

▶ **FILE #:** 8-A-12-UR

AGENDA ITEM #: 32

AGENDA DATE: 8/9/2012

▶ **APPLICANT:** ZION SENIOR LIVING

OWNER(S): Yelizaveta Apreotesi

TAX ID NUMBER: 91 042

JURISDICTION: County Commission District 6

▶ **LOCATION:** East side of Zion Ln., northwest of Ball Rd.

▶ **APPX. SIZE OF TRACT:** 4.27 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Zion Ln., a local street with a pavement width of 16' within a 50' wide right-of-way

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Grassy Creek

▶ **ZONING:** PR (Planned Residential) pending

▶ **EXISTING LAND USE:** Vacant buildings

▶ **PROPOSED USE:** Assisted Living Facility

HISTORY OF ZONING: The site was zoned PR (Planned Residential) earlier this year (5-C-12-RZ).

SURROUNDING LAND USE AND ZONING: North: Detached dwellings /Agriculture

South: Detached dwellings /Agriculture

East: Detached dwellings /Agriculture

West: Detached dwellings & mobile homes /Agriculture & RB residential

NEIGHBORHOOD CONTEXT: The site is surrounded by detached dwellings. A mobile home park is west of the site. The zoning in the area is A (Agricultural) and RB (General Residential)

STAFF RECOMMENDATION:

▶ **APPROVE the request for an assisted living facility with up to 10 client beds and the operators quarters as shown on the site plan subject to 8 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Providing a 20' wide sealed surface driveway from Zion Ln. around the eastern side of the building in the location shown on the site plan
3. Providing a minimum of 250' of sight distance at the driveway entrance
4. Eliminating the existing informal driveway along the western boundary of the site
5. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
6. Meeting all applicable requirements of the Knox County and Tennessee Fire Marshalls Office
7. Obtaining and maintaining the required license from the Tenn .Dept. of Health

8. Meeting all applicable requirements of the Knox County Health Dept.

With the noted conditions this plan meets the requirements for approval in the PR (Planned Residential) Zone, and the other criteria for approval of a use on review

COMMENTS:

A vacant building sits on the site in question. It was previously used for institutional housing as a "children's home". The current owner wishes to operate a small assisted living facility as this location. At present, the building is in a rundown condition and will require extensive renovation before it can be used. Meeting the current fire code will be required. At present the site is served by an undersized water line and the nearest fire hydrant is approximately 1300' from the building. Upgrades to meet the fire code will include sprinkling the building as well as insuring that adequate fire flow is available from a hydrant that is located within the required distance from the building.

An improved driveway will have to be constructed. Staff will recommend that the driveway be a minimum of 2 feet wide and that it be paved. Additionally, existing underbrush obscures the sight distance at the proposed driveway location. Staff will recommend that the underbrush be removed in order to obtain a minimum of 250' of sight distance.

Staff believes that the reuse of this deteriorating building as an assisted living facility will be of benefit to the immediate neighbors and will not have a negative impact on the area. Traffic generation for a facility such as this is not an issue.

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

1. All utilities are in the area and may be extended to serve this site.
2. The proposal will have no impact on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

2. 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 area 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 since it is located along two minor arterial streets.

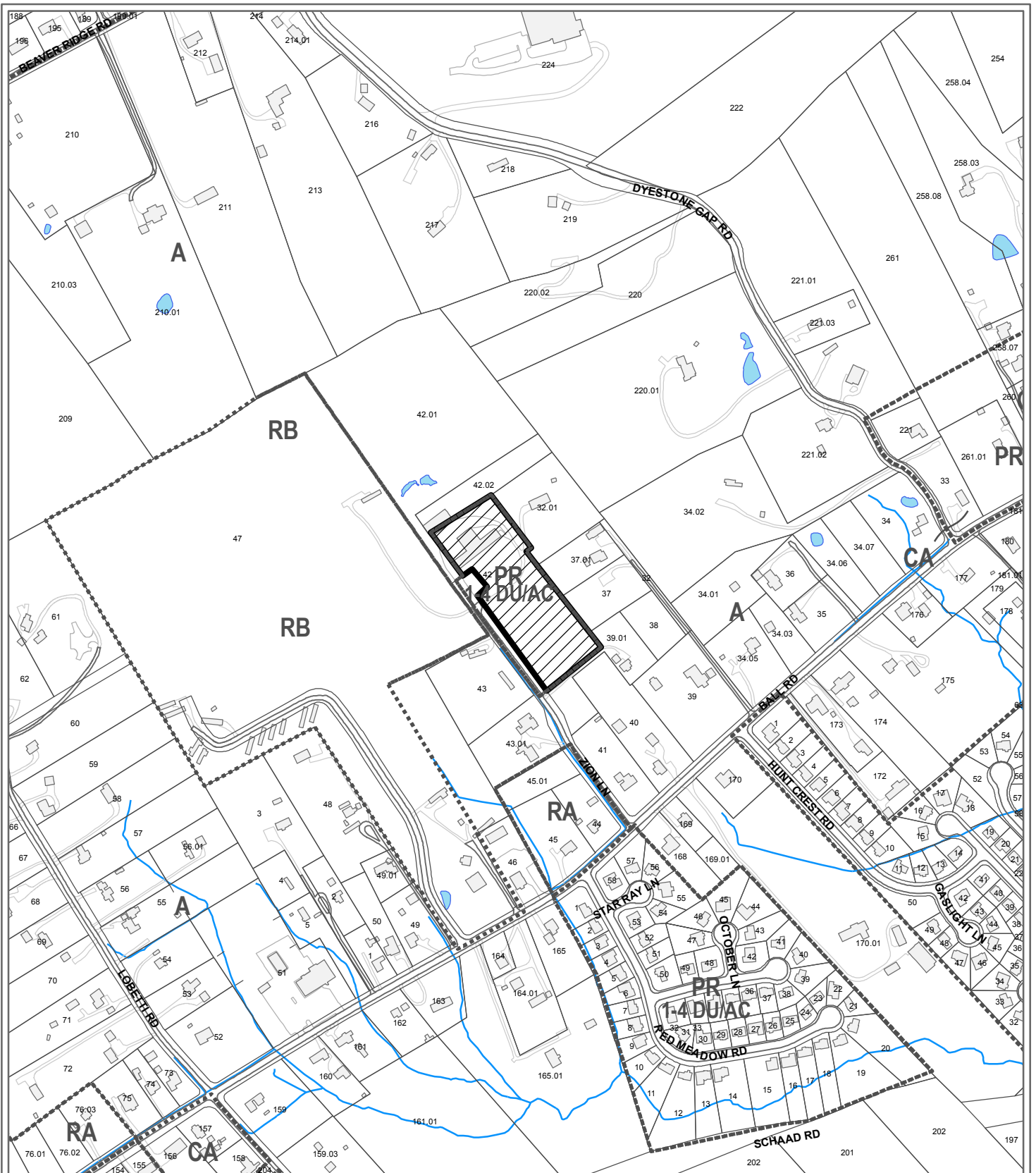
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies the property for low density residential use. The proposed development is in compliance with that plan.
2. The site is identified as being 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-A-12-UR
USE ON REVIEW**



Assisted Living Facility in PR (Planned Residential) pending

Original Print Date: 7/17/2012
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

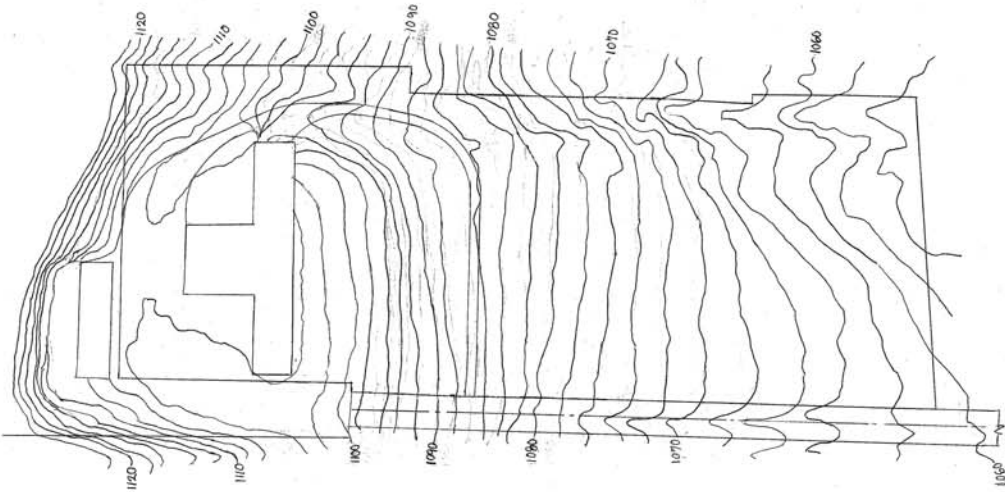
Revised:

Petitioner: Zion Senior Living

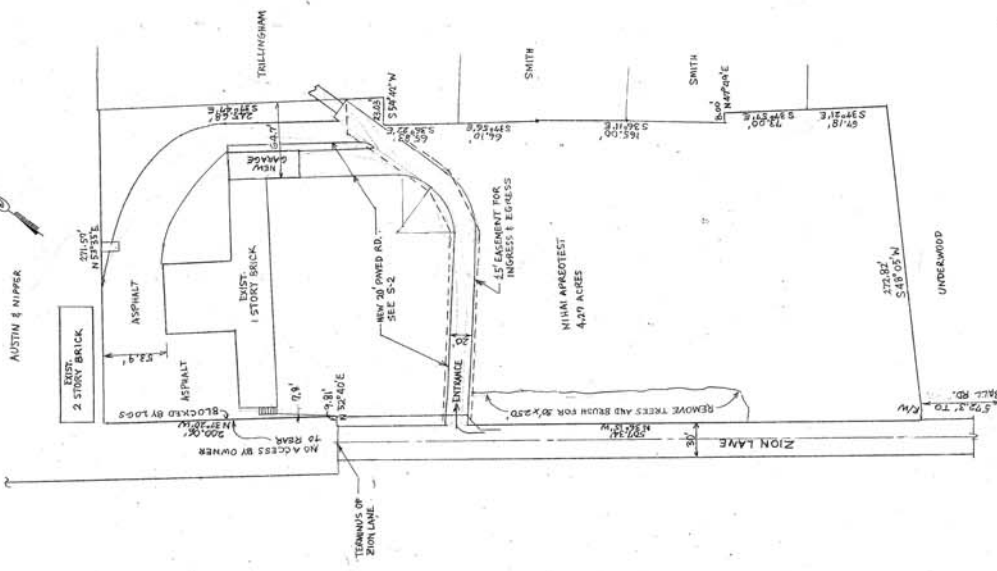
Map No: 91

Jurisdiction: County

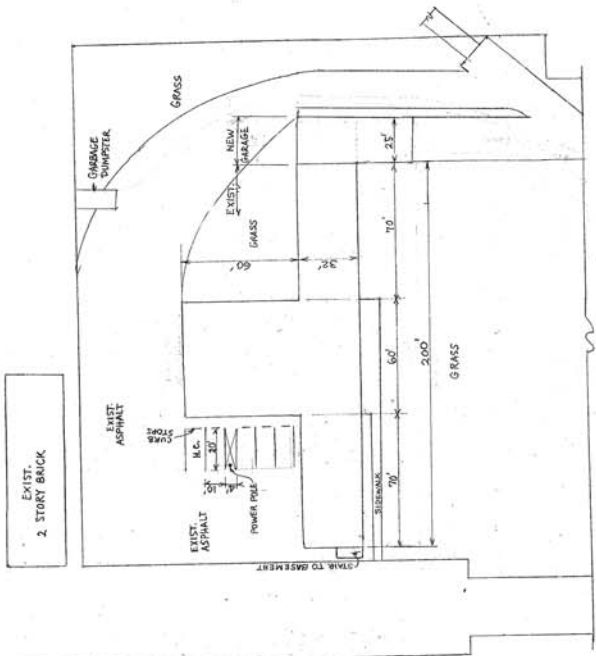




TOPOGRAPHIC PLAN
SCALE: 1" = 50'



SITE PLAN
SCALE: 1" = 50'



SITE PLAN DETAIL
SCALE: 1" = 30'



LOCATION PLAN

8-A-12-UR
REVISED
7-24-12

JOHN SEIBER LANE 3450 ZION LANE, KNOXVILLE, TN 37931 PHONE: 865-513-7327 FAX: 865-513-7328 DATE: 06-24-2012		J. S. MISE
SITE PLAN EXISTING AND ADDED STRUCTURE JESSE S. MISE, P.E., 144 REID WATSON RD., DEER CREEK, TN 37726, PHONE: 865-989-5702		C-1

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