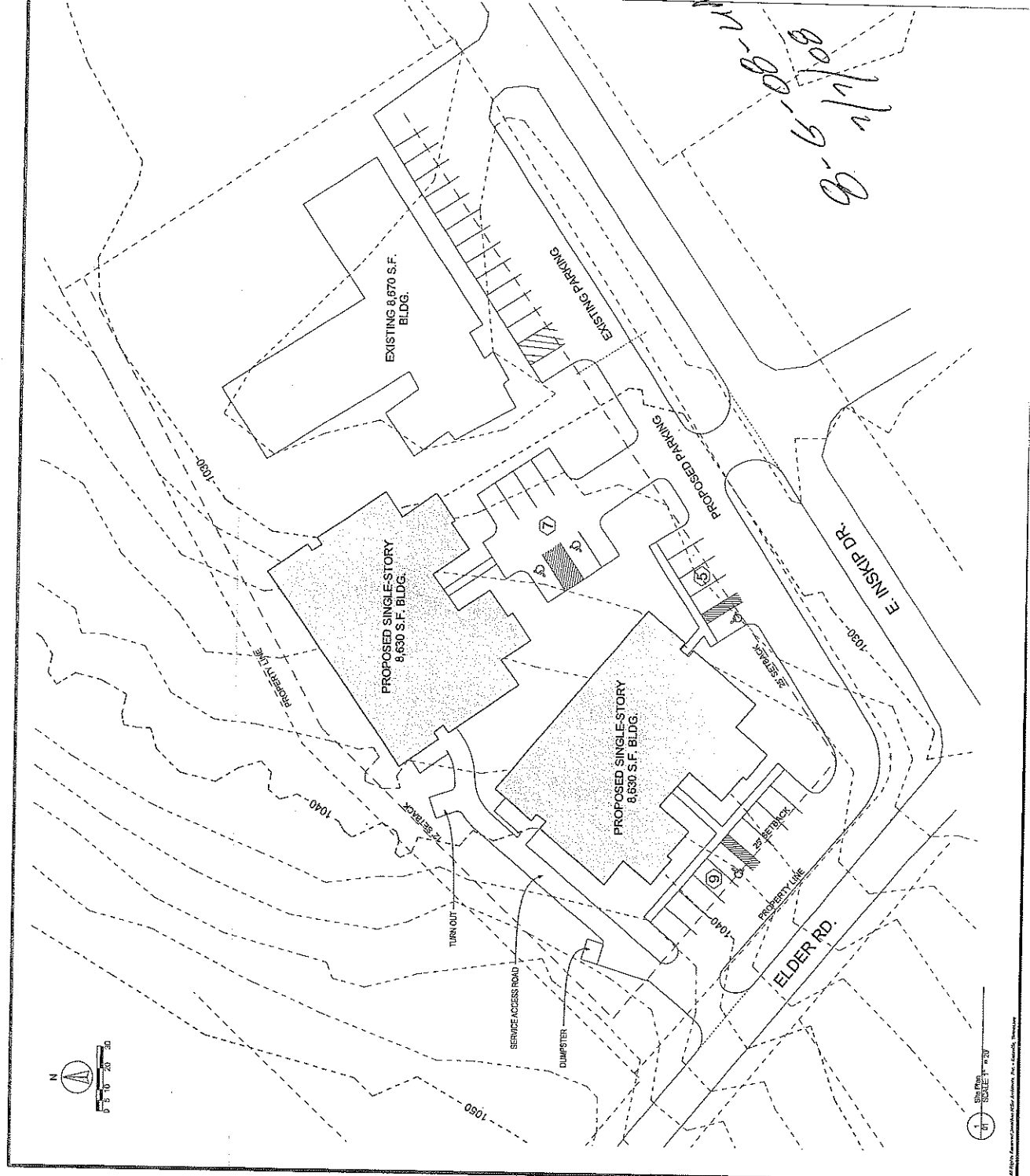
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EMPLOYEE COUNT: 14

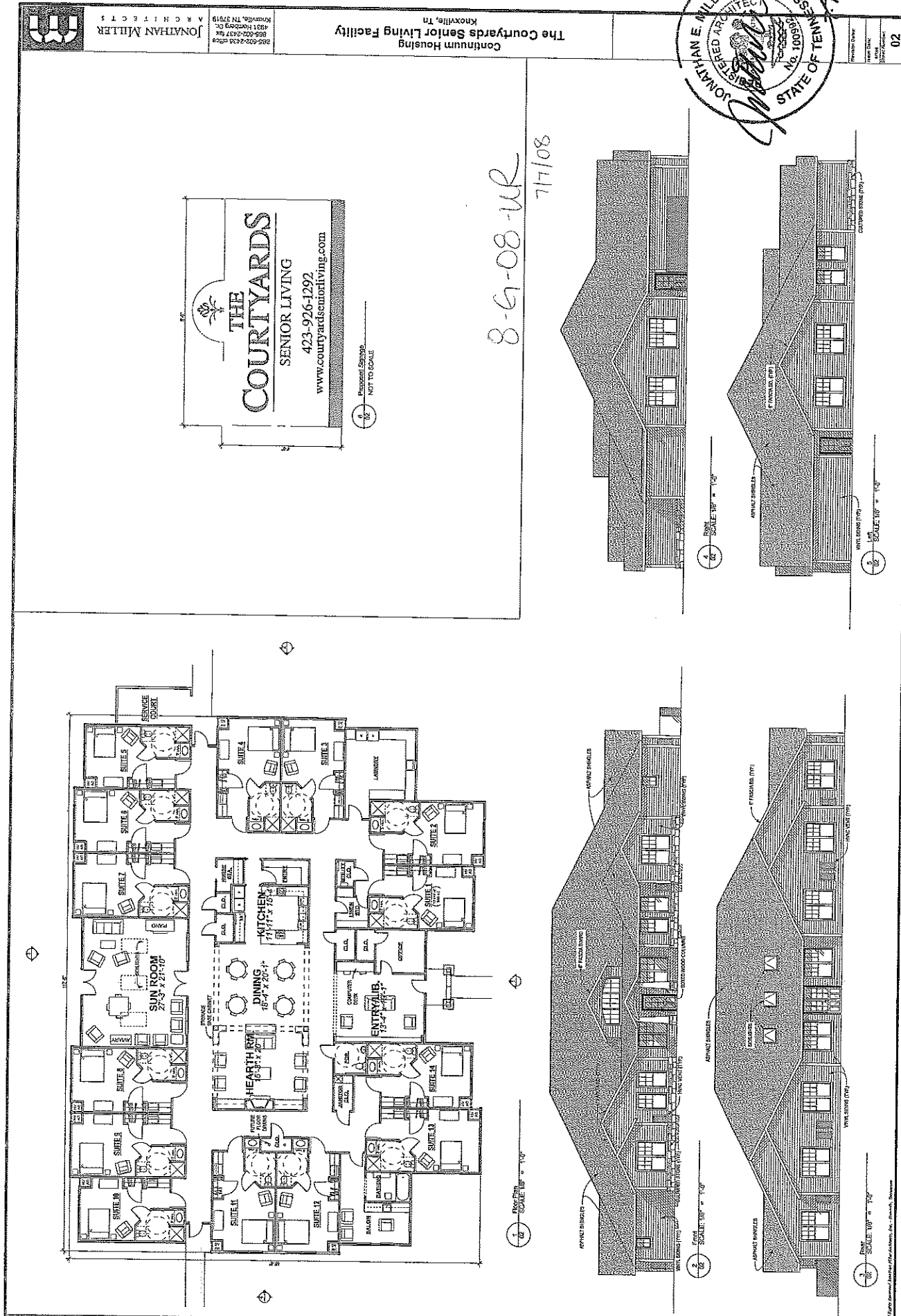
SHIFT COUNT BY SHIFT:  
1st 8  
2nd 8  
3rd 8

**JONATHAN MILLER ARCHITECTS**  
866-623-2432  
4931 Housing Dr.  
Knoxville, TN 37919



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JONATHAN MILLER ARCHITECTS  
 955-602-2432 OFFICE  
 4931 Harding Dr  
 Knoxville, TN 37919

Continuum Housing Facility  
 The Courtyards Senior Living Facility  
 Knoxville, TN

10  
 Project Date:  
 Issue Date:  
 Sheet Number:

**CONTINUUM HOUSING  
 THE COURTYARDS  
 SENIOR LIVING FACILITY**

**PROJECT OVERVIEW:**

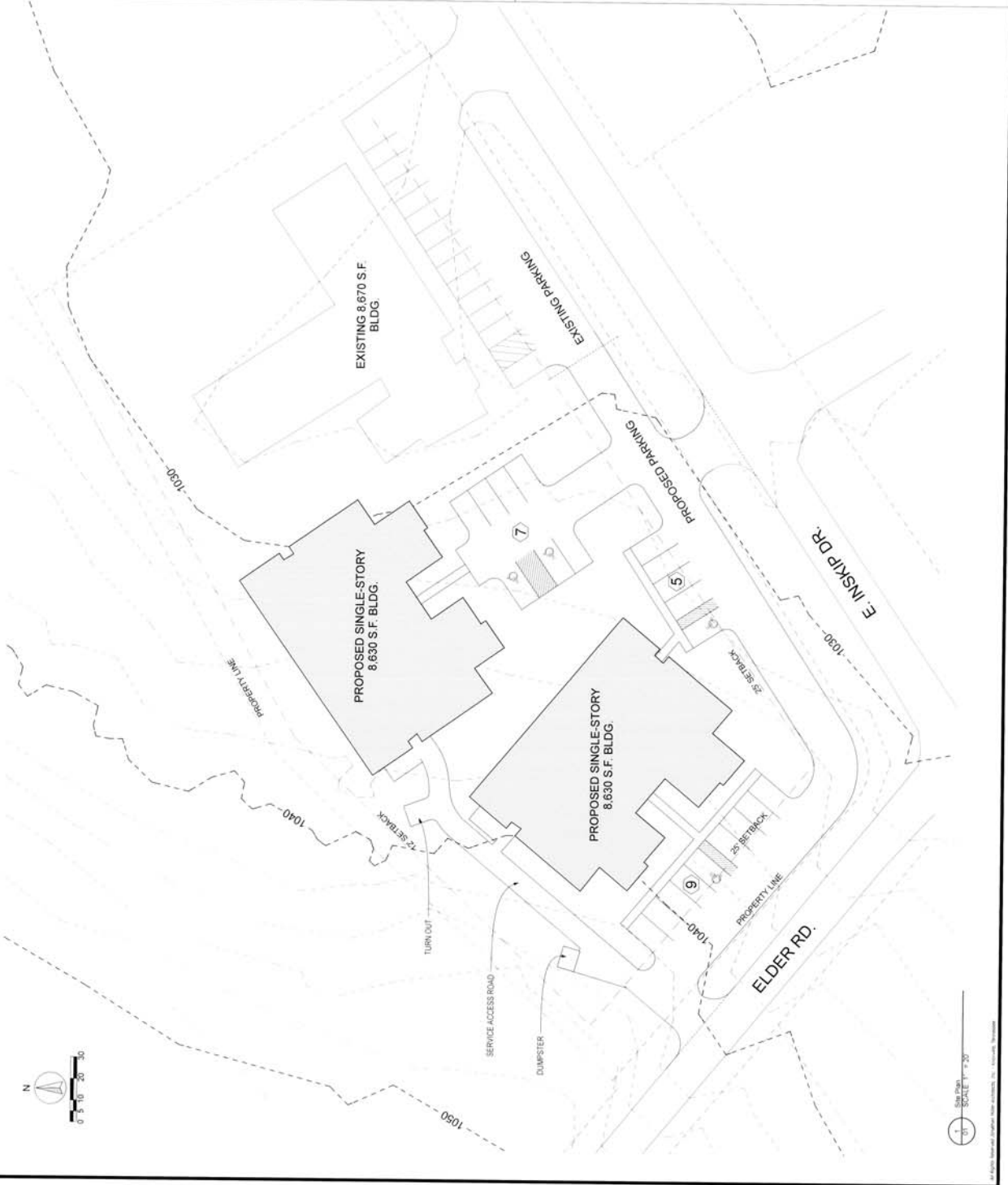
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**ZONING:** R-2  
**COMBINED LOT SIZE:** 2.13 ac  
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**PROPOSED BUILDINGS:** 8,630 S.F.  
**BUILDING LOT COVERAGE:** 27.8%

**BED COUNT:** 16  
**EMPLOYEE COUNT:** 3  
**BY SHIFT:** 1st 3  
 2nd 3  
 3rd 1

**SITE MAP**



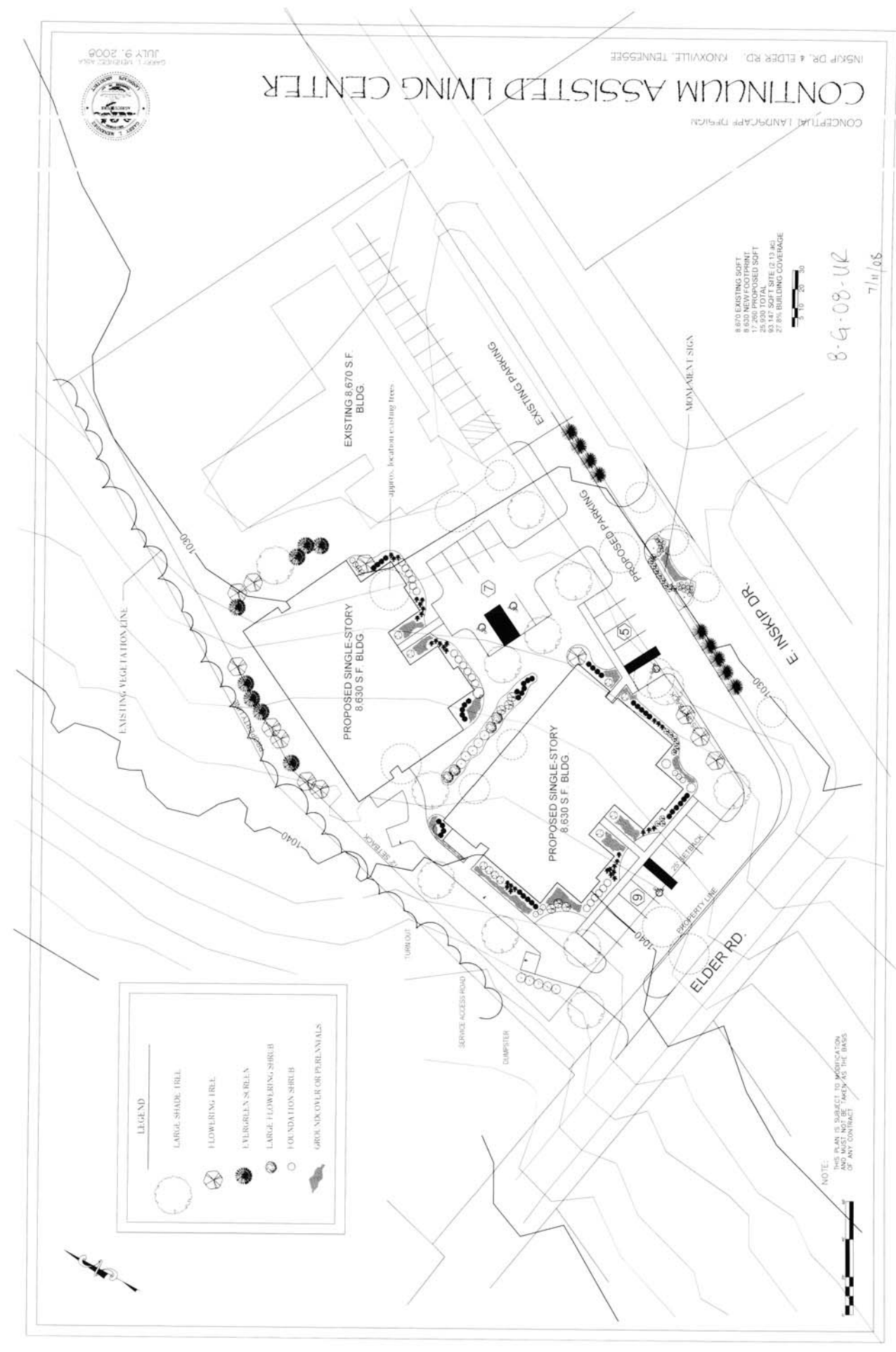
8-9-08-UR  
 REVISED  
 8/1/08





CONTINUUM ASSISTED LIVING CENTER  
CONCEPTUAL LANDSCAPE DESIGN

INSKIP DR. & ELDER RD. KNOXVILLE, TENNESSEE



8,670 EXISTING SOFT  
8,630 NEW FOOTPRINT  
17,260 PROPOSED SOFT  
93,147 SOFT SITE (2.13 AC)  
27.8% BUILDING COVERAGE

8-6-08-UR  
7/11/08

LEGEND	
	LARGE SHADE TREE
	FLOWERING TREE
	LARGE GREEN SHRUB
	LARGE FLOWERING SHRUB
	FOUNDATION SHRUB
	GROUND COVER OR PERENNIALS

NOTE:  
THIS PLAN IS SUBJECT TO MODIFICATION  
AND CANCELLATION WITHOUT NOTICE  
OR ANY CONTRACT