

▶ **FILE #:** 2-B-10-UR

AGENDA ITEM #: 44

AGENDA DATE: 2/11/2010

▶ **APPLICANT:** **BANYAN SENIOR LIVING**

OWNER(S): RICHARD CONWAY BANYAN SENIOR LIVING
 WELLSLEY LAND INVESTORS, GP

TAX ID NUMBER: 120 F B 03604

JURISDICTION: City Council District 2

▶ **LOCATION:** **South side of Gleason Dr., west side of Wellsley Park Rd.**

▶ **APPX. SIZE OF TRACT:** **20 acres**

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Gleason Dr, a local street with a divided median two to four lane section and Wellsley Park Rd., a local street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** **RP-1 (Planned Residential)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Independent and Assisted Living Facility**

16.41 du/ac

HISTORY OF ZONING: The property was rezoned to RP-1 (Planned Residential) with a density of 6-14 du/ac in 1996 for the southern 10 acres, and RP-1 (Planned Residential) with a density of 24 du/ac for the northern 10 acres in 2000.

SURROUNDING LAND USE AND ZONING:
 North: Assisted living facility and shopping center / R-1A (Low Density Residential) & PC-1 (Retail and Office Park)
 South: Detached residential subdivision / R-1 (Low Density Residential)
 East: Detached residential subdivision / RP-1 (Planned Residential)
 West: Apartments / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located in an area that has a mix of low and medium density residential development, and office and commercial uses.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 299 independent living units and 72 assisted living bedrooms subject to the following 10 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. O-280-90).

3. Approval of the proposed layout is subject to the applicant obtaining approval of a zoning amendment that would allow the proposed layout by either designating the property as a single district with an overall density cap or changing the boundary lines between the two existing districts. If an amendment is not approved, a revised site plan would have to be approved that would comply with the density caps. This condition shall be met prior to the issuance of any building permits.
4. Final design of the median cut on Gleason Dr., including the removal of vegetation to improve sight distance, is subject to approval by the Knoxville Department of Engineering.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. All signage for the development is subject to approval by Planning Commission Staff and the Knoxville Sign Inspector.
7. Meeting all applicable requirements of the Knoxville City Arborist.
8. Submitting a detailed species specific landscape plan to Planning Commission Staff for review and approval prior to the issuance of any building permits.
9. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of the first occupancy permit for each phase of the project. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
10. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop a senior living facility on 20.0 acres 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 with one to three bedrooms, whereas the assisted living units will only have a bedroom with no kitchen facilities. The proposal includes a total of eight buildings with a mix of building heights from one to eight stories.

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. While the property under consideration is a single tax parcel, the property has two separate zoning density designations with RP-1 zoning with a density of 6-14 du/ac for the southern 10 acres, and RP-1 zoning with a density of 24 du/ac for the northern 10 acres.

As distributed on the site plan, there are 274 independent living units located on the northern portion of the property at a density of 27.4 du/ac. This proposal exceeds the maximum density of 24 du/ac for that area of the site. Approval of the proposed layout is subject to a condition that the applicant obtain an approval of a zoning amendment that would either designate the property as a single district with an overall density cap or change the boundary lines between the two districts. If an amendment is not approved a revised site plan would have to be approved that would comply with the density caps. The overall density for the site of 16.41 du/ac, is consistent in use and density with the overall density identified for the property. With the reduction of 1.78 acres for the assisted living facility, the overall density permitted by the zoning is 17.75 du/ac.

The main entrance for the development will be from Gleason Dr. A median cut is proposed in Gleason Dr. at the entrance that will allow a left turn onto Gleason Dr. out of the development but will not allow a left turn into the development from west bound traffic. A second access driveway is located on Wellsley Park Rd. This development will not have gated access. The plan includes a total of 484 parking spaces with 330 of the spaces being provided in the parking garages under six of the eight buildings.

The updated Traffic Impact Analysis prepared for this development identified that current traffic operations at each of the study intersections generally are very good and are expected to continue with the background growth of traffic. Senior housing does not generate traffic at the same rate as other types of residential uses. With the proposed senior living complex, traffic conditions are expected to continue to be acceptable.

Amenities proposed for the development include a clubhouse facility, walking areas and landscaped areas with water features. The proposed sidewalk system provides connections to the exterior sidewalks and trails that run along Gleason Dr., Wellsley Park Rd. and Deane Hill Rd.

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

1. The proposed development will have minimal impact on local services since all utilities are available to

serve this site.

2. The proposed senior living complex at a density of 16.41 du/ac, is consistent in use and density with the overall density identified for the property. The proposed density distribution does not meet the specific site densities identified under the existing zoning and would require a zoning amendment. Other development in the area has occurred under the RP-1 (Planned Residential) zoning regulations.

3. As identified in the updated Traffic Impact Analysis, the proposed development will have minimal traffic impacts with efficient and safe traffic flow being maintained.

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

1. The proposed senior living complex with the recommended conditions meets the standards for development within a RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.

2. The proposed development 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 significant traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan designates this property for low and medium density residential use. The One Year Plan identifies the property for medium density residential use with a maximum density of 24 du/ac. The existing RP-1 zoning allows a density of 6-14 du/ac in the southern 10.0 acres and up to 24 du/ac for the northern 10.0 acres. The distribution of the project density designated on the development plan has 274 units on the northern portion of the site at a density of 27.4 du/ac which exceeds the maximum density. A zoning amendment will be required to bring it into conformity.

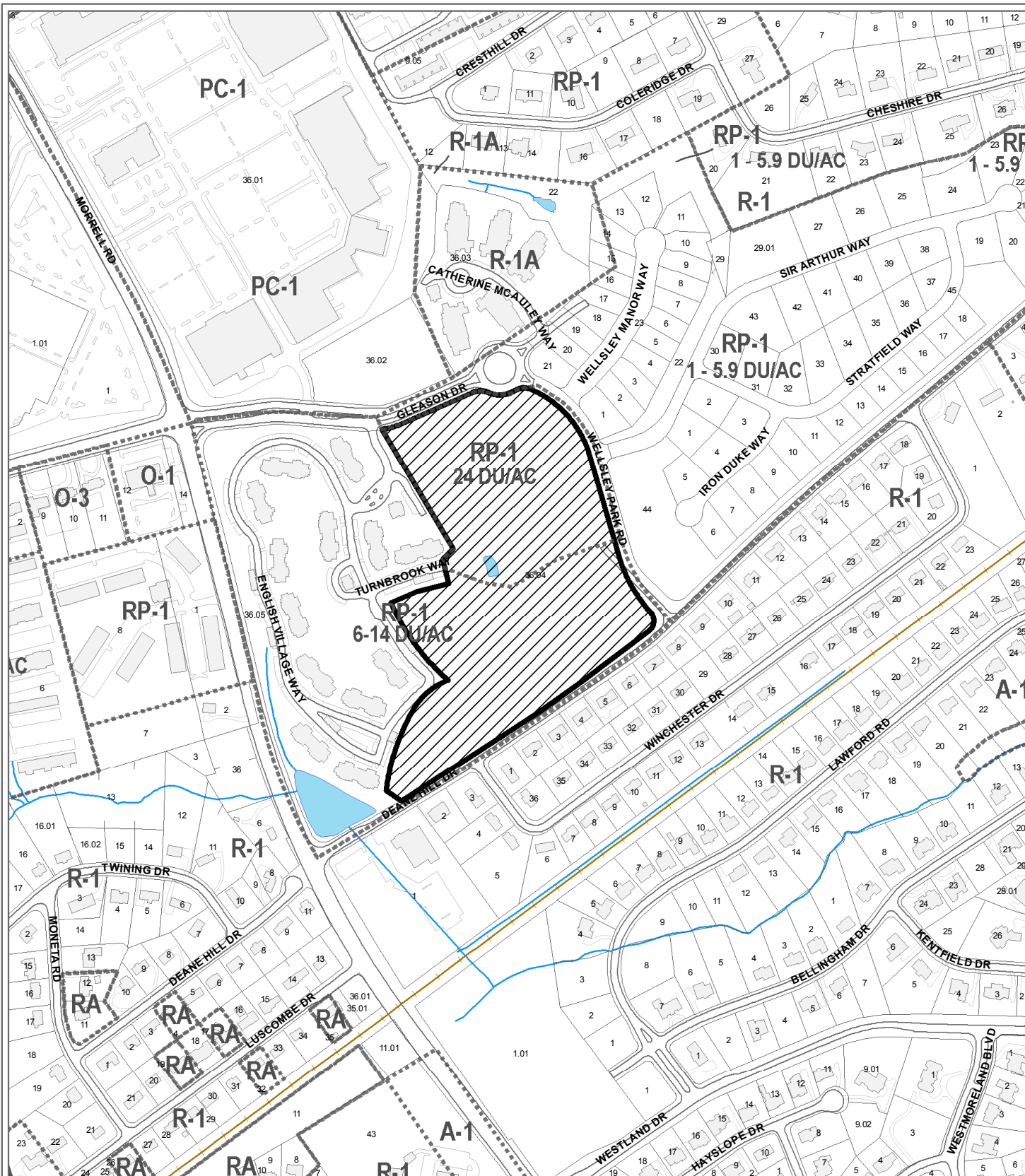
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 2554 (average daily vehicle trips)

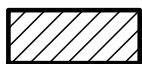
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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.



**2-B-10-UR
USE ON REVIEW**



Independent and Assisted Living Facility in RP-1 (Planned Residential)

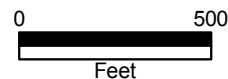
Original Print Date: 1/27/2010
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Banyan Senior Living

Map No: 120

Jurisdiction: City



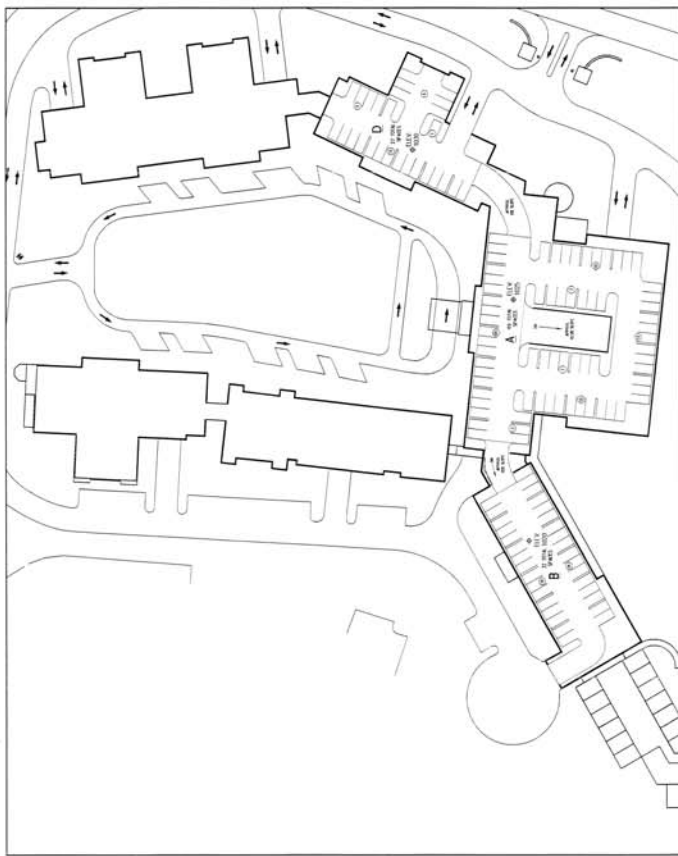


H. RYAN SENIOR LIVING
 100 W. 3000 S. SUITE 100
 SALT LAKE CITY, UT 84119-1000
 (801) 488-1000

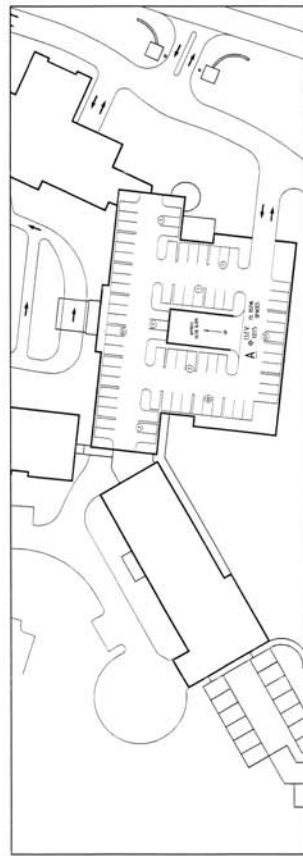
THE CASCADES AT DEANE HILL
 SENIOR LIVING
 MIDWINTER, UTAH

PROJECT ARCHITECT: A / J
 ENG. ARCHIT. 503 CHNO ID BY: JAD
 S/P: 10/10/10 PREPARED BY:
 NOT FOR CONSTRUCTION
 PROJECT # F0006
 DATE / REVISION: 02/22/10

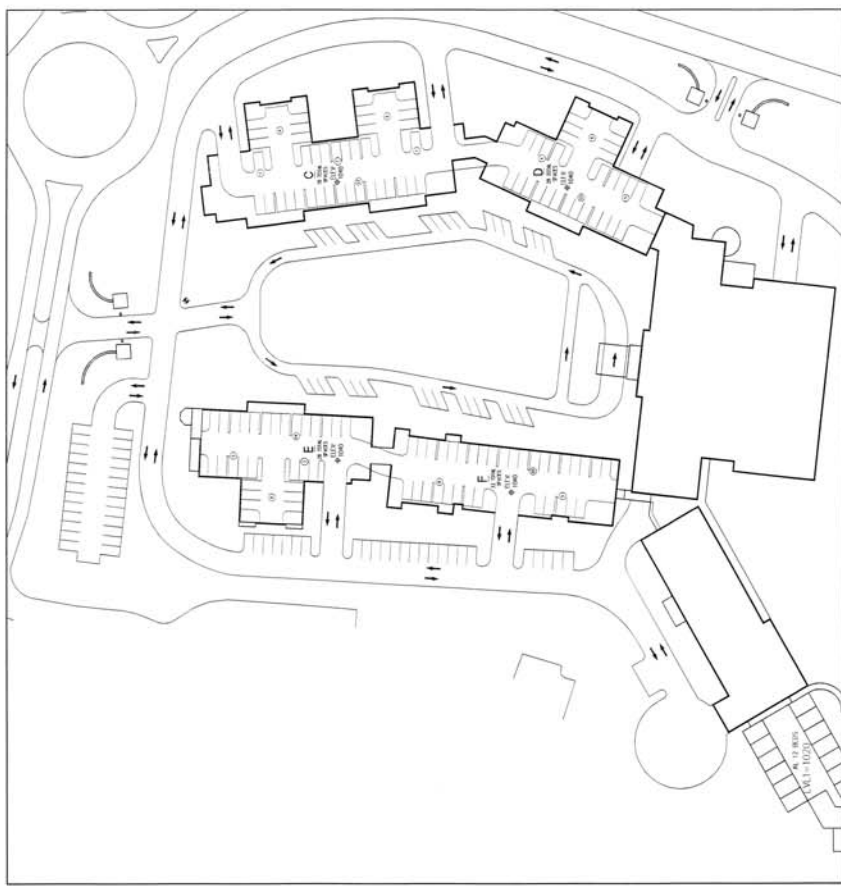
PARKING LAYOUTS
 UOR 4



2 MIDDLE LEVEL GARAGE PARKING



3 LOWER LEVEL GARAGE PARKING



1 UPPER LEVEL GARAGE PARKING

2-18-10 UOR
 REVISED
 /-1-1-10



NOTE: SEE UOR 1 FOR SURFACE AND GARAGE PARKING COUNTS, DRIVEWAY WIDTHS AND PARKING SLOT DIMENSIONS.

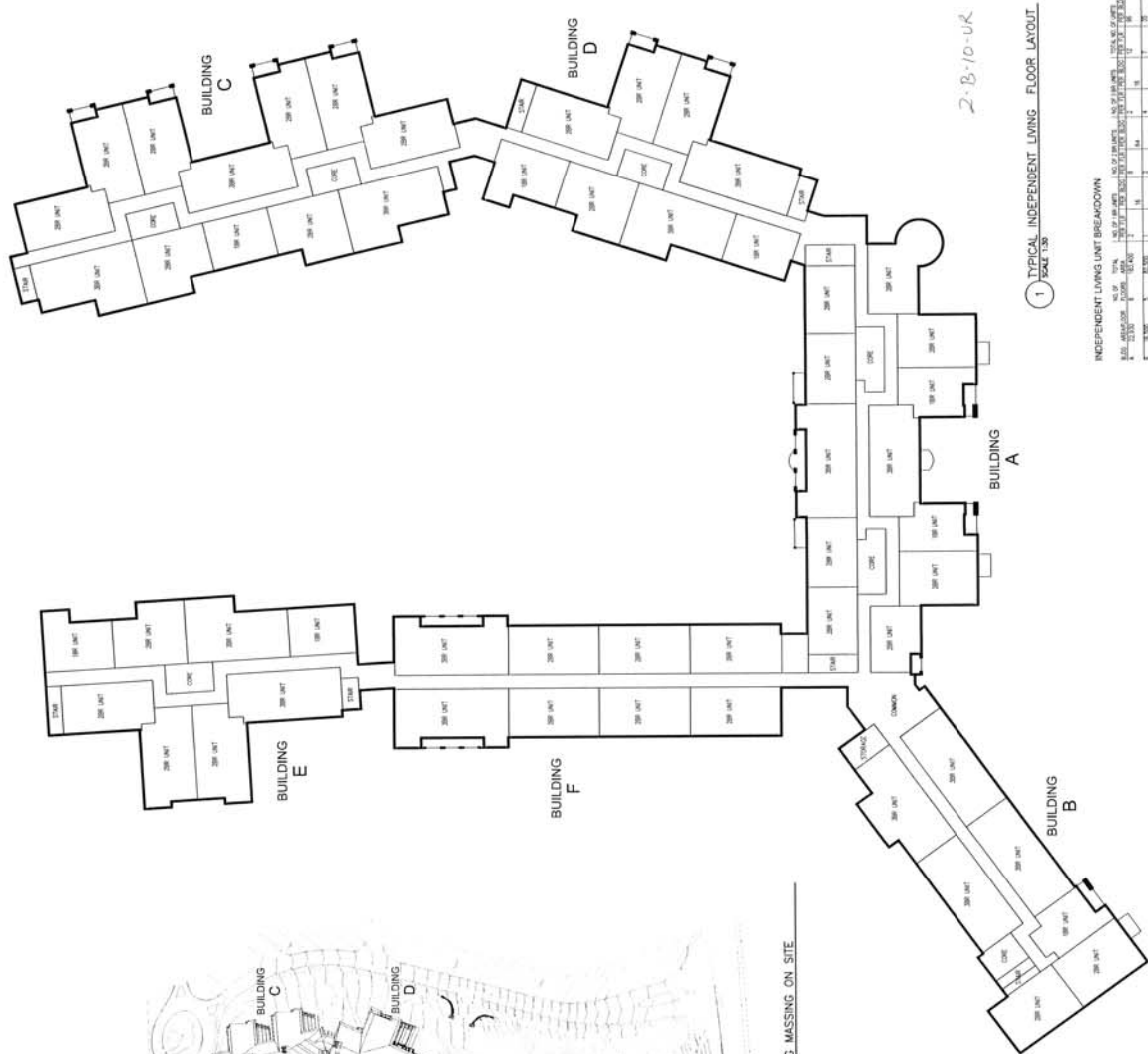


BANYAN SENIOR LIVING
 1000 BANYAN DRIVE
 KNOXVILLE, TN 37919-1907
 (615) 585-1100

THE CASCADES AT DEANE HILL
 SENIOR LIVING
 KNOXVILLE, TENNESSEE

DATE: 12.22.09
 PROJECT # F0906
 DRAWN BY: RJA
 CHECKED BY: JJC
 PROJECT ARCHITECT: ALP

PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE PRINTED: 12.22.09
BUILDING LAYOUT & MASSING
UOR 5

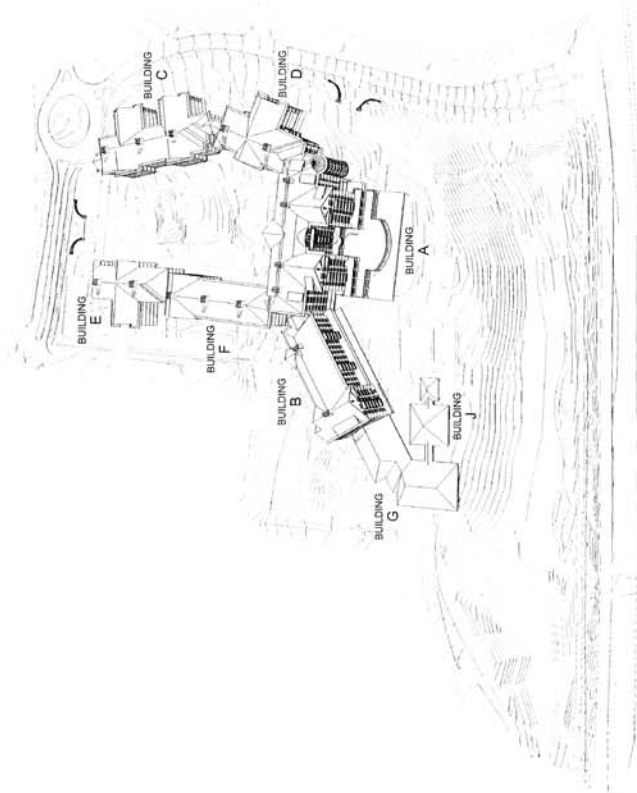


2-B-10-UR

1 TYPICAL INDEPENDENT LIVING FLOOR LAYOUT
 SCALE: 1/8" = 1'-0"

INDEPENDENT LIVING UNIT BREAKDOWN

UNIT TYPE	NO. OF UNITS	TOTAL SQ. FT.	TOTAL GROSS SQ. FT.
100 UNIT	15	1,500	1,500
200 UNIT	135	27,000	27,000
TOTAL	150	28,500	28,500



2 OVERALL BUILDING MASSING ON SITE
 SCALE: 1/8" = 1'-0"

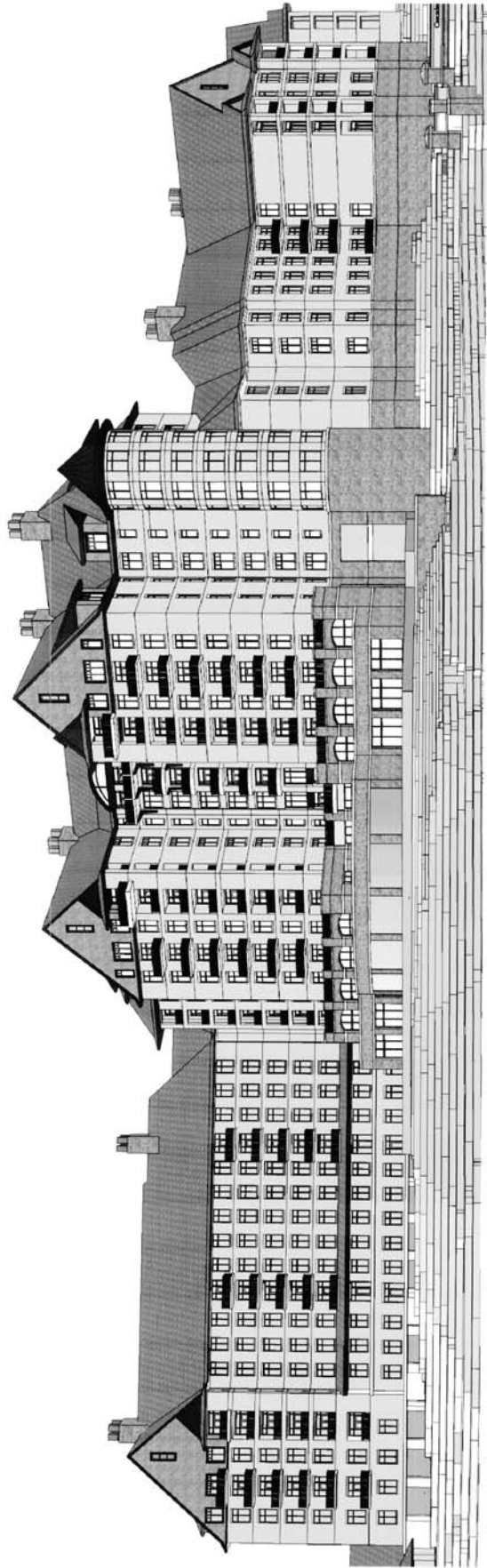


HASKIN SENIOR LIVING
 2000 DEANE HILL
 KNOXVILLE, TN 37912-1049
 (615) 251-1049

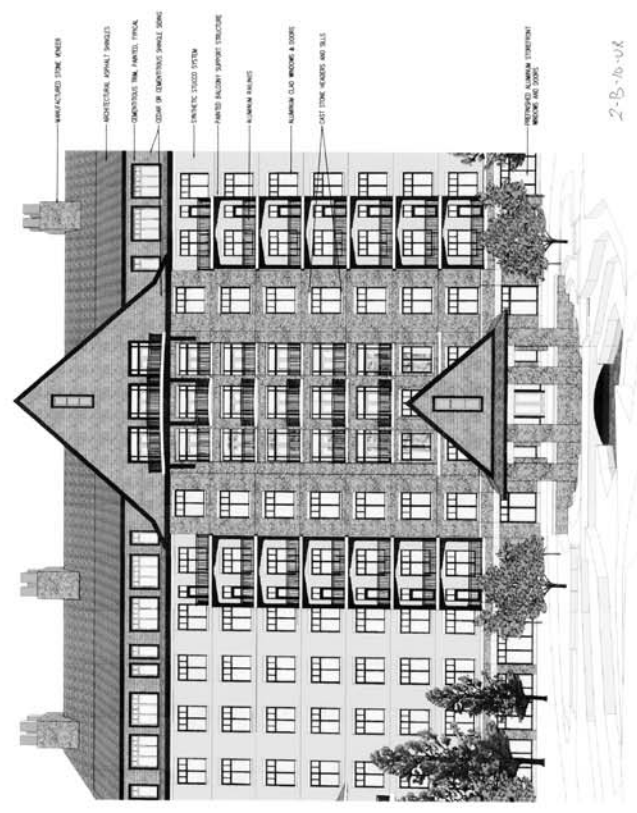
THE CASCADES AT DEANE HILL
 SENIOR LIVING
 KNOXVILLE, TENNESSEE

PROJECT ARCHITECT: ALP
 DRAWN BY: RJA CHECKED BY: JVO
 DATE: NOT FOR CONSTRUCTION
 DATE PRINTED: 12.22.09
 PROJECT #: F0906
 SHEET NUMBER: 2-5-10-01
 DATE PRINTED: 12.22.09

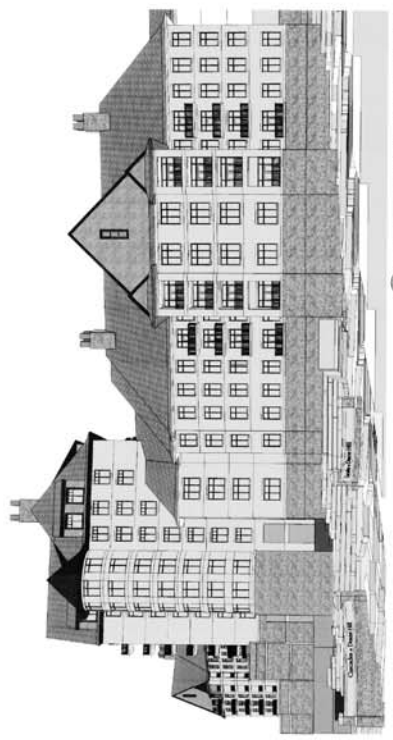
EXTERIOR ELEVATIONS & MATERIALS
UOR 6



2 PERSPECTIVE FROM NORTHWEST



1 EXTERIOR MATERIALS



4 PERSPECTIVE FROM WEST AT BUILDING D



3 ENTRANCE SIGN

2-5-10-01

