

▶ **FILE #:** 8-E-12-UR

AGENDA ITEM #: 36

AGENDA DATE: 8/9/2012

▶ **APPLICANT:** RANDY CALDWELL

OWNER(S): Franklin Farrow

TAX ID NUMBER: 47 03314

JURISDICTION: County Commission District 7

▶ **LOCATION:** East side of Dannaer Dr., south side of Tate Trotter Rd.

▶ **APPX. SIZE OF TRACT:** 8.42 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access to the site will be via Dannaer Dr., a local street with a pavement width of 26' within a 60' wide right-of-way. The property also has minimal frontage on Tate Trotter Rd., a minor collector street with 19' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Assisted living facility

HISTORY OF ZONING: The site was zone OB (Office, Medical and Related Services) in May 2012 (4-F-12-RZ)

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / A & RA residential

South: Vacant land / OB office

East: Detached dwellings / A & RA residential

West: Vacant land & Tennova North Hospital / CA commercial & OB office

NEIGHBORHOOD CONTEXT: This site is located within a large CA and OB zoned area located along the east side of Conner Rd., north of E. Emory Rd. and the Tennova North Hospital campus.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for an assisted living facility with up to 73 client rooms that may contain up to a total of 80 beds as shown on the site plan subject to the following 8 conditions

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Meeting all applicable requirements of the Fire Marshall
4. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dep

5. Providing plans for any proposed sign(s) to MPC staff for review and approval
6. Obtaining and maintaining all required operating licenses from the State of Tennessee Dept. of Health to conduct business as an assisted living facility
7. Installing all landscaping as shown on the plan prior to obtaining an occupancy permit or posting a bond with the Knox County Dept, of Engineering and Public Works guaranteeing such installation within 6 months of the issuance of an occupancy permit
8. Obtaining a Dannaer Dr. street address

With the conditions noted, this plan meets the requirements for approval in the OB zone and the other criteria for approval of a use-on-review

COMMENTS:

The applicant is requesting approval of an assisted living facility that will contain seventy-three living units and can accommodate up to eighty clients. The OB (Office, Medical and Related Service) zone was recently (5/12) for this site. Other uses in the general area include the Tennova North Hospital, a health club and a developing area of professional offices and related commercial uses. This site is very desirable for the proposed use because of its proximity to the developing medical community in the immediate area.

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

1. The proposed assisted living facility will have minimal impact on local services since all utilities are available 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.

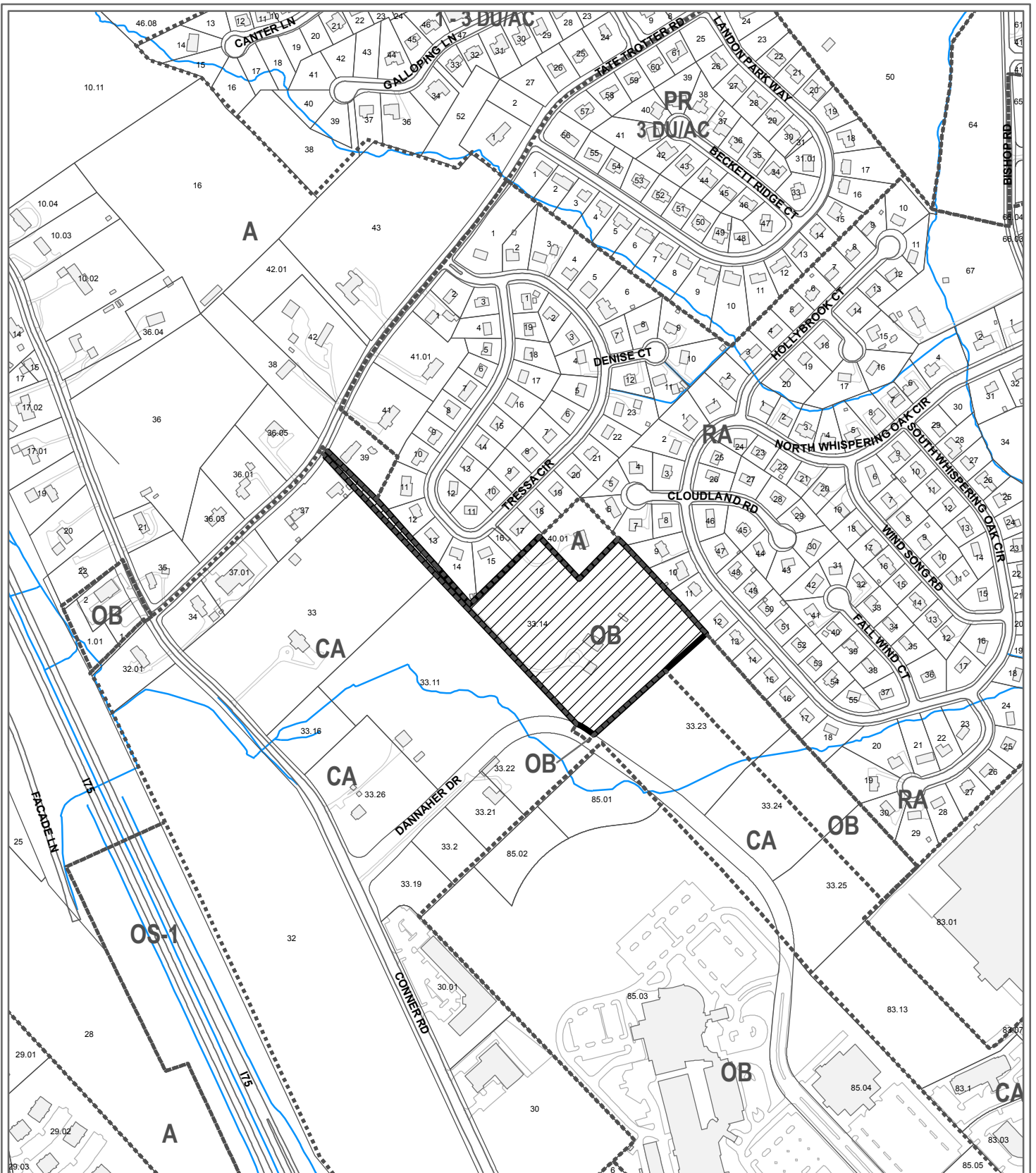
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan identifies the property for commercial 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-E-12-UR
USE ON REVIEW**



Assisted living facility in OB (Office, Medical, and Related Services) & OB (Office, Medical, and Related Services) pending

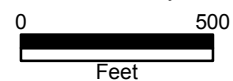
Original Print Date: 7/17/2012
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:


Petitioner: Caldwell, Randy

Map No: 47

Jurisdiction: County



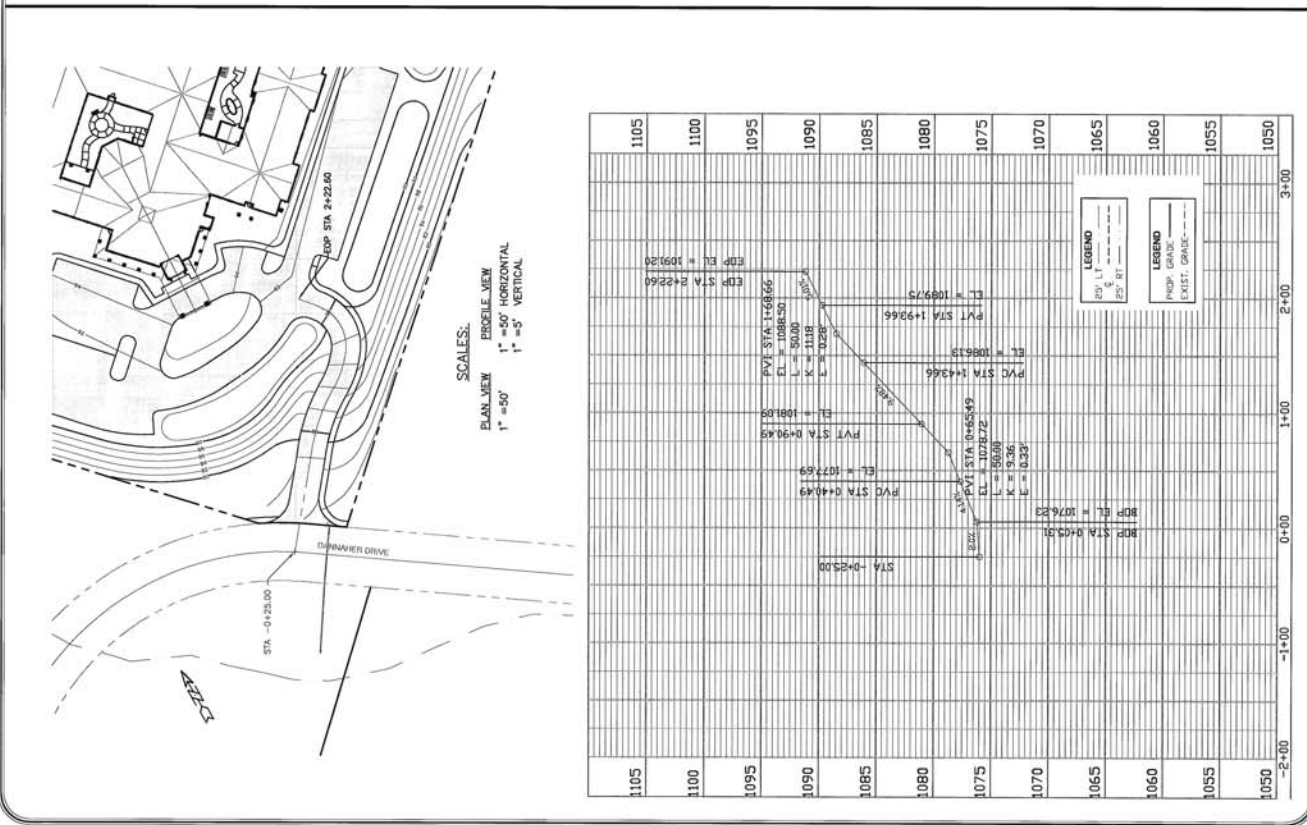
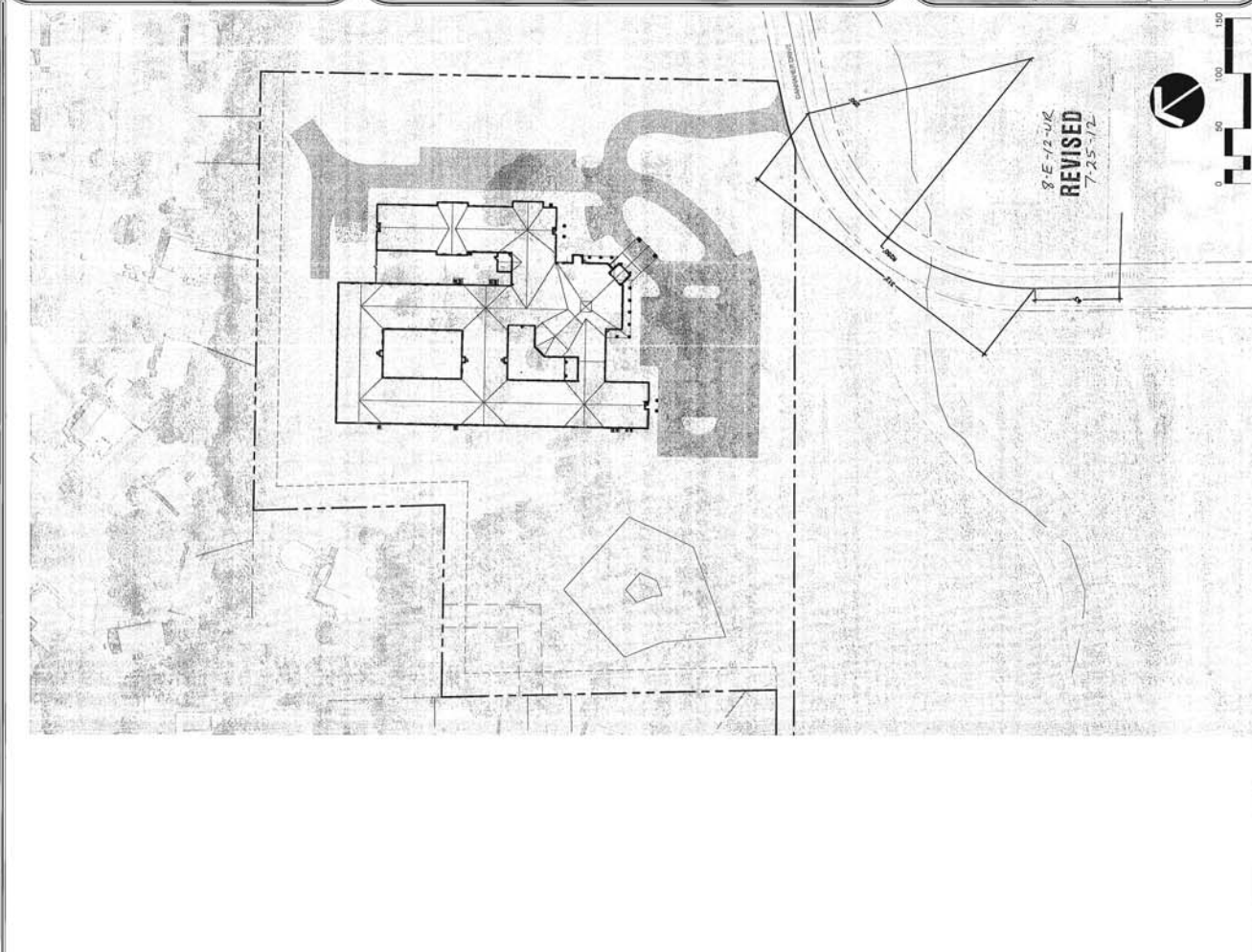
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 (615) 522-1111
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MORNING POINTE
 SUNDOWN PROPERTY
 DANNHAHER DRIVE
 KNOX COUNTY, TENNESSEE

DRIVEWAY LOCATION & PROFILE PLAN
 DATE: JULY 18, 2012
 DESIGNED BY: M. W. OGBORN
 DRAWING NO.: 12-031
 SCALE: 1" = 50'
 JOB NO.: WK 090818
 REVISIONS: 07/23/12 (S) (2) PM 9516

C2



NOTES

MORNING POINTE
 SUNDOWN PROPERTY
 KNOXVILLE, TENNESSEE

LANDSCAPE PLAN

DATE	ISSUED BY	PROJECT NO.	SHEET
02/12/12		232127	11.1

8'-E-1/2" = 1'-0"
REVISED
 7-25-12

L1.1

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