

▶ **FILE #:** 4-B-12-UR

AGENDA ITEM #: 46

AGENDA DATE: 4/12/2012

▶ **APPLICANT:** CONTINUUM HOUSING CORP.

OWNER(S): Michael Mursten

TAX ID NUMBER: 69 H D 01802, 019, 02001, 02002

JURISDICTION: City Council District 5

▶ **LOCATION:** Northwest side of E. Inskip Dr., northeast side of Elder Rd.

▶ **APPX. SIZE OF TRACT:** 1.3 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via E. Inskip Dr. , a collector street with a pavement width of 22' within a 50' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** R-2 (General Residential)

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Assisted living facility

HISTORY OF ZONING: First phase of the facility was approved in August, 2008

SURROUNDING LAND USE AND ZONING: North: Attached dwellings / R-2 residential

South: Detached dwellings / R-2 residential

East: Attached dwellings / R-2 residential

West: Detached dwellings / R-2 residential

NEIGHBORHOOD CONTEXT: This property is located in an area with a mix of low density residential and medium density residential uses along with an assisted living facility.

STAFF RECOMMENDATION:

▶ **APPROVE the request for expansion the assisted living facility at this location as shown on the site plan subject to the following 8 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knoxville Department of Engineering and Public Works.
4. Participation in the Knoxville Utility Board's sewer capacity reservation program
5. Resubdivision of the existing parcels into one tract
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services.
7. Installing landscaping as shown on the development plan prior to the issuance of occupancy permits for this project.

8. Meeting all applicable requirements of the Knoxville Fire Marshall's Office.

With the conditions noted above, this request meets the requirements for approval of an assisted living facility in the R-2 zoning district and other criteria for a use on review.

COMMENTS:

The applicant is proposing to construct an addition to an existing assisted living facilities that presently contains 8,670 sq. ft. The proposed building will contain 10,979 square feet. The site is located at the corner of E. Inskip Dr. and Elder Rd. Assisted living facilities are a use-on-review in the R-2 zoning district. In order to satisfy the requirements of the Knoxville Zoning Ordinance, the applicant will have to resubdivide the property so that the new construction will not be crossing parcel boundaries. The applicant will be required to have all landscaping installed prior to issuance of occupancy permits to screen the facility from nearby residences.

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

1. The proposal will have no impact on schools.
2. Public water and sewer utilities are available to serve the development.
3. The property is located along a major collector street and meets the Knoxville Zoning Ordinance requirements for approval of an assisted living facility.
4. The applicant will be required to install a landscaped buffer between the proposed facility and nearby residences, thereby reducing the visual impact on surrounding property owners.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE 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 traffic through residential areas.
2. The proposal meets all relevant requirements of the R-2 zoning district, as well as other criteria for approval of a use-on-review.

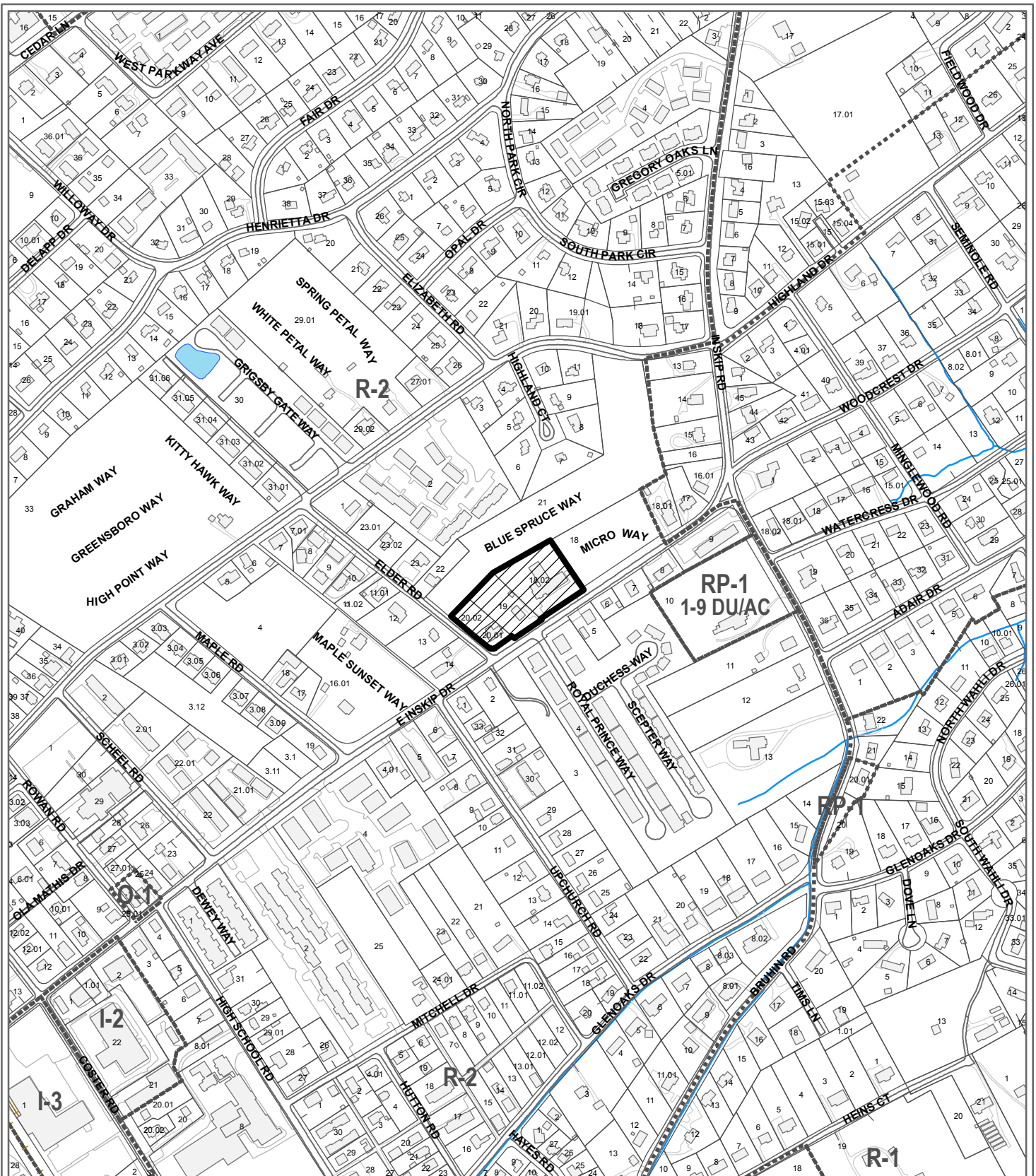
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the Sector Plan and One Year plan for the area which proposes MDR (Medium Density Residential)

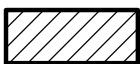
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**4-B-12-UR
USE ON REVIEW**



Assisted living facility in R-2 (General Residential)

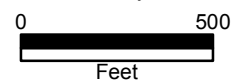
Original Print Date: 3/21/2012
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Continuum Housing Corp.

Map No: 69

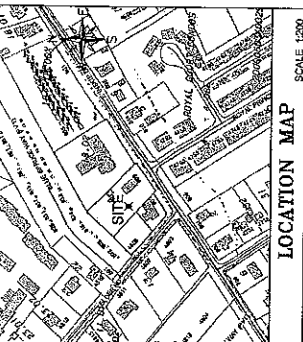
Jurisdiction: City



Proposed Site Plans For: **CONTINUUM Assisted Living Center**

Inskip Road Knoxville, Tennessee

Owner/Developer: Continuum Housing Corporation 1750 N. Florida Mango Road, Suite 103 West Palm Beach, FL 33409

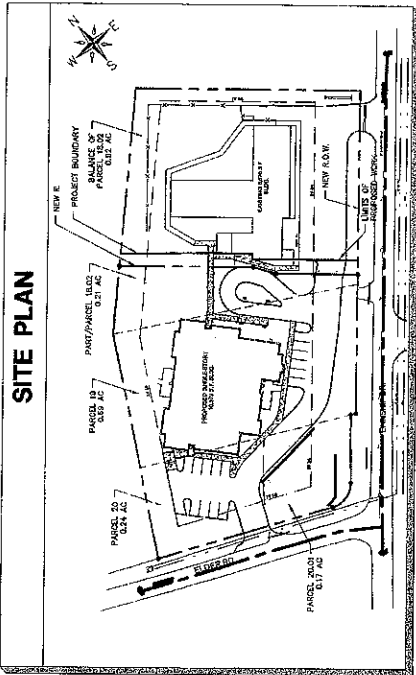


LOCATION MAP SCALE 1:2000

SHEET NO.	DATE	REVISIONS
C-0	02/21/12	COVER SHEET
C-1	02/21/12	PERMITS
C-2	02/21/12	PERMITS
C-3	02/21/12	PERMITS
C-4	02/21/12	PERMITS
C-5	02/21/12	PERMITS
C-6	02/21/12	PERMITS
C-7	02/21/12	PERMITS
C-8	02/21/12	PERMITS
C-9	02/21/12	PERMITS
C-10	02/21/12	PERMITS

UNITED ENGINEERING, LLC
CIVIL ENGINEERS
2121 CENTON KOMAR
KNOXVILLE, TN 37616
(603) 833-3850

UNITED ENGINEERING, LLC
CIVIL ENGINEERS
2121 CENTON KOMAR
KNOXVILLE, TN 37616
(603) 833-3850



NAME	ADDRESS	PHONE
WALTER A. SENTER	1036 W. HUNTER ST. SUITE 103 KNOXVILLE, TN 37604 PHONE: (603) 833-3850	(603) 833-3850
KEN WISSENG	1036 W. HUNTER ST. SUITE 103 KNOXVILLE, TN 37604 PHONE: (603) 833-3850	(603) 833-3850

PROPOSED: SITE AREA: 0.07 AC
DISTURBED AREA: 1.3 AC
LIMIT OF PROPOSED DEVELOPMENT: 1.3 AC

EXISTING	PARCEL INFORMATION	CITY BLOCK	ZONING	AREAGE
069	069H001802	38	R-2	1.14AC
069	069H0019	38	R-2	0.68AC
069	069H002001	38	R-2	0.15AC
069	069H002002	38	R-2	0.23AC

ZONING: R-2 GENERAL RESIDENTIAL DISTRICT

SETBACKS:
FRONT S/B - 25 FEET
REAR S/B - 55 FEET
SIDE S/B - 8 FEET
C/SUM UP: 8' WITH AT LEAST 20 FT.

WATERSHED: FIRST CREEK

2-27-12
4-13-12-UR
B

GRADING PLAN LEGEND

SYMBOL	DESCRIPTION
	CONTOUR
	SPOT ELEVATION
	PROPERTY LINE
	EASEMENT
	UTILITY
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	GAS LINE
	FIRE HYDRANT
	MANHOLE
	VALVE
	CATCH BASIN
	STORM SEWER INLET
	STORM SEWER OUTLET
	SANITARY SEWER INLET
	SANITARY SEWER OUTLET
	WATER MAIN INLET
	WATER MAIN OUTLET
	GAS INLET
	GAS OUTLET

- GENERAL NOTES**
- A 5 FOOT WIDE SHOULDER AT ELEVATION 1032.0 IS TO BE MAINTAINED FOR DRAINAGE FROM THIS PARKING AREA. THE EMERGENCY SHOULDER SHALL BE UNDO WITH THE PERMANENT EMISSION CONTROL SYSTEM.
 - THE NORTH AMERICAN GRADE 7-500 OR EQUAL DOWNSPOUT COLLECTORS SHALL BE USED.
 - THE BOTTOM OF THE DRAINAGE BASIN SHALL BE SLOPED AND COMBED WITH ERICOM GREEN SC-200 OR EQUAL.

WALL TABLE

MARK	TYPE	LOCATION	ELEVATION
A	RETAINING WALL	1032.00	1032.00
B	RETAINING WALL	1032.00	1032.00
C	RETAINING WALL	1032.00	1032.00
D	RETAINING WALL	1032.00	1032.00
E	RETAINING WALL	1032.00	1032.00
F	RETAINING WALL	1032.00	1032.00
G	RETAINING WALL	1032.00	1032.00
H	RETAINING WALL	1032.00	1032.00
I	RETAINING WALL	1032.00	1032.00
J	RETAINING WALL	1032.00	1032.00
K	RETAINING WALL	1032.00	1032.00
L	RETAINING WALL	1032.00	1032.00
M	RETAINING WALL	1032.00	1032.00
N	RETAINING WALL	1032.00	1032.00
O	RETAINING WALL	1032.00	1032.00
P	RETAINING WALL	1032.00	1032.00
Q	RETAINING WALL	1032.00	1032.00
R	RETAINING WALL	1032.00	1032.00
S	RETAINING WALL	1032.00	1032.00
T	RETAINING WALL	1032.00	1032.00
U	RETAINING WALL	1032.00	1032.00
V	RETAINING WALL	1032.00	1032.00
W	RETAINING WALL	1032.00	1032.00
X	RETAINING WALL	1032.00	1032.00
Y	RETAINING WALL	1032.00	1032.00
Z	RETAINING WALL	1032.00	1032.00

REFER TO DETAIL 537-66 SHEET C-3.1

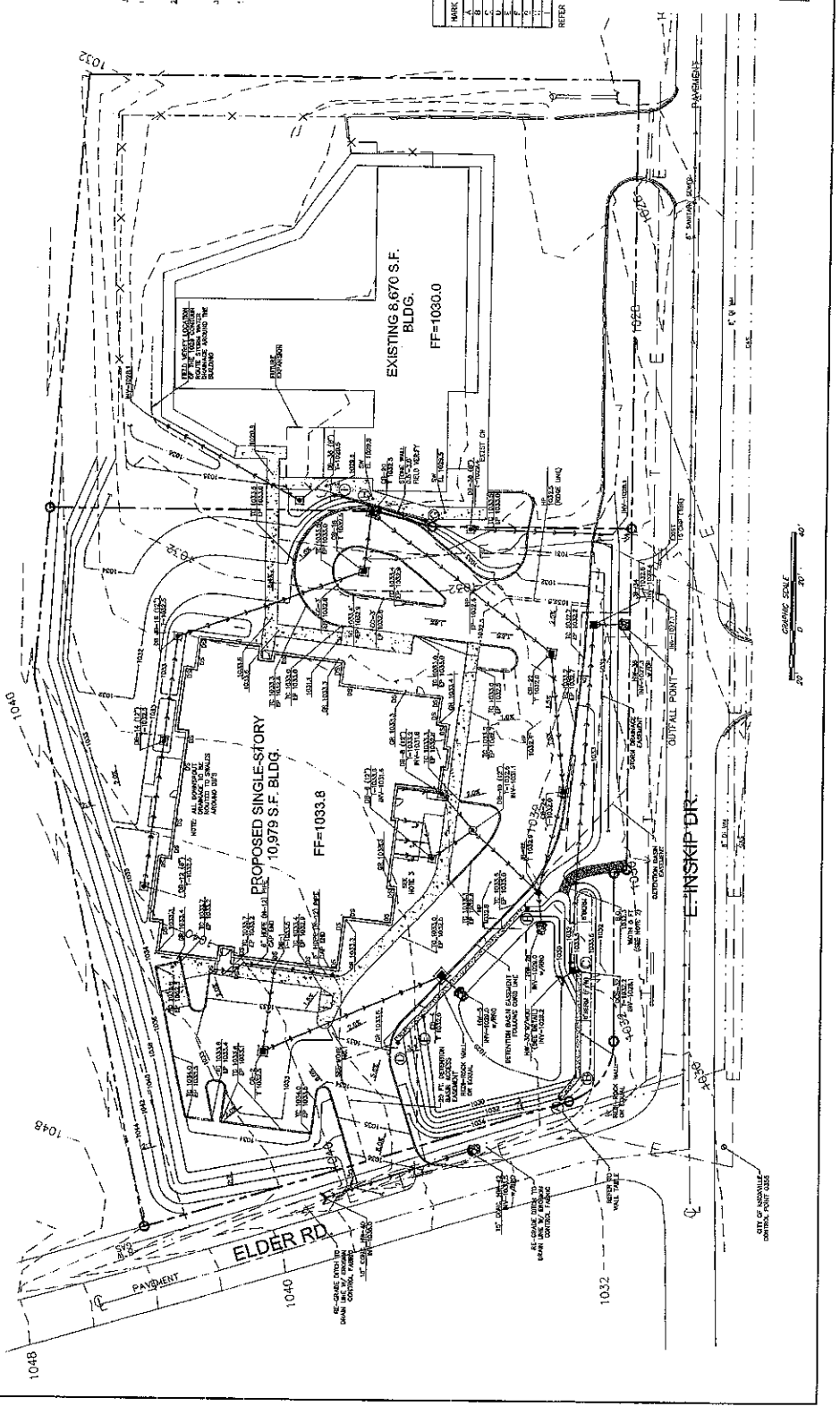
ONLY THREE WORKING DAYS BEFORE YOU DO GRADING, YOU MUST PREPARE THE FINAL SITE PLAN.

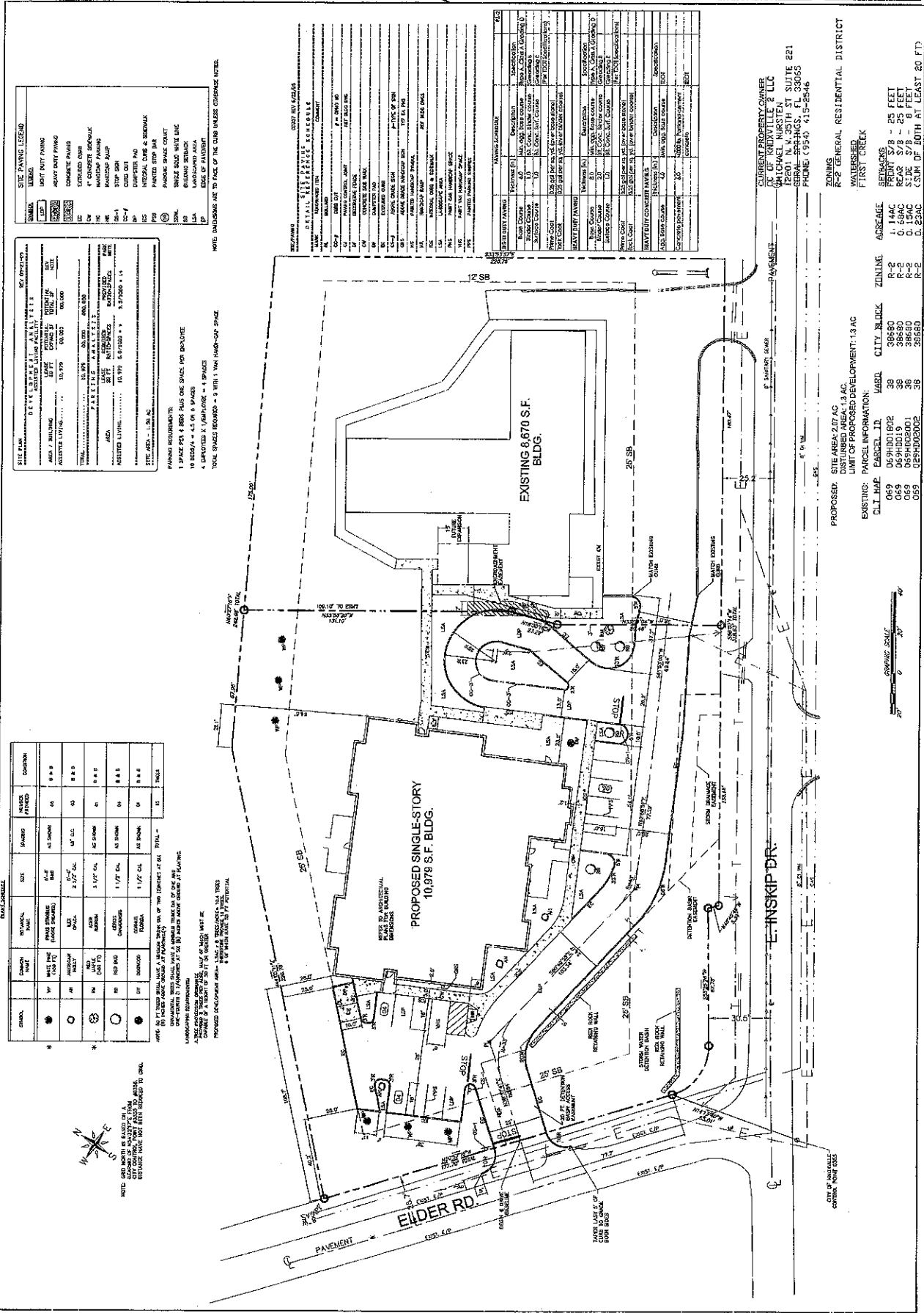
STORM SEWER SCHEDULE

NO.	DESCRIPTION	LENGTH	DIAMETER	DEPTH	INLET	OUTLET	INVERT	OUTLET
1	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0
2	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0
3	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0
4	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0
5	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0
6	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0
7	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0
8	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0
9	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0
10	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0

STORM SEWER SCHEDULE

NO.	DESCRIPTION	LENGTH	DIAMETER	DEPTH	INLET	OUTLET	INVERT	OUTLET
1	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0
2	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0
3	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0
4	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0
5	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0
6	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0
7	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0
8	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0
9	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0
10	4" x 10' STORM SEWER	10.0	4"	3'-0"	1032.0	1032.0	1032.0	1032.0





SITE PAVING LEGEND

SYMBOL	DESCRIPTION
1	ASPHALT DRIVE
2	ASPHALT DRIVE
3	ASPHALT DRIVE
4	ASPHALT DRIVE
5	ASPHALT DRIVE
6	ASPHALT DRIVE
7	ASPHALT DRIVE
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9	ASPHALT DRIVE
10	ASPHALT DRIVE
11	ASPHALT DRIVE
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100	ASPHALT DRIVE

PROPOSED DEVELOPMENT

NO.	DESCRIPTION	AREA (S.F.)	PERCENTAGE OF TOTAL
1	PROPOSED SINGLE-STORY BLDG.	10,878	100%
2	EXISTING BLDG.	8,870	81%

PLANTING SCHEDULE

NO.	DESCRIPTION	QUANTITY
1	PLANTING SCHEDULE	1
2	PLANTING SCHEDULE	1
3	PLANTING SCHEDULE	1
4	PLANTING SCHEDULE	1
5	PLANTING SCHEDULE	1
6	PLANTING SCHEDULE	1
7	PLANTING SCHEDULE	1
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97	PLANTING SCHEDULE	1
98	PLANTING SCHEDULE	1
99	PLANTING SCHEDULE	1
100	PLANTING SCHEDULE	1

PROPOSED DEVELOPMENT

NO.	DESCRIPTION	AREA (S.F.)	PERCENTAGE OF TOTAL
1	PROPOSED DEVELOPMENT	10,878	100%
2	EXISTING DEVELOPMENT	8,870	81%

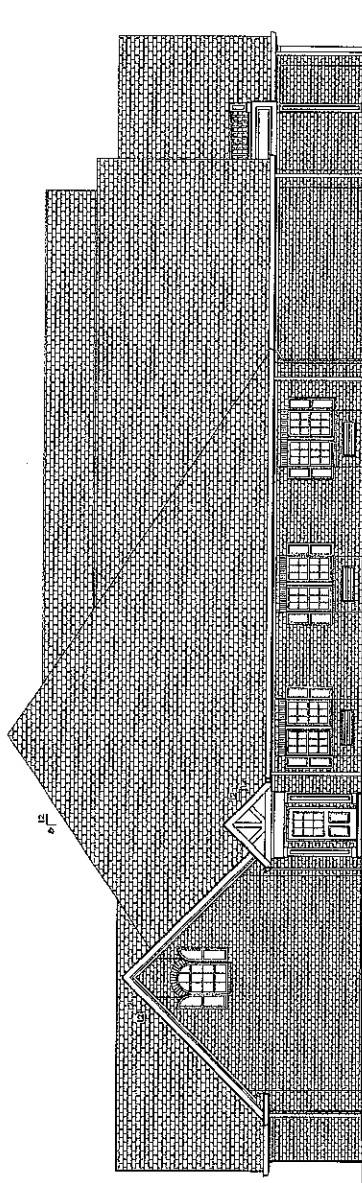
PROPOSED: SITE AREA: 9.47 AC
 DISTURBED AREA: 7.13 AC
 LIMIT OF PROPOSED DEVELOPMENT: 13 AC

EXISTING: PARCEL INFORMATION:
 C.L.T. MAP: 069
 PARCEL ID: 0694001802
 HARD: 38
 CITY BLOCK: 38880
 ZONING: R-2
 0694001819
 HARD: 38
 CITY BLOCK: 38880
 ZONING: R-2
 0694002001
 HARD: 38
 CITY BLOCK: 38880
 ZONING: R-2
 059_CENTRODUCE
 HARD: 38
 CITY BLOCK: 38880
 ZONING: R-2

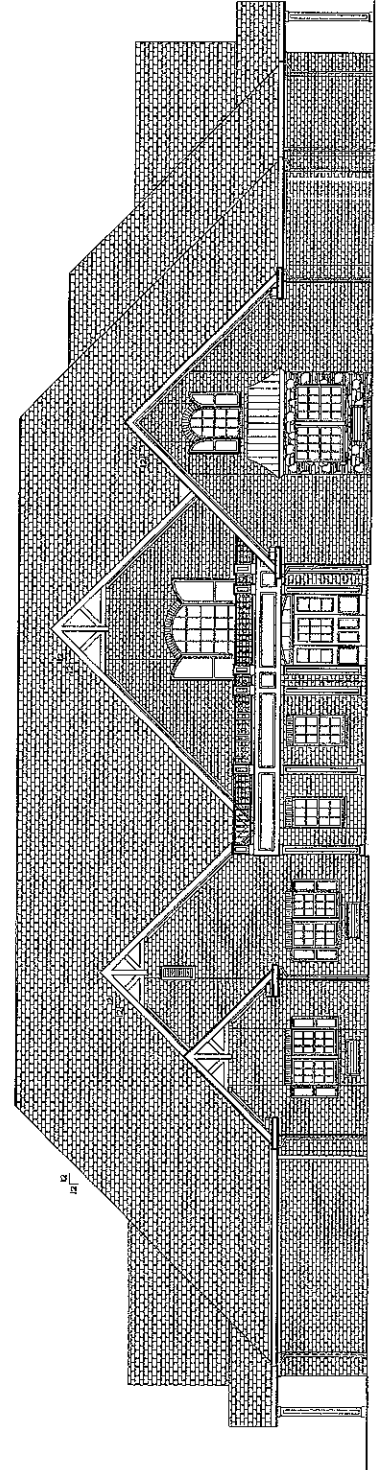
ZONING:
 R-2 GENERAL RESIDENTIAL DISTRICT
 WATERSHED:
 FIRST CREEK

RELATIONS:
 REAR S/B - 25 FEET
 REAR S/B - 25 FEET
 SIDE S/B - 6 FEET
 SIDE S/B - 6 FEET
 (SUM OF BOTH AT LEAST 20 FT)

CURRENT PROPERTY OWNER:
 JC OF KNOXVILLE 2, LLC
 MICHAEL MURSTEN
 101 SOUTH ST SUITE 221
 GREENSBORO, NC 27405
 PHONE: (919) 415-2646



LEFT ELEVATION
5/16" = 1'-0"



FRONT ELEVATION
5/16" = 1'-0"

Cooper
Architecture LLC
P.O. BOX 18278 KNOXVILLE TN 37918 615.994.6500



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PROJECT NO. 11-001
DATE 12-11-11
DRAWN BY NRC
CHECKED BY MJ
DATE 12-11-11
SCALE AS SHOWN
PROJECT NO. 11-001
DATE 12-11-11
DRAWN BY NRC
CHECKED BY MJ
DATE 12-11-11
SCALE AS SHOWN



Knoxville, TN
11/14/2011
EXTERIOR
ELEVATIONS

December 14, 2011
A 5.1

