

▶ **FILE #:** 9-D-10-UR

AGENDA ITEM # 40

AGENDA DATE: 9/9/2010

▶ **APPLICANT:** **DOMINION RAINTREE GENERAL PARTNERSHIP**

OWNER(S): MARK TAYLOR DOMINION RAINTREE G.P.

TAX ID NUMBER: 133 A J 005

JURISDICTION: County Commission District 5

▶ **LOCATION:** **North of Raindrop Dr., west side of Rain Forest Rd..**

▶ **APPX. SIZE OF TRACT:** **9.72 acres**

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Rain Forest Rd., 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: Ten Mile Creek

▶ **ZONING:** **RB (General Residential)**

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

▶ **PROPOSED USE:** **Assisted living facility**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Attached residential / RB residential

South: Attached residential / RB residential

East: Attached & detached residential / PR & RAE residential

West: Attached residential / PR residential

NEIGHBORHOOD CONTEXT: The site is located in an area that is practically surrounded by medium density residential development consisting of apartments, condominium and attached residential subdivisions. The zoning in the area is RB, PR and Rae residential.

STAFF RECOMMENDATION:

▶ **A)PPROVE the request for an assisted living facility with 60 units and up to 72 beds as shown on the development plan subject to 11 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
3. Provision of a street name for the proposed driveway which is consistent with the Uniform Street Naming and Addressing System in Knox County
4. Installation of landscaping and the walking trail as shown on the development plan prior to issuance of an occupancy permit or posting a bond with the Knox County Dept. of Engineering and Public Works

- guaranteeing the installation within one year of the issuance of an occupancy permit
5. Meeting all applicable requirements of the Knox County Stormwater Ordinance which will include, but not limited to, stream bank restoration, stream buffering, stormwater retention and any other applicable requirement of the Knox County Dept. of Engineering and Public Works.
 6. Meeting all requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation
 7. Meeting all requirements and obtaining all required permits from the Tennessee Valley Authority prior to commencing grading within the power line easement
 8. Obtaining and maintaining in good standing all required permits from the appropriate State of Tennessee agencies required for the operation of the assisted living facility
 9. Certification on the grading plan by the applicant's engineer that there is 300 ft. of sight distance in each direction on Rain Forest Rd. from the proposed driveway
 10. Provision of a 25 ft. corner pavement radius at the driveway entrance. Constructing the driveway per a design approved by the Knox county Dept. of Engineering and Public Works
 11. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to issuance of a building permit

COMMENTS:

The applicant's have submitted a plan for an assisted living facility that will contain 60 units and up to 72 client beds. The facility will be located in an area of multiple medium density residential developments.

A tributary to Ten Mile Creek and a Tennessee Valley Authority (TVA) power line easement cross the site from east to west. A part of the proposed parking lot is located within the TVA easement. A power transmission tower is located on this site. Before the applicant begins any type of site preparation within the TVA easement, they will be required to obtain a permit from TVA in order to do any work within the easement.

Drainage from and through the site will have an impact on the development of this site. The banks of the tributary to Ten Mile Creek that crosses the site are severely eroded. Stream bank restoration and stream buffering will be required to be addressed as part of the drainage and stormwater plan. Permits from the Knox County Department of Engineering and Public Works and the Tennessee Department of Environment and Conservation will be required before any grading can commence on the site. Because the site is located within the Ten Mile Creek drainage basin, retention rather than detention of stormwater will be required. Retention basins are typically larger than detention basins because they are designed to retain the stormwater on site.

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

1. Public water and sewer utilities are available to serve the site.
2. The location of the proposed assisted living facility within an area of medium density residential uses should have minimal impact on neighboring uses and traffic patterns.
3. The proposal will have no impact on schools.

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 non-residential traffic through residential areas.
2. The proposal meets all requirements of the RB zoning district and all other applicable requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

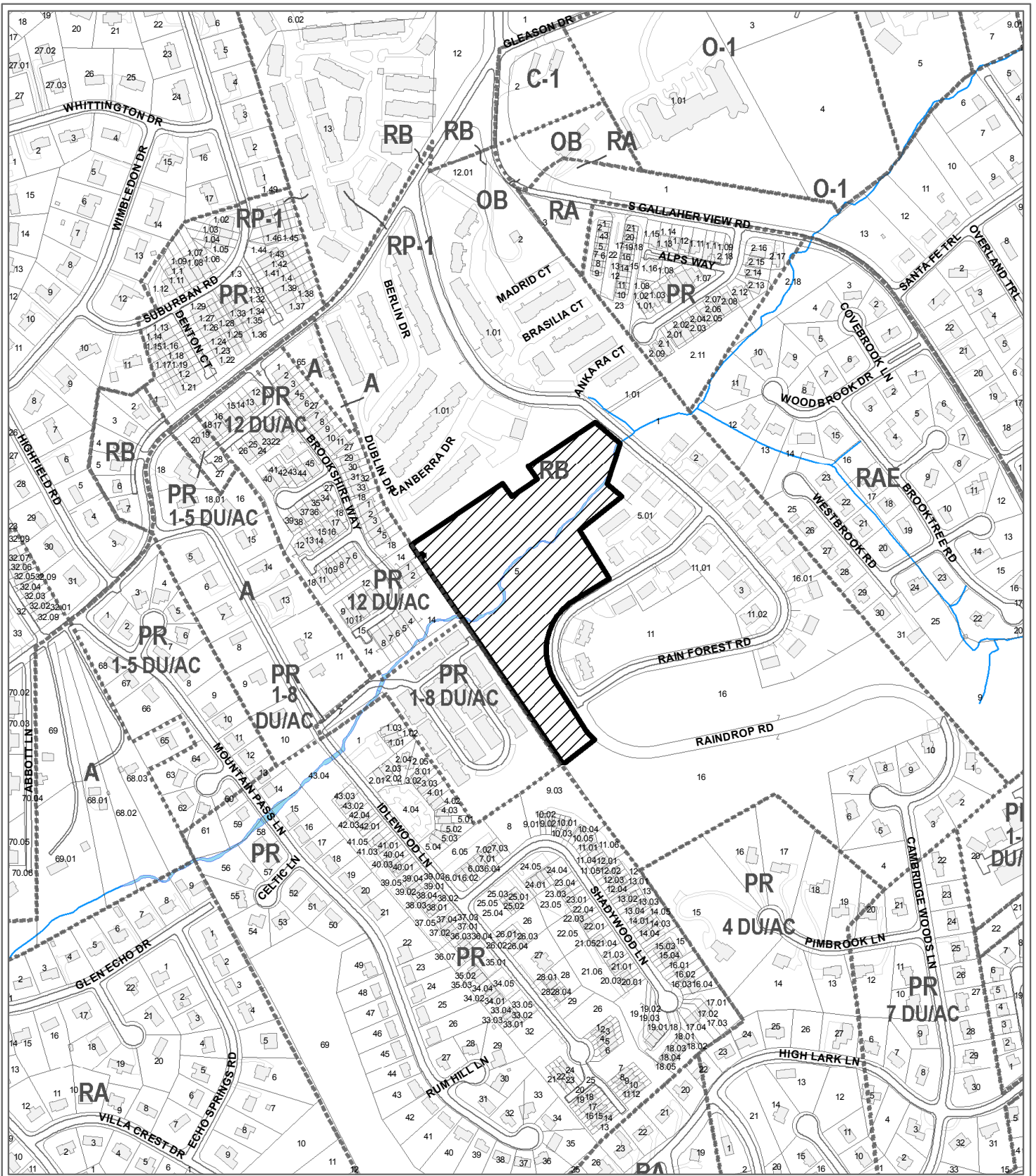
1. The Southwest City Sector Plan recommends low density residential (LDR) use for this site.. An assisted living facility may be permitted in an LDR area.

2. The site is located within the Planned Growth Area on 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 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.



**9-D-10-UR
USE ON REVIEW**



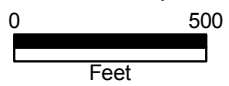
Assisted living facility in RB (General Residential)

Petitioner: Dominion Raintree General Partnership

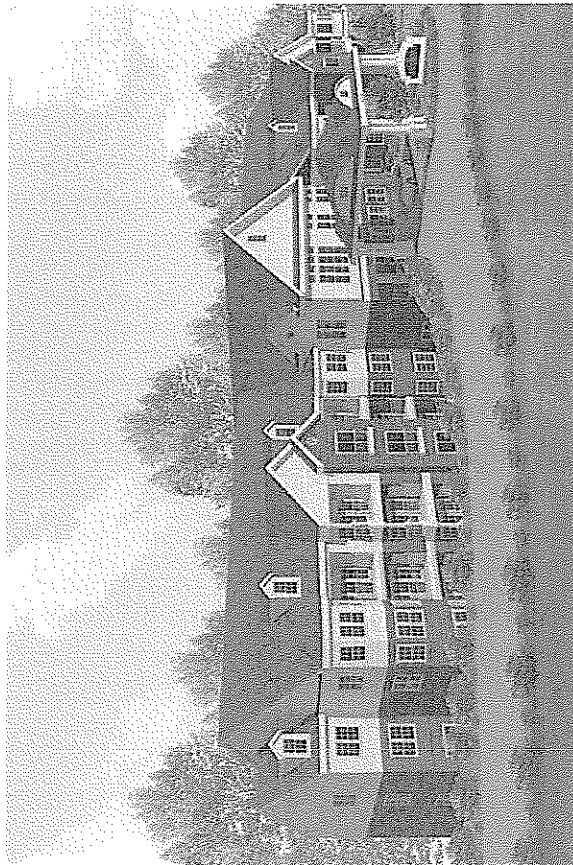
Map No: 133

Jurisdiction: County

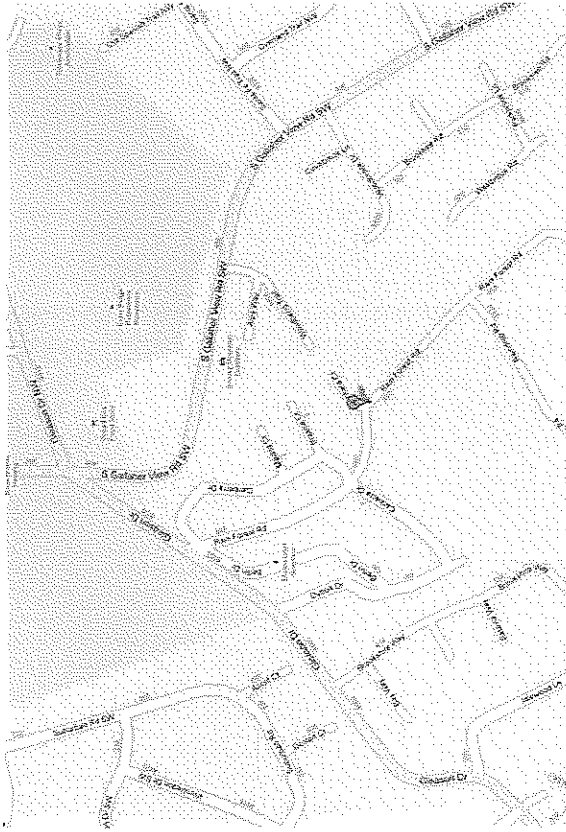
Original Print Date: 8/23/2010
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**EMPIRE CONSTRUCTION
3600 HENSON ROAD
KNOXVILLE, TN**



RENDERED BUILDING ELEVATION



SITE LOCATION

**ASSISTED LIVING AT RAINTREE
60 UNITS - 72 BEDS
607 RAIN FOREST ROAD
KNOXVILLE, TN**

9-2-10-UR

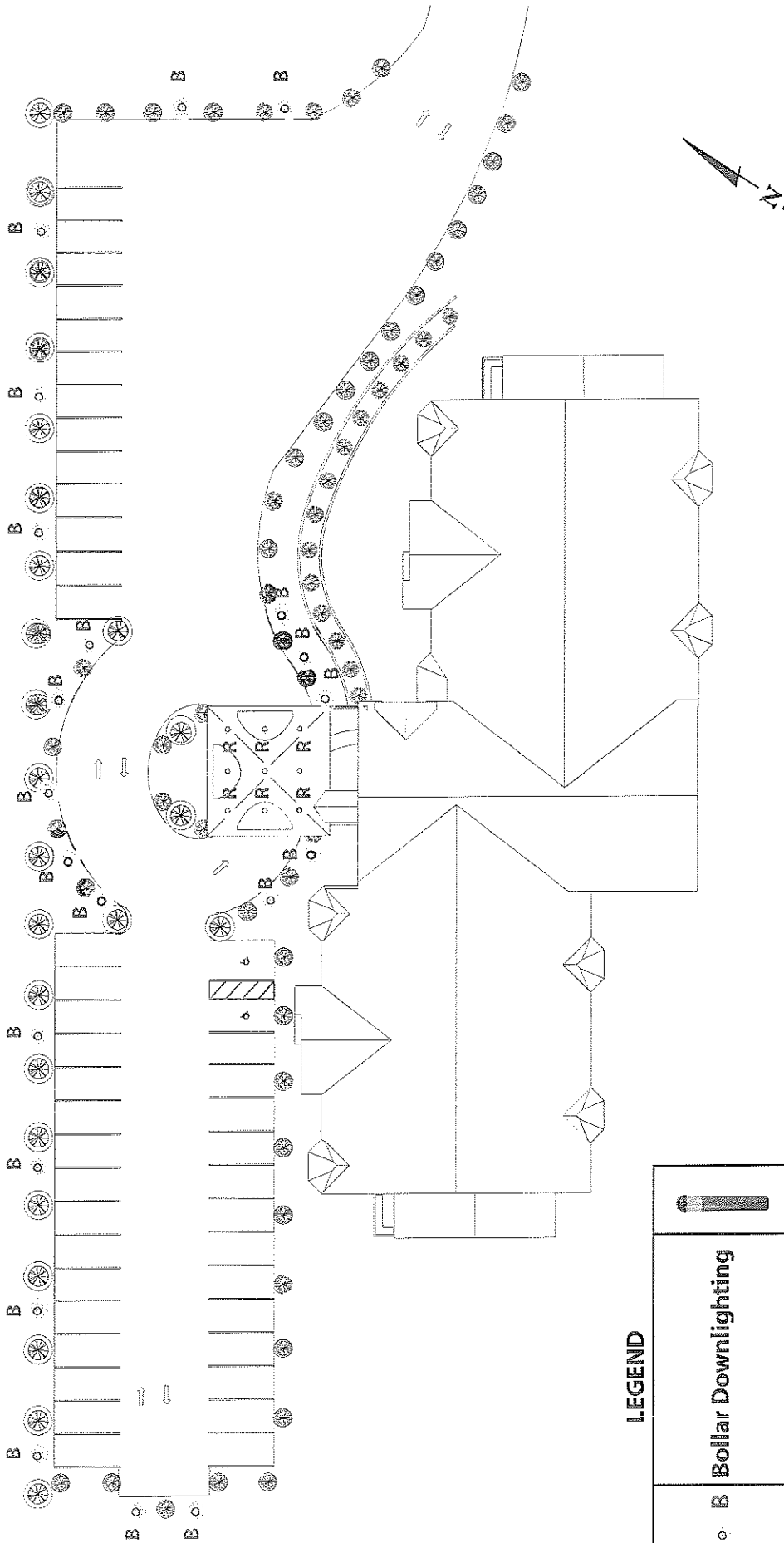
REVISED

8-26-10

Empire
3600 HENSON ROAD, KNOXVILLE TN
WWW.EMPIRECONSTRUCTION.COM

No.	Description	Date
1	MPC SUBMITTAL	07.29.10
2	MPC ADDENDUM	08.25.10

PROJECT INFORMATION	
Project number	07.29.10
Date	07.29.10
Drawn by	Author
Checked by	Checker
A100	



LEGEND

○ B	Bollar Downlighting	
○ R	Recessed Can Light	

Empire

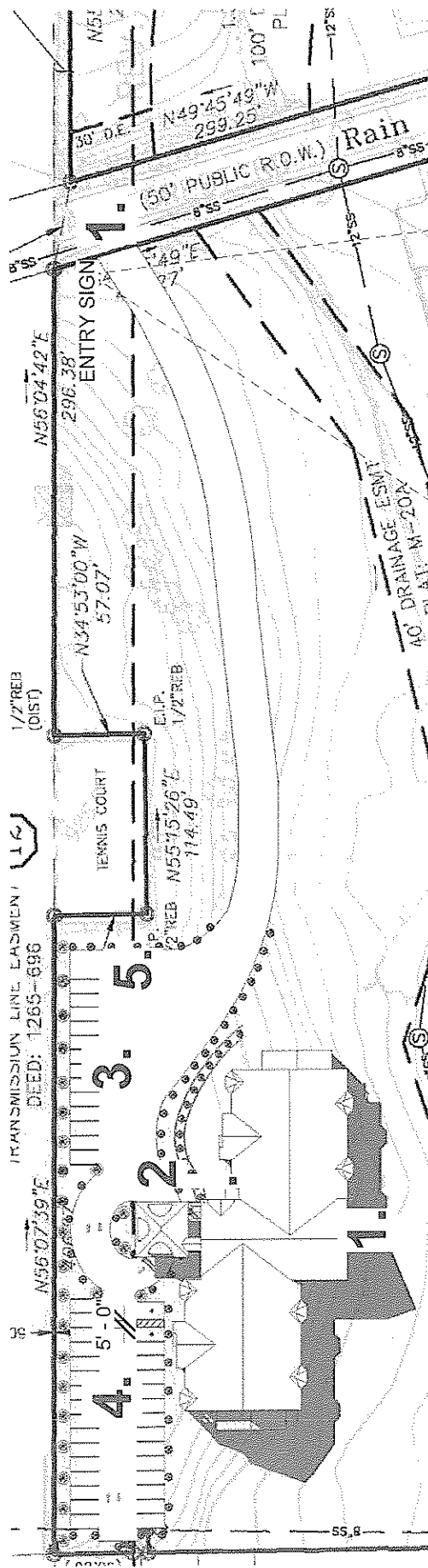
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LIGHTING PLAN

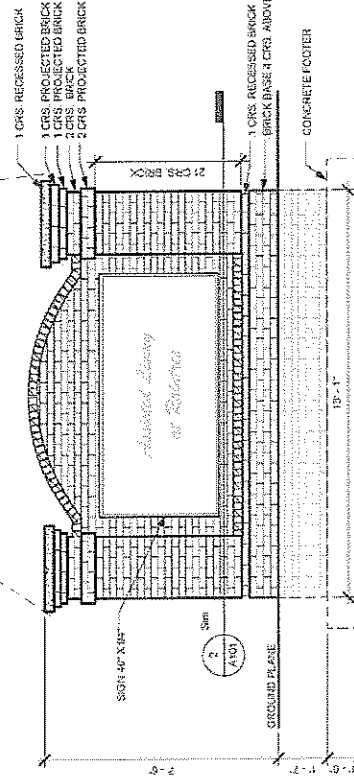
A101

No.	Description	Date
1	MPC SUBMITTAL	07.29.10
2	MPC ADDENDUM	08.25.10

Project number	07.29.10
Date	07.29.10
Drawn by	Author
Checked by	Checker



1 CIRCULATION PLAN
1" = 100'-0"



2 ENTRY SIGN
1/4" = 1'-0"

1. Site Entry
2. Building Entry
3. Visitor Parking
4. Resident Parking
5. Loading Zone

Empire

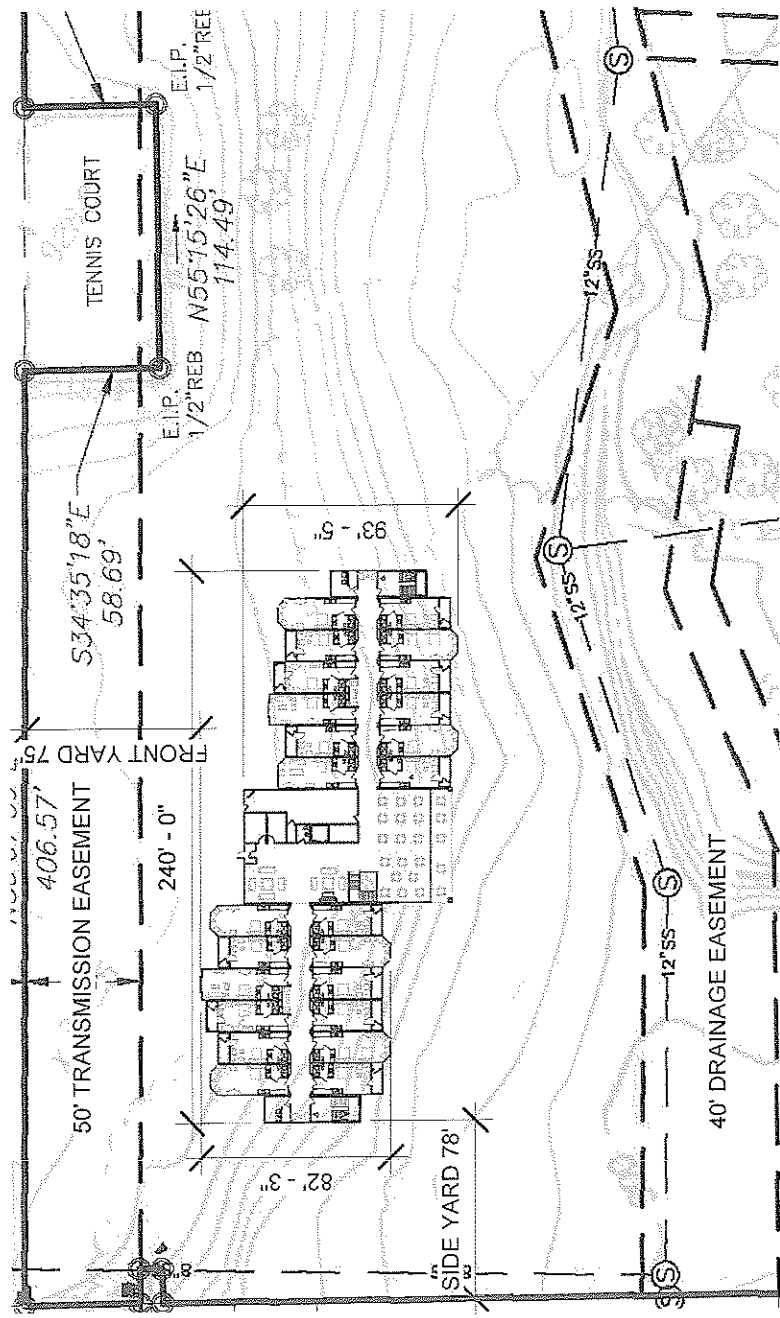
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CIRCULATION PLANS

A102

No.	Description	Date
1	MPC SUBMITTAL	07.29.10
2	MPC ADDENDUM	08.25.10

Project number	07.29.10
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Checked by	Checker

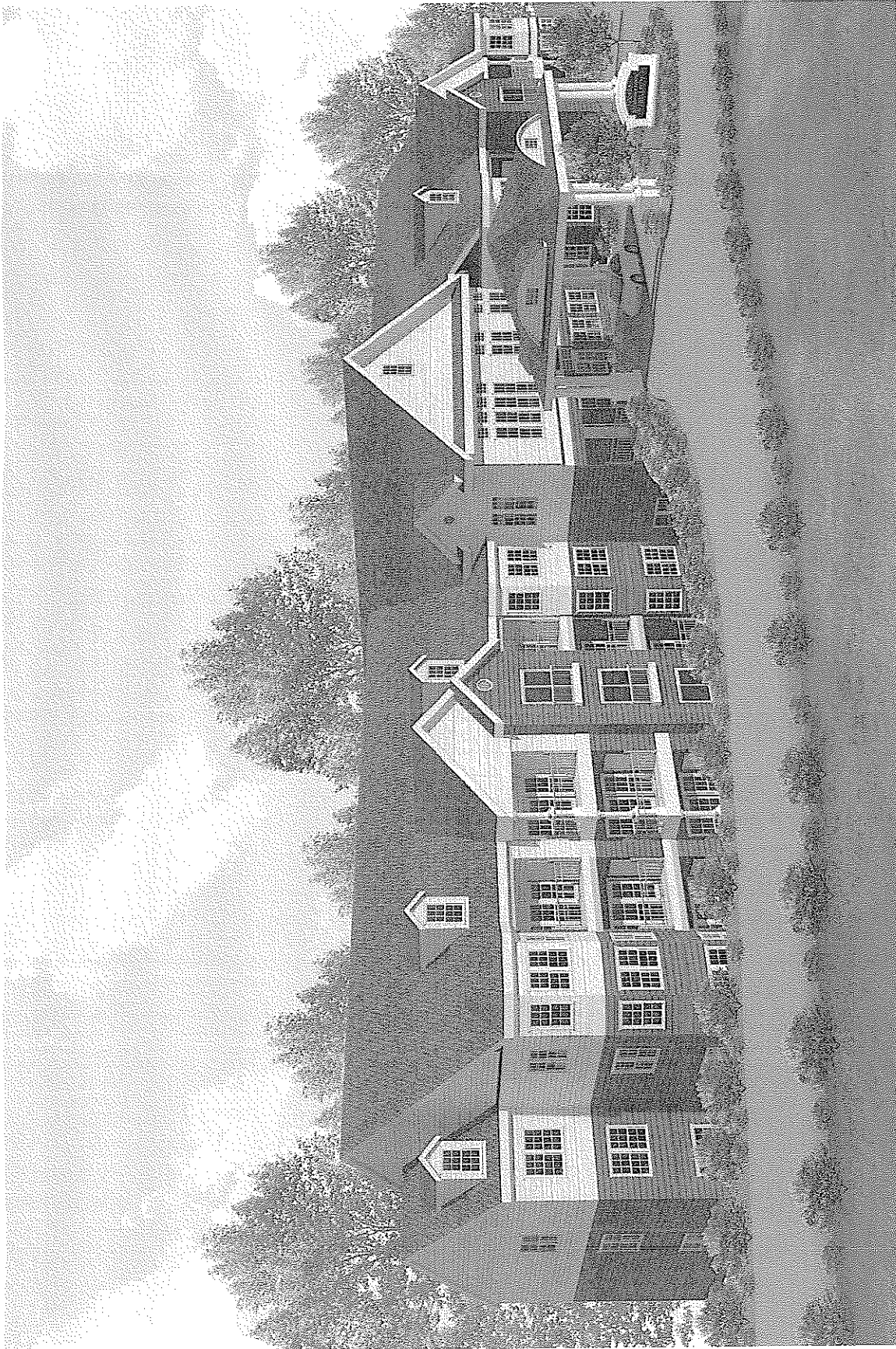


1 BUILDING FOOTPRINT
1" = 80'-0"

BUILDING FOOTPRINT	
Project number	07.29.10
Date	07.29.10
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Checked by	Checker

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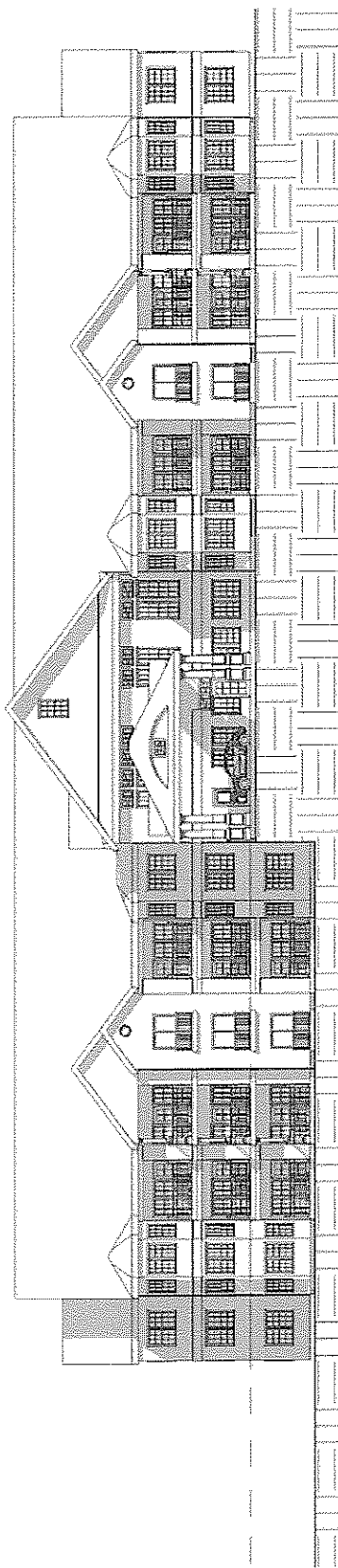
EXTERIOR RENDERING

Project number 07.29.10
 Date 07.29.10
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 Checked by Checker

A104

No.	Description	Date
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2	MPC ADDENDUM	08.25.10

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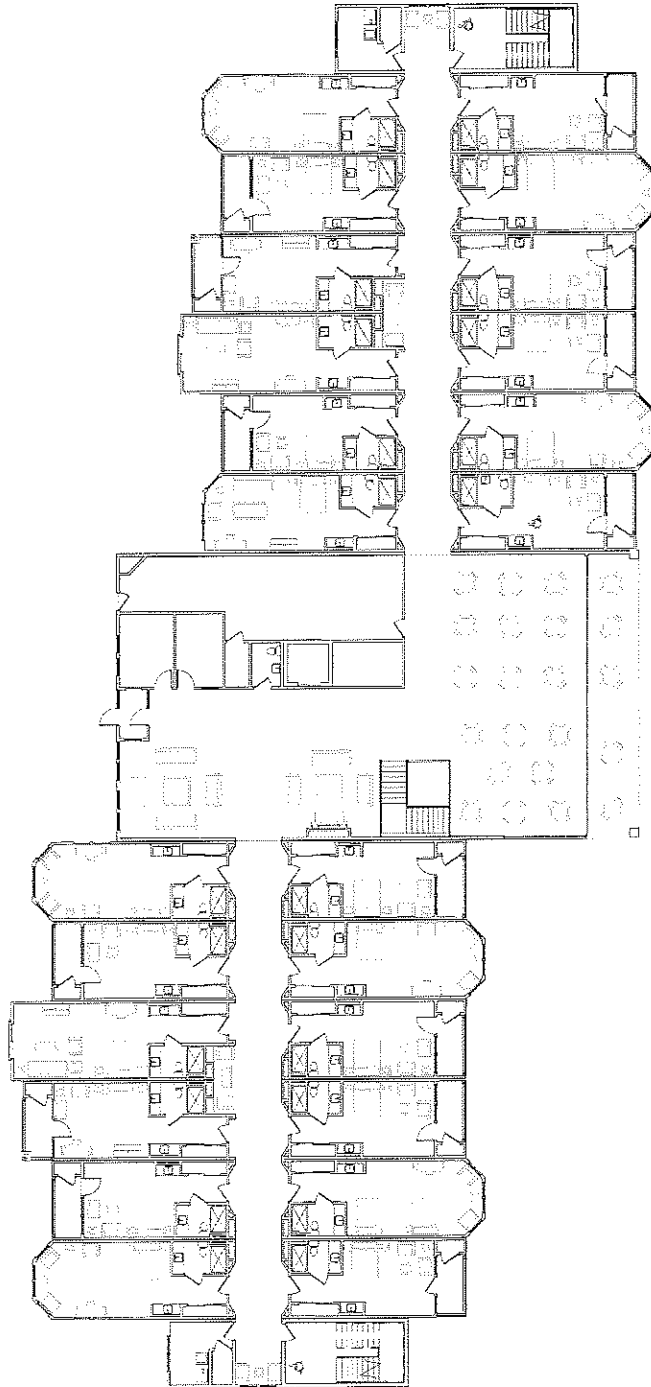
① FRONT ELEVATION
 1/32" = 1'-0"

ELEVATIONS	
Project number	07.29.10
Date	07.29.10
Drawn by	Author
Checked by	Checker

A105

No.	Description	Date
1	MPC SUBMITTAL	07.29.10
2	MPC ADDENDUM	08.25.10

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① ENTRY LEVEL PLAN
1/32" = 1'-0"

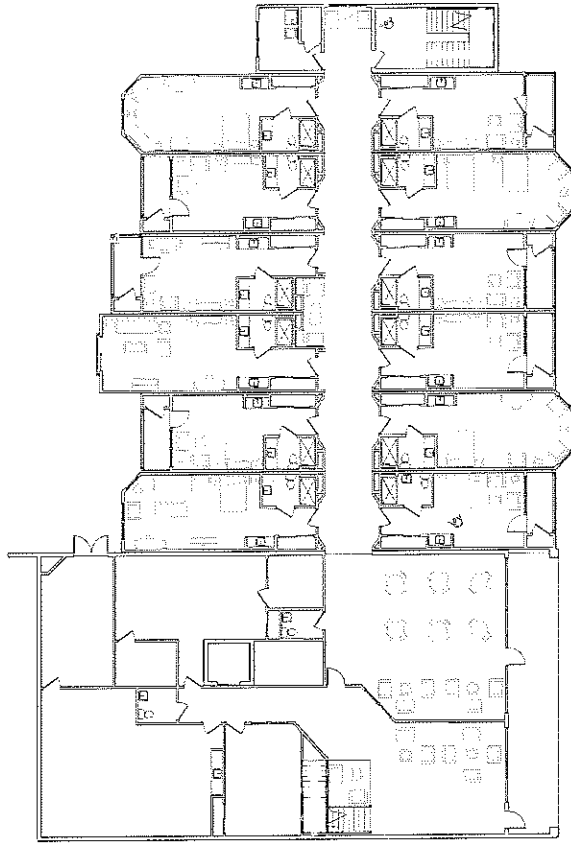
ENTRY LEVEL PLAN

Project number	07.29.10
Date	07.29.10
Drawn by	Author
Checked by	Checker

A106

No.	Description	Date
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2	MPC ADDENDUM	08.25.10

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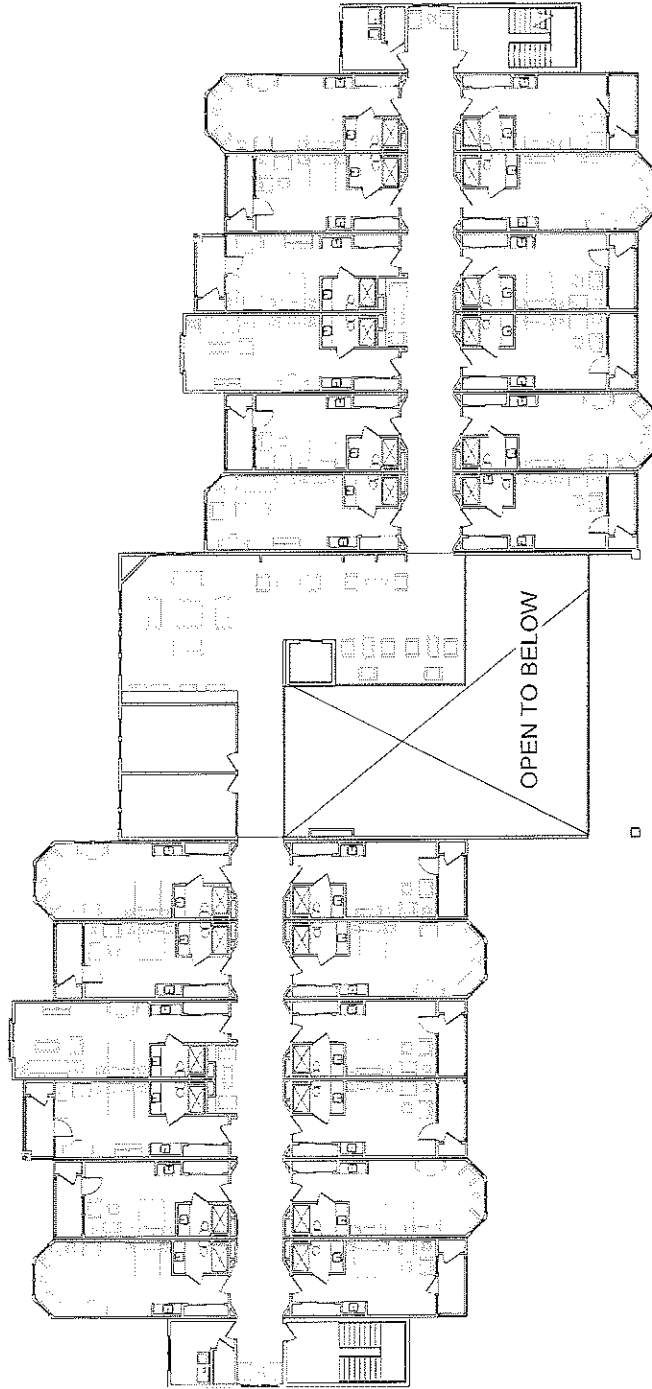


1 GROUND LEVEL PLAN
1/32" = 1'-0"

GROUND LEVEL PLAN	
Project number	07.29.10
Date	07.29.10
Drawn by	Author
Checked by	Checker

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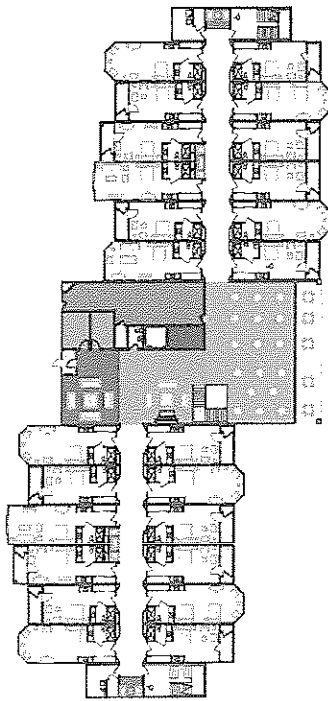
1 UPPER LEVEL PLAN
 1/32" = 1'-0"

UPPER LEVEL PLAN

Project number	07.29.10
Date	07.29.10
Drawn by	Author
Checked by	Checker

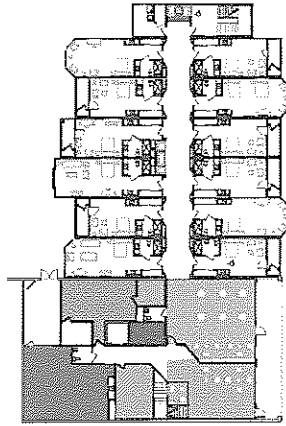
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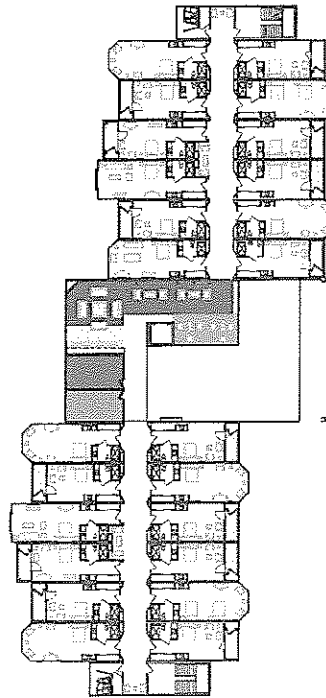
- AMENITIES LEGEND**
- KITCHEN
 - LOUNGE
 - MULTI PURPOSE/DINING
 - NURSE ST.
 - OFFICE
 - SITTING AREA

1 ENTRY LEVEL AMENITIES
1/64" = 1'-0"



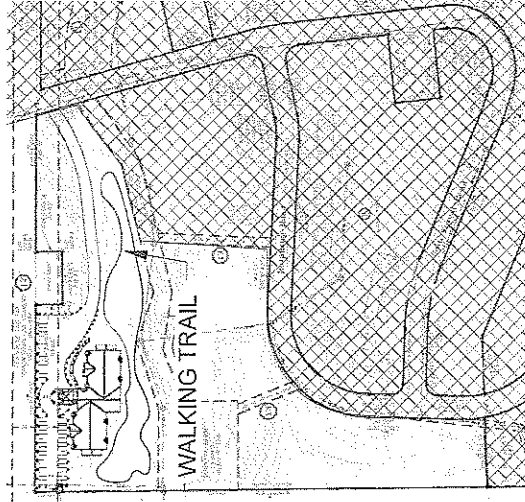
- AMENITIES LEGEND**
- LOUNGE
 - MOVIE/ACTIVITY
 - MULTI PURPOSE/DINING
 - NURSE ST.
 - SALON
 - SITTING AREA
 - THERAPY OFFICE
 - THERAPY/FITNESS

2 GROUND LEVEL AMENITIES
1/64" = 1'-0"



- AMENITIES LEGEND**
- COMPUTER STATIONS
 - LIBRARY
 - LOUNGE
 - NURSE OFFICE
 - OPEN

3 UPPER LEVEL AMENITIES
1/64" = 1'-0"



4 WALKING TRAIL
1" = 400'-0"

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AMENITIES

Project number 07.29.10
 Date 07.29.10
 Drawn by Author
 Checked by Checker

A109

