



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

▶ **FILE #:** 7-B-11-UR

AGENDA ITEM #: 39

AGENDA DATE: 7/14/2011

▶ **APPLICANT:** CANNON & CANNON

OWNER(S): NHC Healthcare

TAX ID NUMBER: 83 I E 018

JURISDICTION: City Council District 6

▶ **LOCATION:** South side of Boyds Bridge Pike, east side of Holston Hills Rd.

▶ **APPX. SIZE OF TRACT:** 9.5 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Boyds Bridge Pk., a minor arterial with a 22' pavement width in a 55' right-of-way, and Holston Hills Rd., a minor collector street with a 20' pavement width in a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

▶ **ZONING:** R-1A (Low Density Residential)

▶ **EXISTING LAND USE:** Nursing home facility

▶ **PROPOSED USE:** Nursing home addition

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / EN-1 (Established Neighborhood)
South: Residences / RB (General Residential)
East: Holston River / F-1 (Floodway)
West: Residences and vacant land / R-1 (Low Density Residential) & A-1 (General Agricultural)

NEIGHBORHOOD CONTEXT: This site is located in an established single-family residential area with a couple of commercial sites to the west.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for the proposed rehab unit and parking lot addition for the existing nursing home in the R-1A zoning district, subject to the following 4 conditions:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Department
4. All landscaping shall be installed as shown on the approved site plan within 6 months from the date the occupancy permit is issued for development

With the conditions noted above, this requests meets the requirements for approval of a nursing home in R-1A

zone and other criteria for a use on review.

COMMENTS:

The applicant is proposing to add an addition to an existing nursing home located at the southeast corner of the intersection of Boyds Bridge Pike and Holston Hills Rd. The nursing home was originally approved by the Planning Commission as a use on review on March 10, 1994. There are 109 patient beds in the facility. The proposed building addition of approximately 1570 square feet adds space for the rehab and therapy unit for the nursing home. Based on the number of patient beds and staff, a total of 57 parking spaces are required for the site. With the proposed parking addition, there will be 100 parking spaces on site. The proposed parking lot addition will also add a connection between the parking lots on the site allowing an internal connection between Boyds Bridge Pike and Holston Hills Rd. entrances.

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 development.
2. The proposed parking lot addition will provide an internal connection allowing access to both Boyds Bridge Pike and Holston Hills Rd. which will improve traffic circulation for the site.
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 rehab unit and parking lot addition 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-1A zoning district and a use on review.

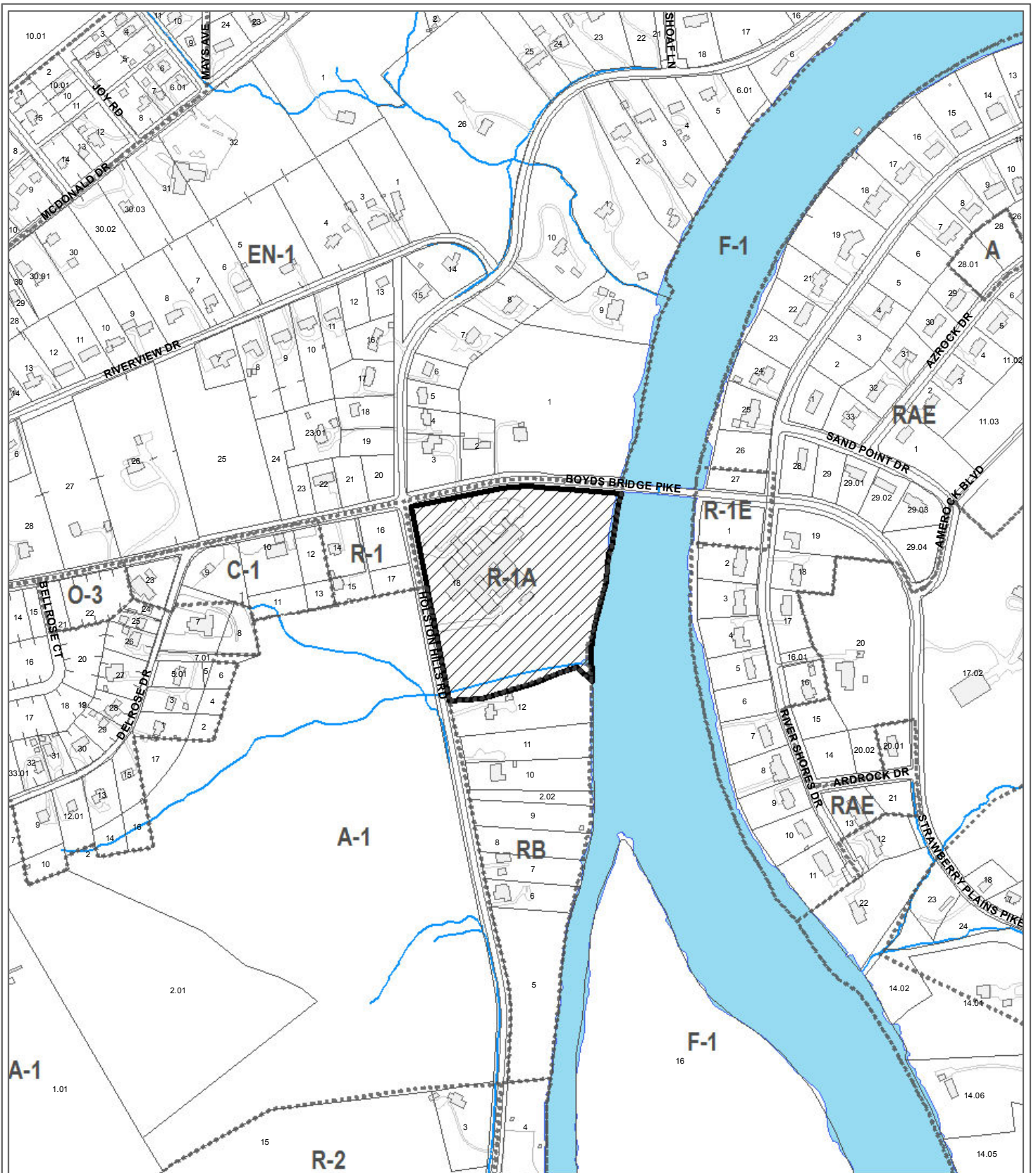
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City Sector Plan proposes low density residential uses for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

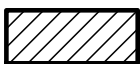
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



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

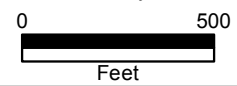


Assisted living facility addition in R-1A (Low Density Residential)

Petitioner: Cannon & Cannon

Map No: 83

Jurisdiction: City



Original Print Date: 6/22/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



City Center
100 East Vine St.
Memphis, Tennessee
38103
951.879.6500
Fax: 951.879.4864

Therapy
Addition

Holston Health
and
Rehabilitation
Center

3916 Boyds Blvd, Pk4
Memphis, TN 38114

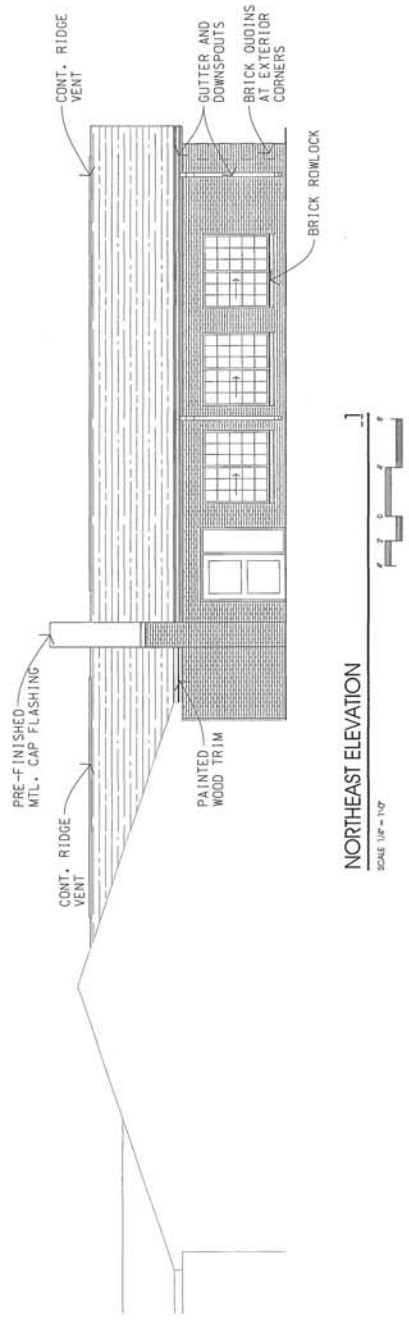
REVISION DATE

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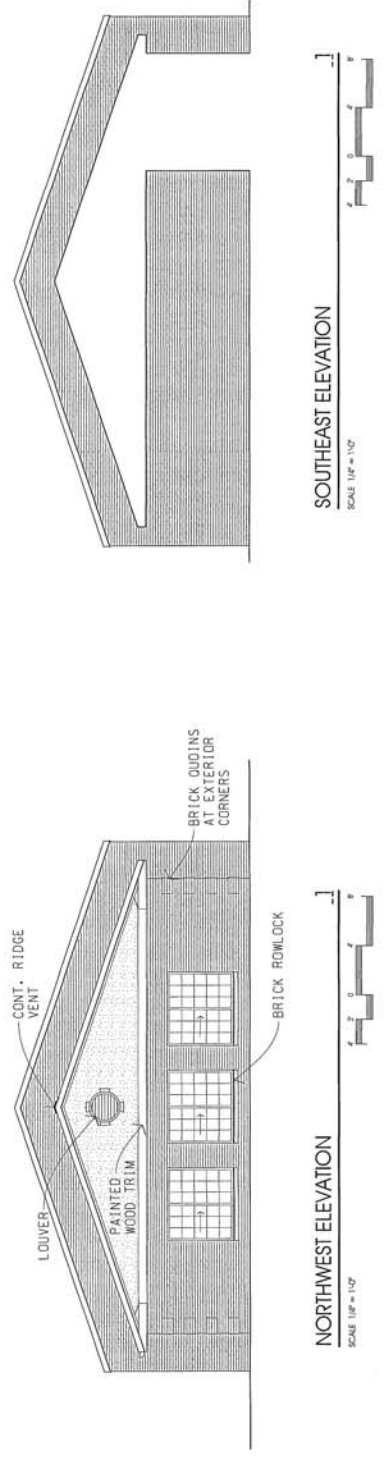
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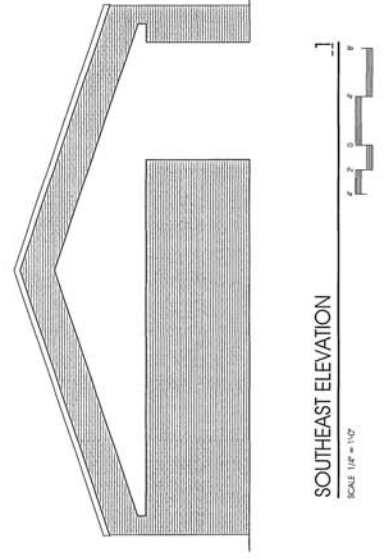
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CHECKED BY



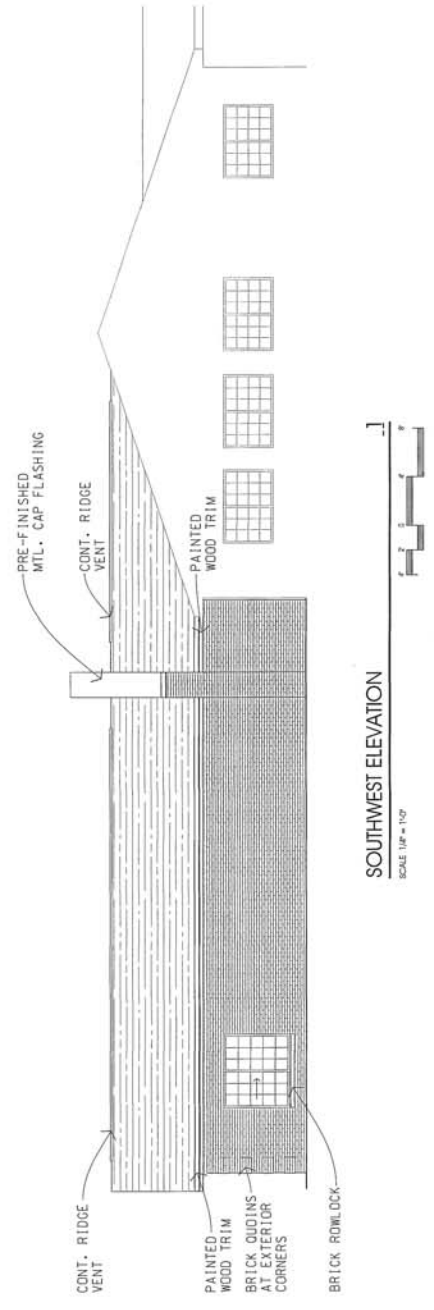
NORTHEAST ELEVATION
SCALE 1/4" = 1'-0"



NORTHWEST ELEVATION
SCALE 1/4" = 1'-0"



SOUTHEAST ELEVATION
SCALE 1/4" = 1'-0"



SOUTHWEST ELEVATION
SCALE 1/4" = 1'-0"

7-B-11-018

A6.1

PROJECT SITE

NOTES:

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LANDSCAPING:

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ASPHALT:

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ACCESSIBLE SPACES:

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CONCRETE PAVEMENT / SIDEWALK

PROPOSED LIGHT CURB

EXIST. R.O.W. (PER AGS)

PARKING SPACES

EXIST. STORM

EXIST. SEWER

EXIST. WATER

EXIST. UNDERGROUND ELECTRICAL

EXIST. FENCE

EXIST. POWER POLE

EXIST. HYAC UNIT WITH WOOD BORDER

LEGEND

CONCRETE PAVEMENT / SIDEWALK

PROPOSED LIGHT CURB

EXIST. R.O.W. (PER AGS)

PARKING SPACES

EXIST. STORM

EXIST. SEWER

EXIST. WATER

EXIST. UNDERGROUND ELECTRICAL

EXIST. FENCE

EXIST. POWER POLE

EXIST. HYAC UNIT WITH WOOD BORDER

811
Knoxville, TN
Call before you dig

