

▶ **FILE #:** 8-B-11-UR

AGENDA ITEM #: 34

AGENDA DATE: 8/11/2011

▶ **APPLICANT:** PETER FALK
 OWNER(S): Peter & Mari Falk

TAX ID NUMBER: 131 04515

JURISDICTION: County Commission District 5

▶ **LOCATION:** East side Canton Hollow Rd., west terminus Flickinger Lane

▶ **APPX. SIZE OF TRACT:** 1.1 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Canton Hollow Rd., a collector street with a pavement width of 20' within a 50' wide right-of-way. Secondary access will be via Flickenger Ln., 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: Turkey Creek

▶ **ZONING:** OB (Office, Medical, and Related Services) pending

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Assisted living facility

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Retail commercial & vacant land / CA commercial

South: Detached dwellings / RA residential

East: Business offices / CA commercial

West: Retail commercial / CA commercial

NEIGHBORHOOD CONTEXT: Property to the north east and west is zoned CA commercial and is developed with various commercial uses. The property to the south is zoned RA residential and developed with a detached residential subdivision.

STAFF RECOMMENDATION:

▶ **APPROVE the request for an assisted living facility containing up to 44 client beds in a building containing approximately 14,700 sq. ft. as shown the site plan subject to 11 conditions**

1. Review and approval of the detailed drainage plan by the Knox County Dept. of Engineering and Public Works prior to commencing any grading on this site and meeting all other applicable requirements of the Knox County Stormwater Ordinance
2. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Meeting all applicable requirements of the Knox County Fire Marshall's office
4. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dep
5. Meeting all applicable requirements of the Knox County Zoning Ordinance

6. Installation of landscaping 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
7. 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
8. Certification on the grading plan by the applicant's engineer that there is 300 ft. of sight distance in each direction on Canton Hollow Rd. from the proposed driveway
9. Provision of a 25 ft. corner pavement radius at the Canton Hollow Rd. driveway entrance or constructing the driveway entrance per a design approved by the Knox County Dept. of Engineering and Public Works
10. Final approval of the rezoning of this site to OB (Office, Medical and Related Services) Zone (7-B-11-RZ)
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 has submitted a plan for an assisted living facility that will contain up to 44 client beds. By virtue of the proposed location, the use will serve as a transitional use because it will be located between the commercial development along Kingston Pk. and the residential development to the south of the site.

Drainage from this project is proposed to be directed into a detention basin off site. A detailed drainage plan will be required which will determine the adequacy of the existing basin. The applicant may be required to make improvements to the basin due to recent changes in the Knox County Stormwater Ordinance.

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 is within an area of commercial and residential uses and 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 OB zoning district and all other applicable requirements of the Knox County Zoning Ordinance.

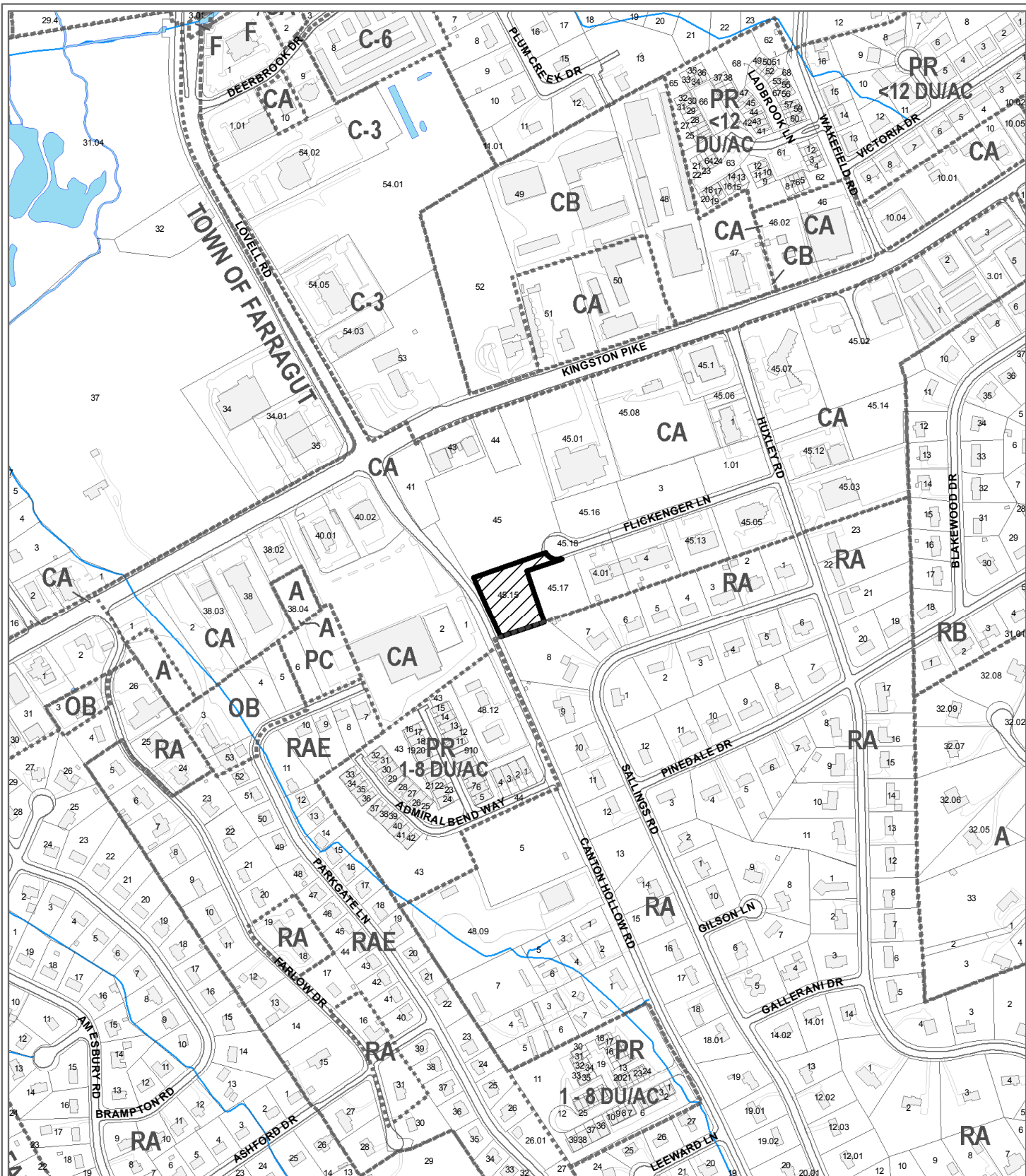
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan recommends Office (O) use for this site.. An assisted living facility may be permitted in an office area.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

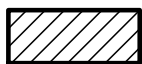
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**8-B-11-UR
USE ON REVIEW**



Approval of an assisted living facility in OB (Office, Medical, and Related Services) pending

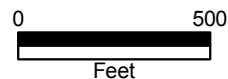
Original Print Date: 7/27/2011
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Falk, Peter

Map No: 131

Jurisdiction: County





Odle & Young Architects, Inc. is a registered architect firm and the design of this project is the property of Odle & Young Architects, Inc. All rights reserved. Any reproduction or reuse without the express written consent of Odle & Young Architects, Inc. is prohibited. This document, including its electronic form, is the property of Odle & Young Architects, Inc. and is not to be distributed, copied, or otherwise used without the express written consent of Odle & Young Architects, Inc.

ODLE & YOUNG ARCHITECTS, INC.
 1545 WESTERN AVE.
 KNOXVILLE, TN 37921
 605-523-8206 FAX
 605-523-8206
 www.odleyoung.com
 odle@odleyoung.com

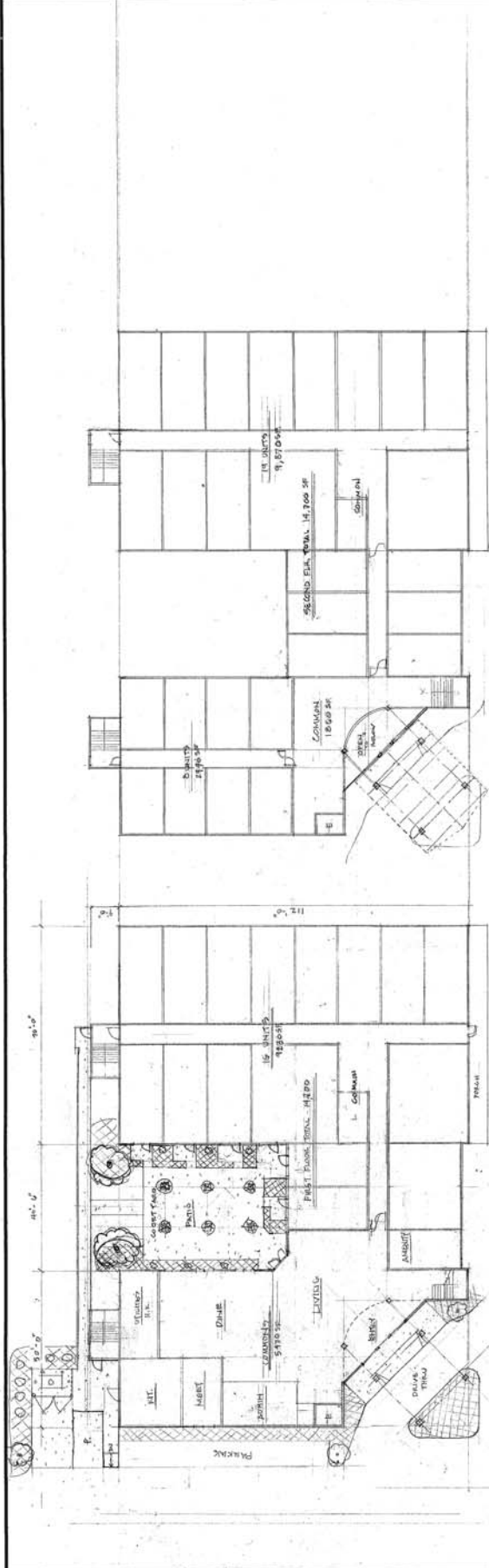


Avimira Care II Assisted Living
 Canton Hollow Road
 Knoxville, TN

8-B-11-DR

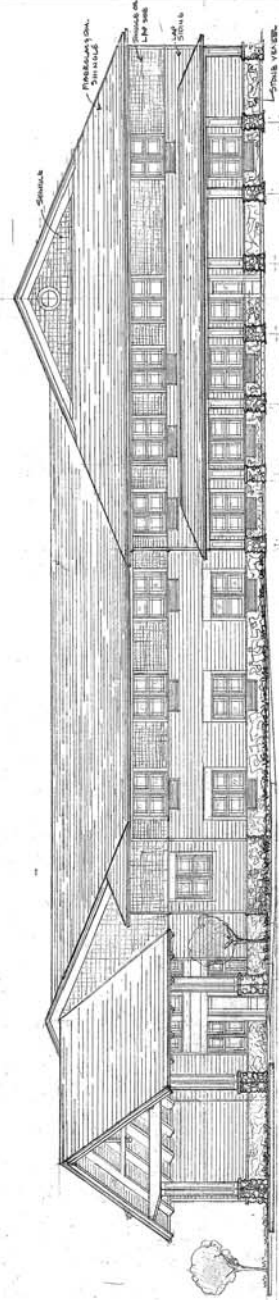
MARK	DATE	ISSUE FOR
1	11-21-11	17% PER APPROVAL
2	11-21-11	45% PER APPROVAL
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT # 10028
 PROJECT NAME
 PROJECT LOCATION
 PROJECT OWNER
 PROJECT ARCHITECT
 PROJECT DATE
 PROJECT SCALE
 PROJECT STATUS
 PROJECT PHASE
 PROJECT BUDGET
 PROJECT PERMIT
 PROJECT APPROVAL
 PROJECT REVIEW
 PROJECT COMMENT

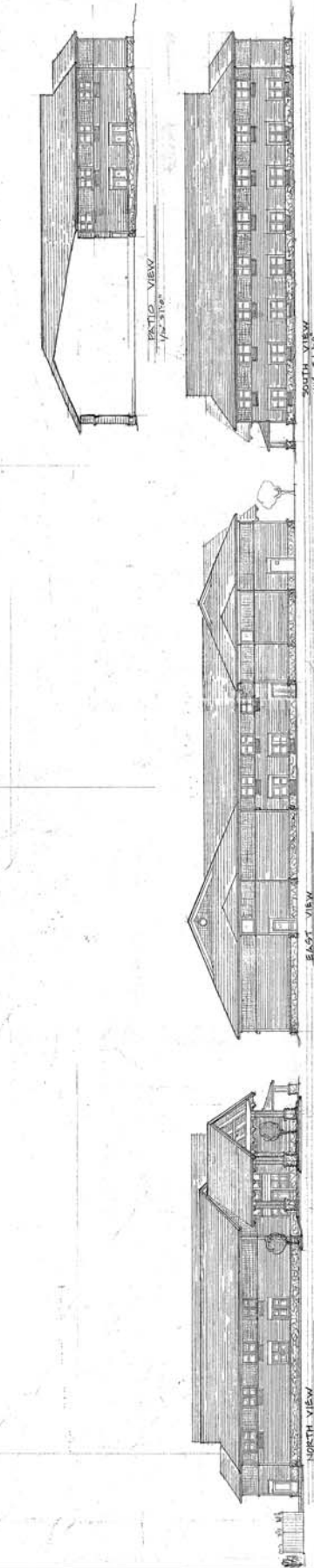


SECOND FLOOR PLAN
 1/8" = 1'-0"

FIRST FLOOR PLAN
 1/8" = 1'-0"



FRONT (CANTON HOLLOW) VIEW (WEST)
 1/8" = 1'-0"



SIDE VIEW
 1/2" = 1'-0"

SOUTH VIEW
 1/8" = 1'-0"

EAST VIEW
 1/8" = 1'-0"

NORTH VIEW
 1/8" = 1'-0"