



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

▶ **FILE #:** 5-G-08-UR **AGENDA ITEM #:** 58
POSTPONEMENT(S): 5/8/2008 **AGENDA DATE:** 6/12/2008

▶ **APPLICANT:** UNITED ENGINEERING, LLC.
OWNER(S): KNOXVILLE HOLDINGS, LLC.

TAX ID NUMBER: 144 PART OF 030.01
JURISDICTION: County Commission District 5
▶ **LOCATION:** Terminus of Heritage Lake Blvd., southeast of Westland Dr.
▶ **APPX. SIZE OF TRACT:** 30.82 acres
SECTOR PLAN: Southwest County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Heritage Lake Bv., a local street with a pavement width of 26' within a 50' wide right-of-way.
UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District
WATERSHED: Sinking Creek

▶ **ZONING:** PR (Planned Residential)
▶ **EXISTING LAND USE:** Attached and detached residential developments, a church and vacant land
▶ **PROPOSED USE:** Assisted & independent living facility
4.77 du/ac
HISTORY OF ZONING: The property was zoned PR (Planned Residential at 1-5 du/ac in 1999
SURROUNDING LAND USE AND ZONING: North: Detached dwellings, church & apartments / PR Residential
South: Detached dwellings / RA Residential & A Agricultural
East: Detached residential, vacant land and I-140 / PR Residential, A Agricultural & OS-1 Open Space
West: Detached dwellings & vacant land / RA Residential & A Agricultural
NEIGHBORHOOD CONTEXT: This site is part of the 108.58 acre Heritage Lake development. At present the development contains over 260 apartments, a 20 lot subdivision and a day care center.

STAFF RECOMMENDATION:

▶ **APPROVE the request for up to 88 independent living units and 48 assisted living units as shown on the development plan subject to conditions**
In process

COMMENTS:

The applicant is proposing a development that will contain a combination of assisted living and independent living accommodations. The primary difference between the two types of units is that the independent living units will have a complete kitchen, whereas the assisted living units may be equipped with a small refrigerator

and a microwave oven. Due to that fact the independent units are completely equipped, they are viewed as dwelling units and therefore counted against the density permitted by the zoning of the site. The PR (Planned Residential) zoned portion of the site contains 108.58 acres. Because of the non residential uses that have been approved for this site, only 77.6 acres may be used for the purpose of calculating density. With the approval of the 88 independent living units, the site will contain or have approved a total of 370 dwelling units. Based on the current zoning of the site , PR (Planned Residential) at 5 du/ac only 18 more dwelling units may be permitted on this site. Due to the way the density is clustered on this site, over 10 acres of the property will remain undeveloped. The development plan suggests that a second phase of this project may be proposed. Staff is not recommending approval of the second phase of this project at this time.

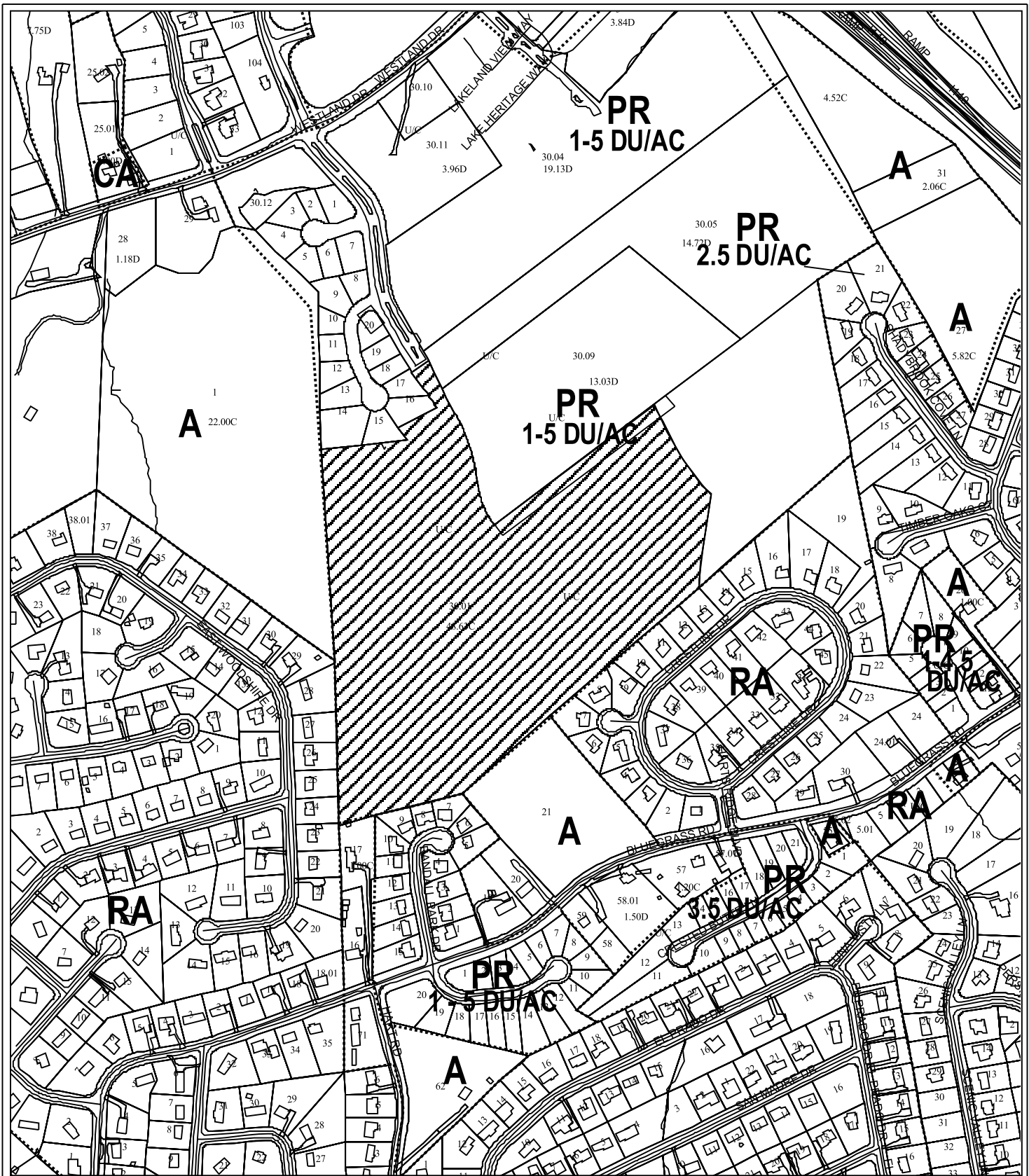
It is the understanding of staff, that the Fox Ridge developer has an option or delayed purchase contract for the 10 acres that will remain undeveloped. Staff has recommended that they consider developing a portion of this acreage for a trail system or other passive recreational uses. Any future plans the may be submitted to MPC for review dealing with this portion of the site need to include a vegetative buffer along the common boundary with Autumn Ridge Subdivision.

A traffic study was completed during the review process for this project. Senior housing does not generate traffic at the same rate as other types of residential uses. The traffic study concluded that the existing left turn lane at The intersection of Westland Dr. and Heritage Lake Bv. Will be adequate and that no other traffic improvements will be need in ordser to accommodate this project. The applicant proposes to gate the proposed development. To permit the gating of this project, staff will require the developer to construct a cul de sac on the end of Heritage Lake Bv. A clear transition from the cul-de-sac to the driveway will be required in order to define the limits of the public and private propriety.

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 Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



5-G-08-UR
USE ON REVIEW



Assisted Living Facility in PR (Planned Residential)

Original Print Date: 06/05/08 Revised: 06/05/08
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: United Engineering, LLC.

Map No: 144

Jurisdiction: County



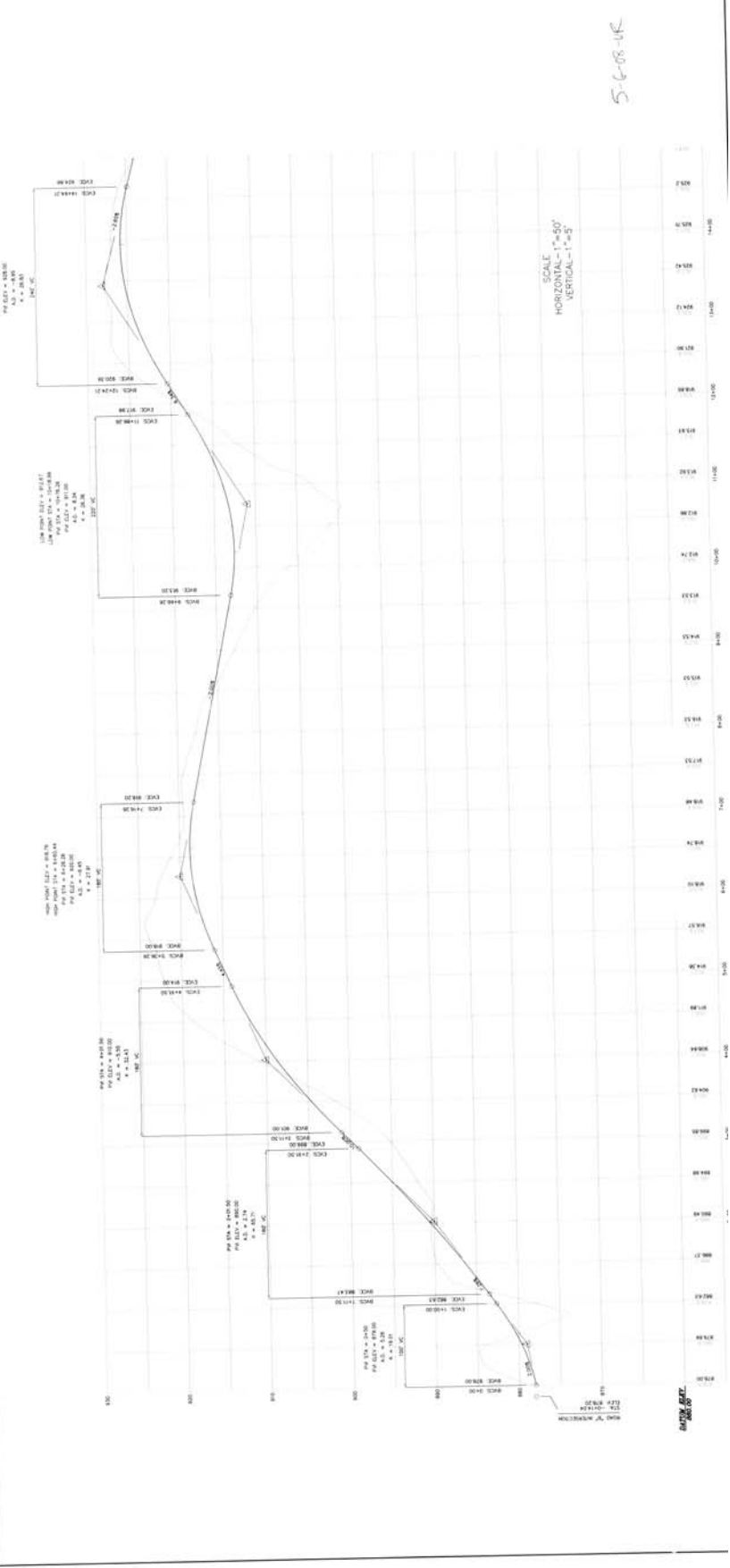
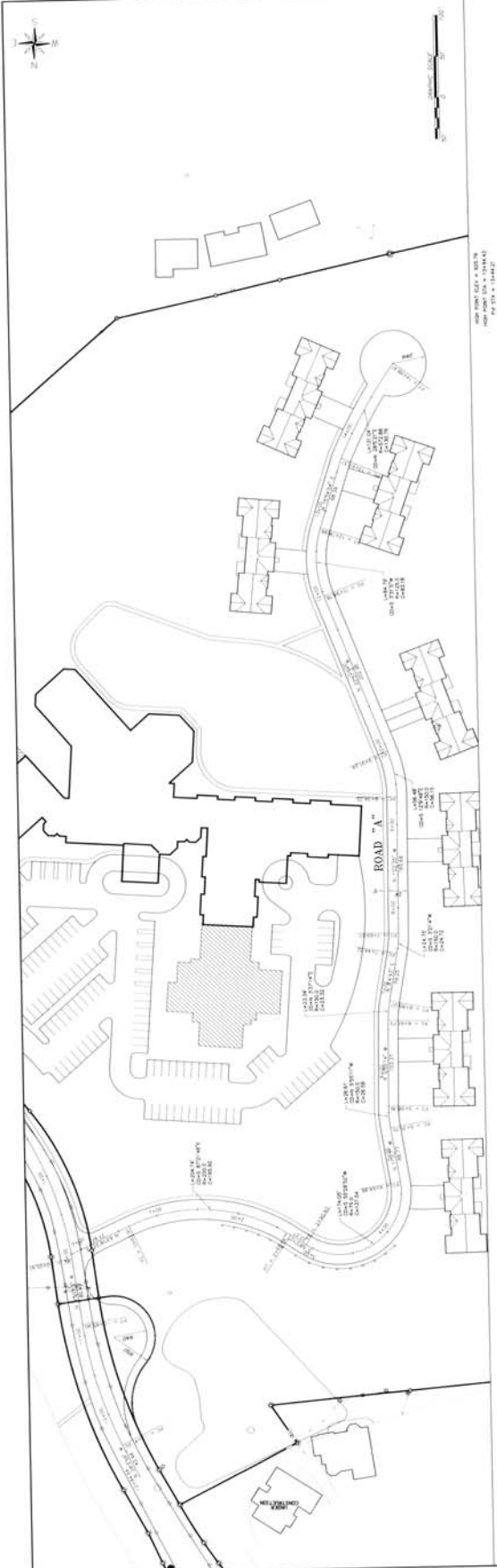
UNITED ENGINEERS, LLC
 CIVIL ENGINEERS
 1000 WEST 10TH AVENUE
 SUITE 200
 DENVER, CO 80202
 PHONE: 303.733.4444
 FAX: 303.733.4444
 WWW: WWW.UENR.COM

UNITED ENGINEERS, LLC
 CIVIL ENGINEERS

FOR REVIEW ONLY

FOX RIDGE
 A NEW ASSURED LIVING FACILITY
 Westland Drive
 Knoxville, Tennessee
 KNOWVILLE HOLDINGS, LLC
 DEVELOPER

5-6-08-415
 Road "B"
 Plan &
 Profile
 C-4.2



UNITED ENGINEERING, LLC
 CIVIL ENGINEERS
 1000 WEST 10TH AVENUE
 SUITE 200
 DENVER, CO 80202
 PHONE: (303) 733-8800
 FAX: (303) 733-8801
 WWW: WWW.UENR.COM

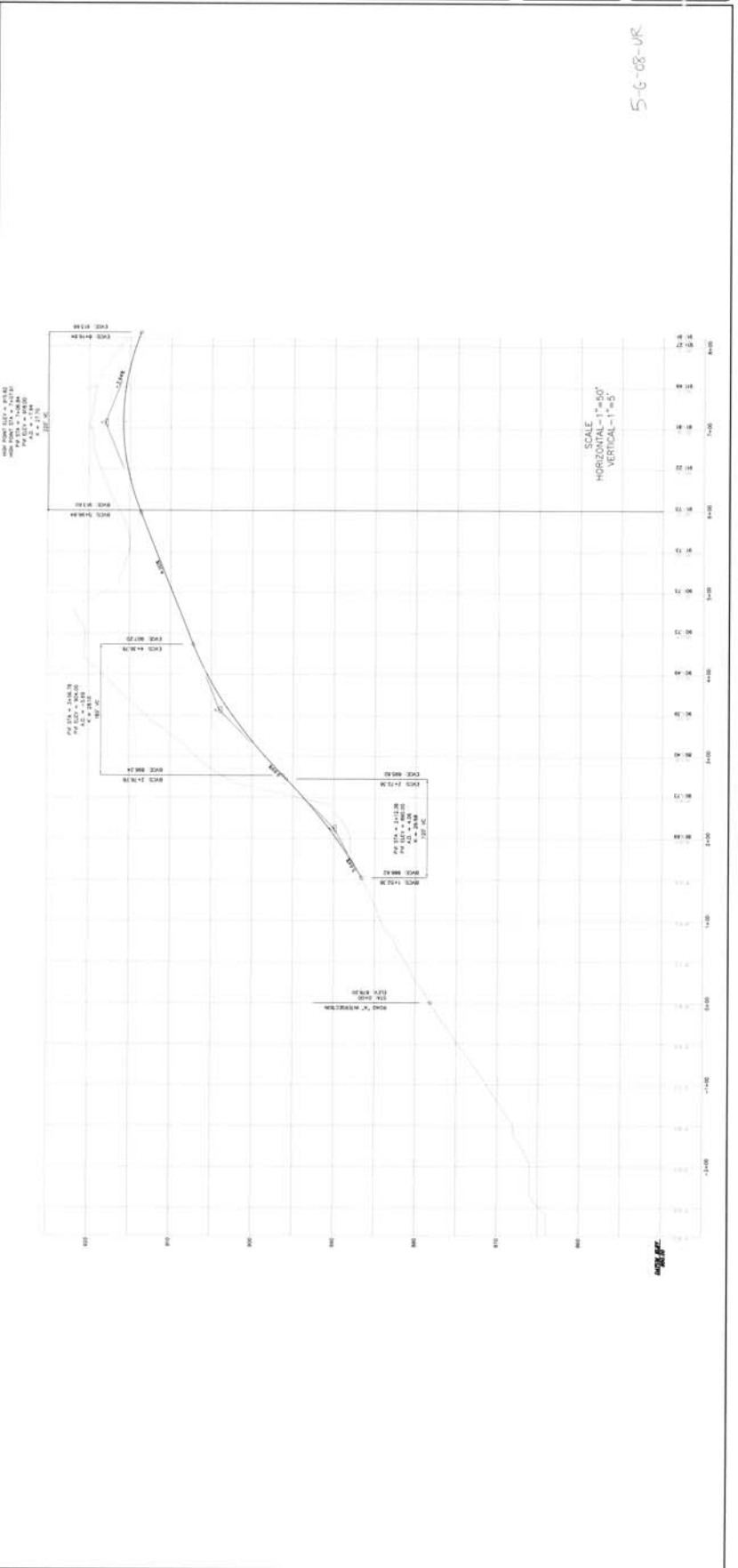
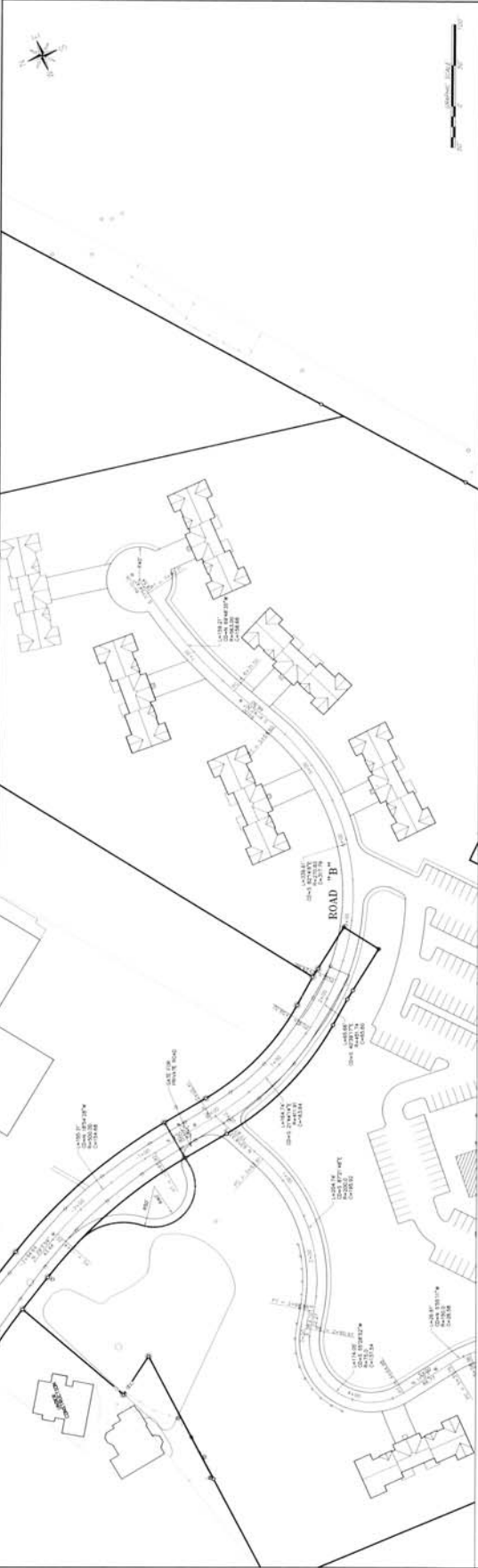
UNITED ENGINEERING, LLC
 CIVIL ENGINEERS

FOR REVIEW ONLY

FOX RIDGE
 A NEW ASSOCIATED LIVING FACILITY
 WESTVILLE, TENNESSEE
 WESTLAND DRIVE
 KNOXVILLE HOLDINGS, LLC
 DEVELOPER / OWNER

DATE: 5-6-08
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON

Road "B"
 Plan &
 Profile
C-4.3



5-6-08-UR

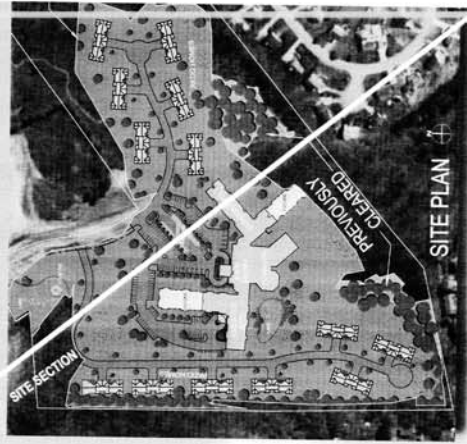
SCALE
 HORIZONTAL - 1"=50'
 VERTICAL - 1"=5'

Fox Ridge
LUXURY SENIOR LIVING



UNDISTURBED
AREA

UNDISTURBED
AREA



CDF
ARCHITECT

SITE SECTION

5-6-08-UR

Fox Ridge

LUXURY SENIOR LIVING



EXTENTS OF CLEARING

PREVIOUSLY CLEARED

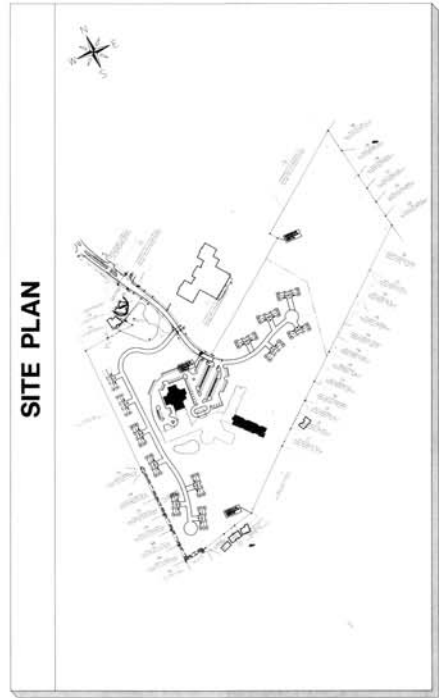


CDF
ARCHITECT



Proposed Assisted Living Facility Plans For:
FOX RIDGE
 Westland Drive
 Knox County, Tennessee

Owner/Developer:
Knoxville Holding, LLC
 P.O. Box 13267
 Maumelle, AR 72113
 CONTACT: Rodney Thomason
 Phone: (501) 954-9702



SITE AREA= 30.817 ACRES

5-6-08-10k

REVISED
 5/14/08

Civil Sheet Index		
SHEET No.	DATE SHEET ISS.	REVISION DATE
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Architectural Sheet Index

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UNITED ENGINEERS, LLC CIVIL ENGINEERS 1000 WESTLAND DRIVE WESTLAND, TENNESSEE 37891 TEL: 615-585-1111 FAX: 615-585-1112 WWW.UENR.COM		FOX RIDGE Westland Drive Knoxville, Tennessee Knoxville Holdings, LLC	COVER SHEET C-0	
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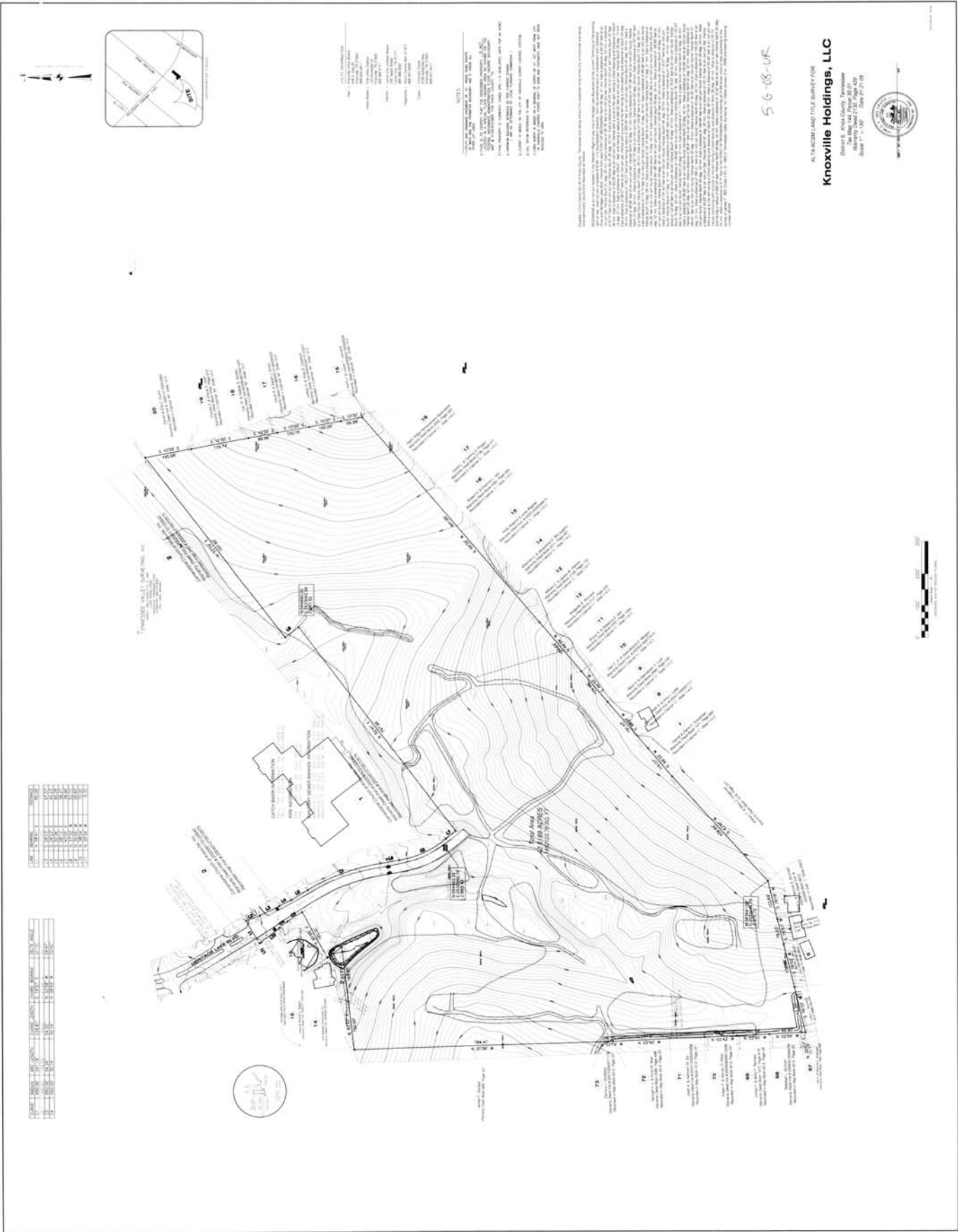
UNITED ENGINEERING, LLC
 CIVIL ENGINEERS
 1000 W. WALKER BLVD
 SUITE 100
 KNOXVILLE, TN 37918
 (615) 528-0000
 FAX (615) 528-0001
 www.ue-engineers.com

UNITED
 ENGINEERING, LLC
 CIVIL ENGINEERS



FOX RIDGE
 9 NEW APARTS LIVING FACILITY
 Westland Drive
 Knoxville, Tennessee
 DELIVERED / OWNER
 KNOXVILLE HOLDINGS, LLC

Site
 Topographic
 Survey
 C-1.0

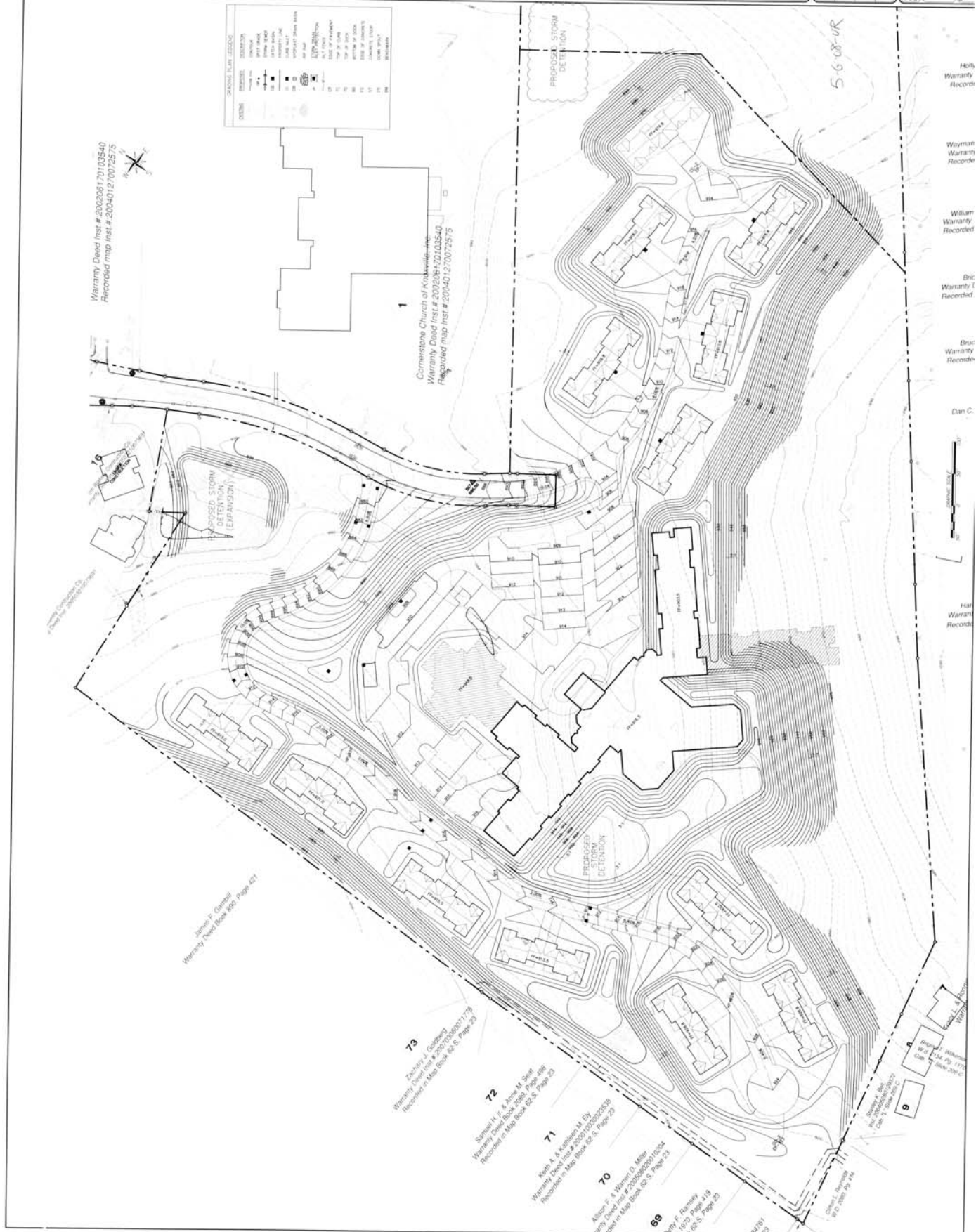


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5-6-08-UF

ALTAZON/LAND TITLE SURVEY FOR
Knoxville Holdings, LLC
 District 6, Knox County, Tennessee
 Job No. 100-00000000000000000000
 Date of Survey: 05/10/10
 Scale: 1" = 100'



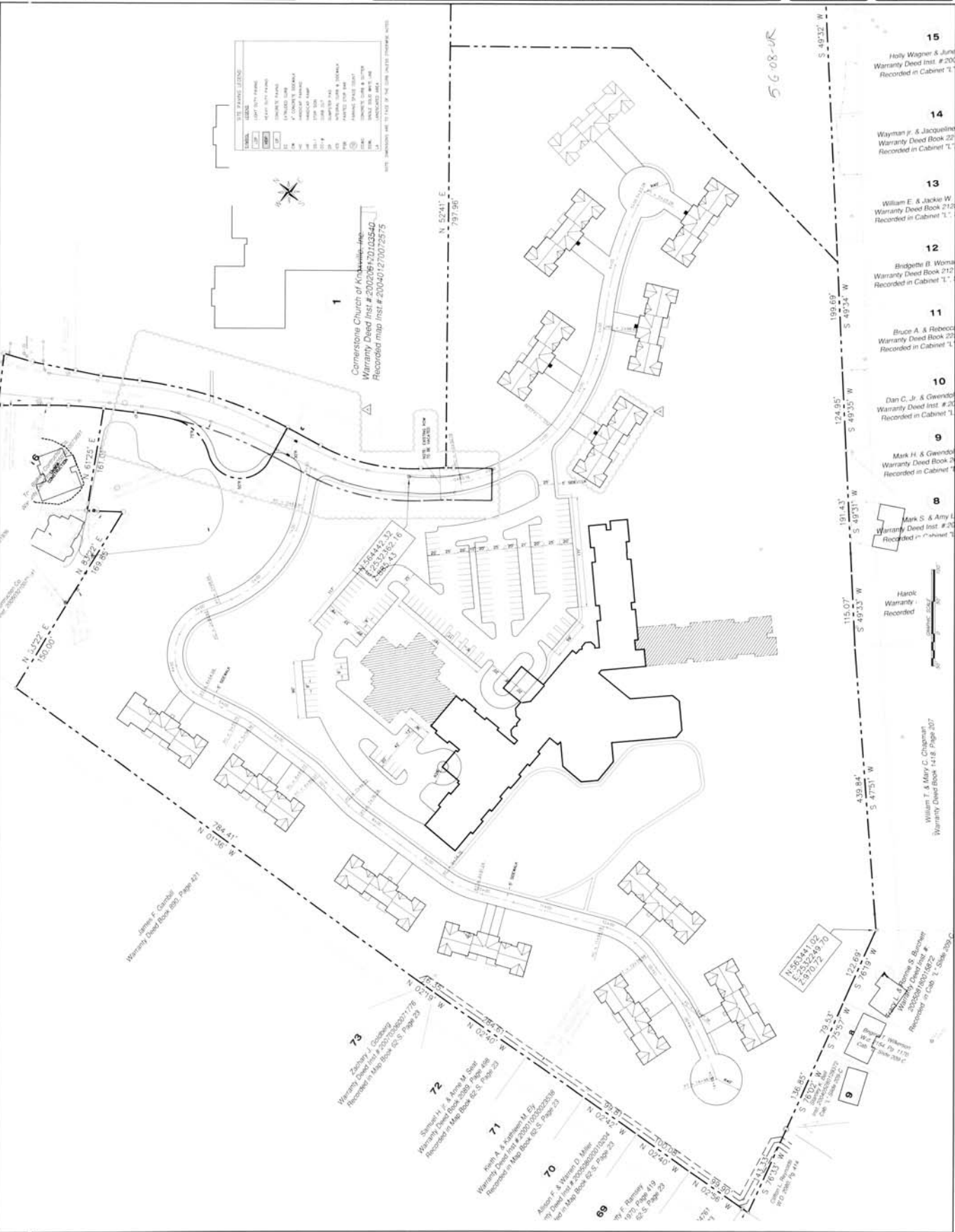


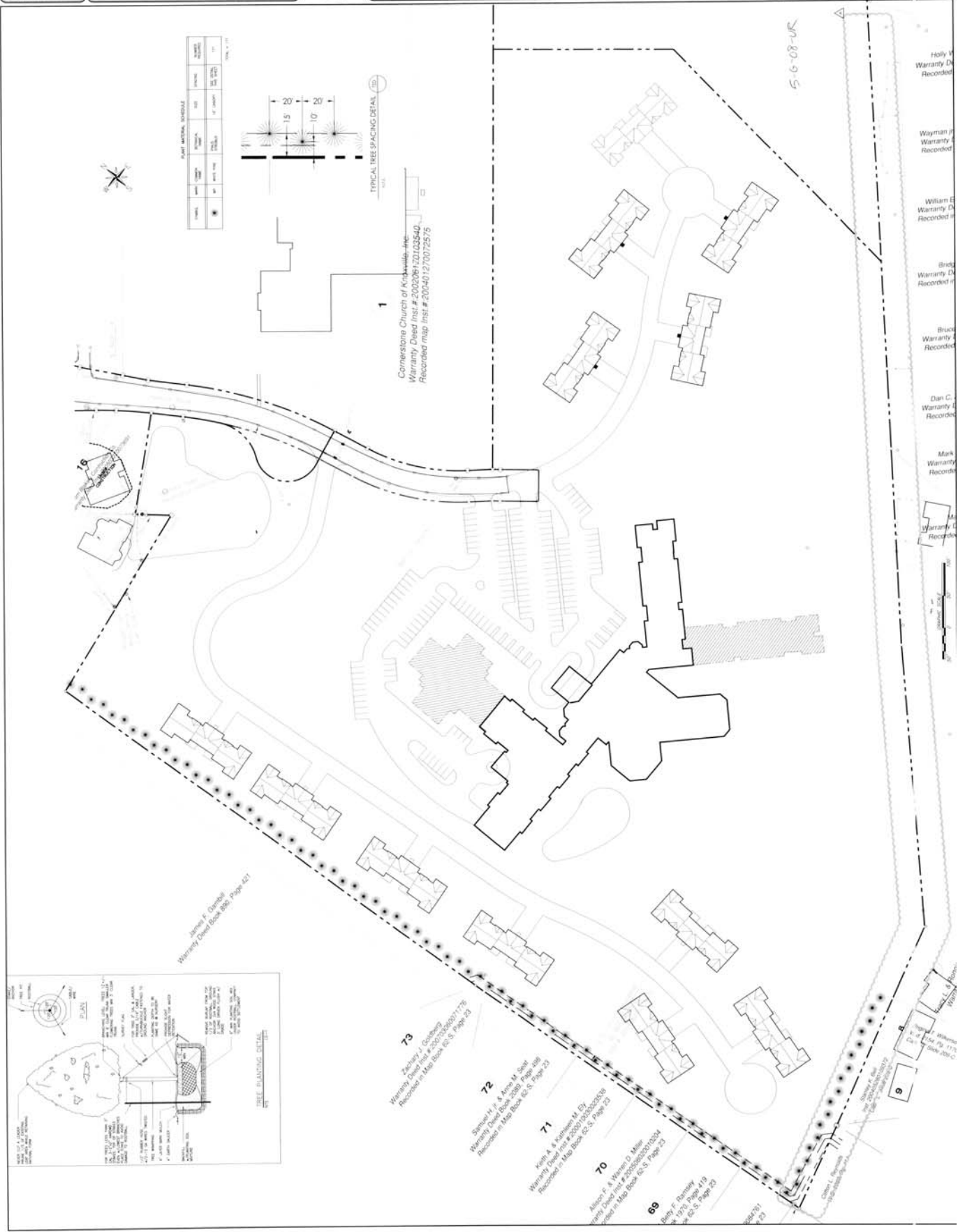
UNITED ENGINEERS, L.L.C.
 13701 RINGBROOK BLVD
 SUITE 100
 KNOXVILLE, TN 37921
 (615) 582-1100
 FAX (615) 582-1101
 www.ue-engineers.com



FOX RIDGE
 4 NEW ADDRESS LABELS
 KNOXVILLE HOLDINGS, LLC
 4000 WESTLAND DRIVE
 KNOXVILLE, TENNESSEE

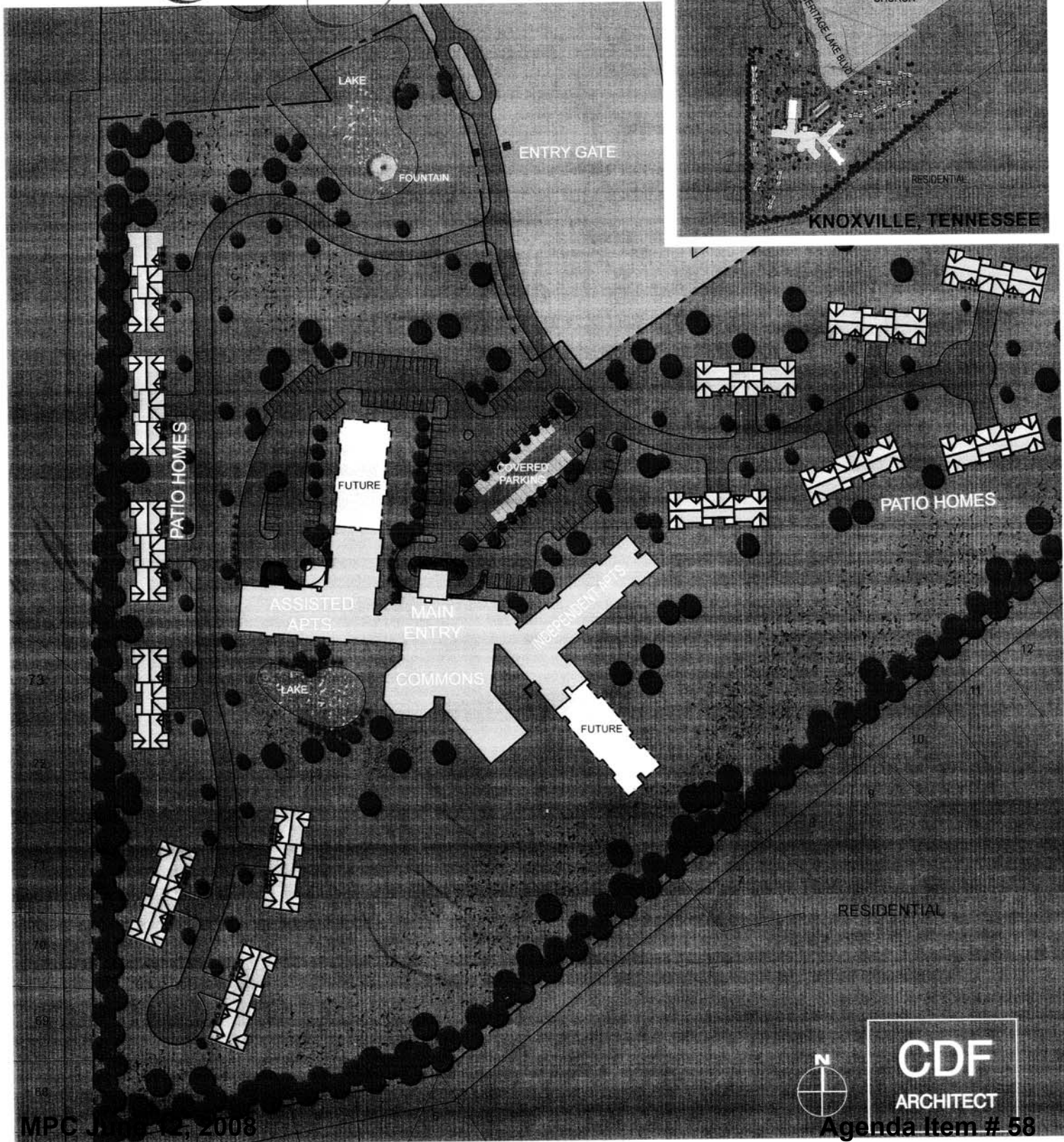
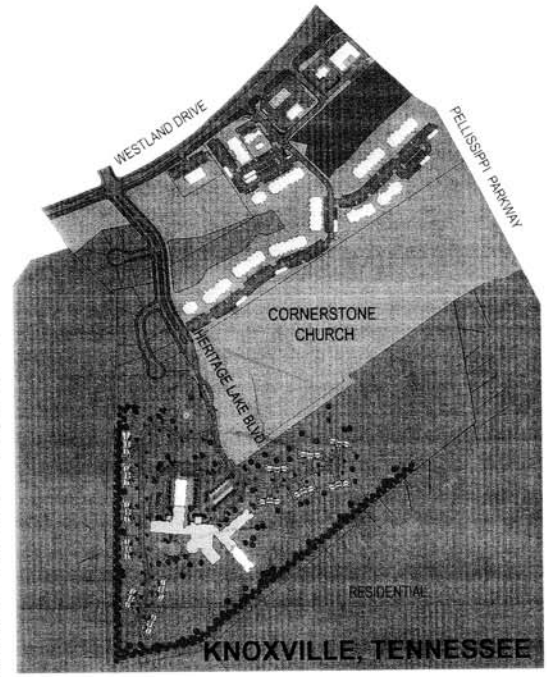
Site Paving Plan
 C-4.0
 DATE: 06/12/08
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN



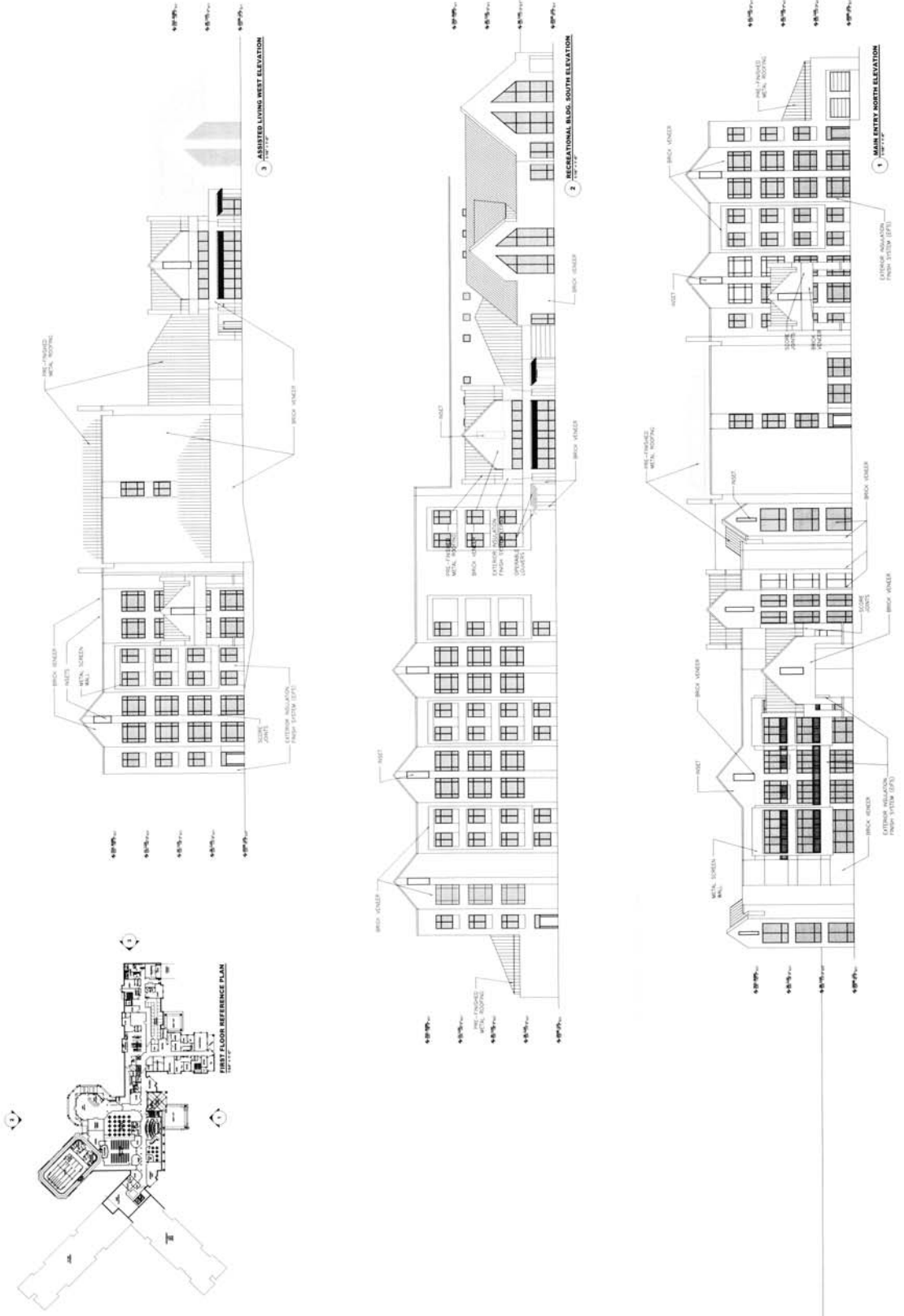


Fox Ridge

LUXURY SENIOR LIVING



PROJECT NAME	
SITE	
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REVISION	
REVISION	
DATE	MARCH 17, 2008
PROJECT NUMBER	85527



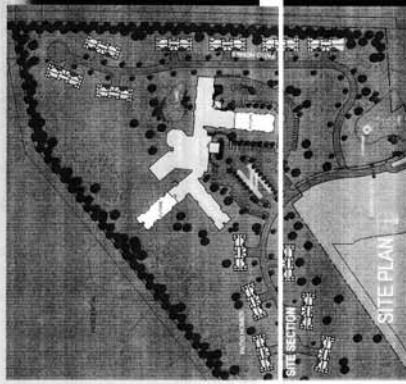
5-6 108-UR



BUILDING ELEVATION
AT VILLAS

5-6-08-UR

FoxRidge
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CDF
ARCHITECT

SITE SECTION

5-4-08-UK