

▶ **FILE #:** 8-F-12-UR

AGENDA ITEM #: 37

AGENDA DATE: 8/9/2012

▶ **APPLICANT:** RANDOLPH ARCHITECTURE

OWNER(S): Richard Rudesill

TAX ID NUMBER: 119 K A 011 & 014

JURISDICTION: City Council District 2

▶ **LOCATION:** East side of Prosperity Dr., east end of Executive Park Dr

▶ **APPX. SIZE OF TRACT:** 1.6 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Prosperity Dr., a local street with 26' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Hotel

▶ **PROPOSED USE:** Assisted living facility

HISTORY OF ZONING: The site was zoned O-1 (Office, Medical and Related Services District) earlier this year (3-A-12- RZ)

SURROUNDING LAND USE AND ZONING:
 North: Business offices / C-3 commercial
 South: Business offices & Ten Mile Creek/ C-3 commercial & F-1 floodway
 East: Vacant land / C-3 commercial and OS-1 open space
 West: Business offices / C-3 commercial & CA commercial

NEIGHBORHOOD CONTEXT: This area, at the eastern end of Executive Park Dr., is developed with office and commercial uses under C-3, CA, PC, C-6 and O-1 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the request for an assisted living facility with up to 71 client rooms (beds) 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 Knoxville Engineering Dept.
3. Obtaining the needed variances for the proposed driveway design from the Knoxville Board of Zoning Appeals
4. Meeting all applicable requirements of the Knoxville Fire Marshall
5. Meeting all applicable requirements of the Knox County Health Dept.
6. Providing plans for any proposed sign(s) to MPC staff for review and approval
7. Obtaining and maintaining all required operating licenses from the State of Tennessee Dept. of Health to

conduct business as an assisted living facility

8. Installing all landscaping as shown on the plan within six months of obtaining an occupancy permit

With the conditions noted, this plan meets the requirements for approval in the O-1 district 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 71 living units that will house a like number of clients. The site is located at the eastern end of the Executive Park office development. The site currently contains a motel that will be converted to the proposed use. In addition, the operator proposes to construct a second building on the site. The second building will contain client rooms and some of the common facilities.

The proposed northern driveway does not meet the location requirements or width limitations contained in the Knoxville Zoning Ordinance. In order to develop the site as shown, variances will have to be approved by the Knoxville Board of Zoning Appeals. There is an inherent problem with this site regarding access and the potential driveway locations that makes compliance with the Zoning Ordinance very impractical. The desire to tie this site in at the boulevard street, as shown, is the most logical place for access.

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 KNOXVILLE 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.

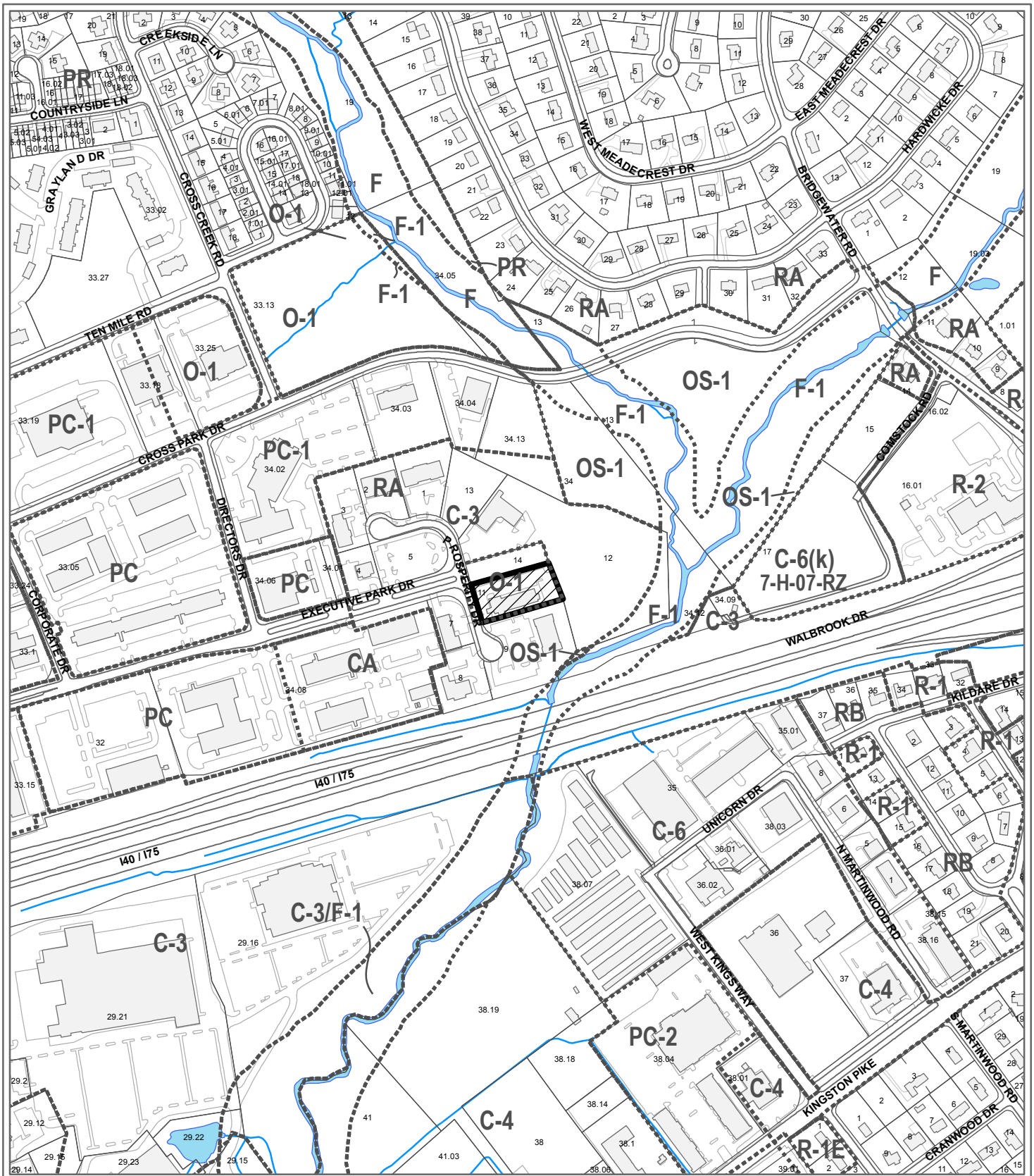
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies the property for 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 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.



**8-F-12-UR
USE ON REVIEW**



Assisted living facility in O-1 (Office, Medical, and Related Services)

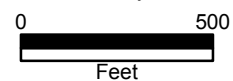
Original Print Date: 7/17/2012
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Randolph Architecture

Map No: 119

Jurisdiction: City





**RADIUM
ARCHITECTS**

9724 Kingston Pike
Suite 300 B
Memphis, TN 38122
P: 865.357.3750
F: 865.357.3746

NOT FOR
CONSTRUCTION

MPC USE
ON
REVIEW
SET

2012_07

IMPAIRED MEMORY LIVING COMMUNITY
214 PROSPERITY DRIVE
KNOXVILLE, TENNESSEE 37923

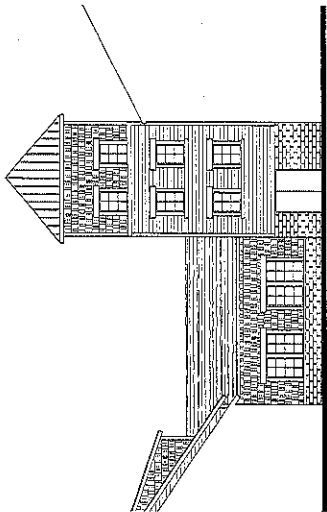
ADDITONS & RENOVATIONS FOR

Issue Date: 05-27-2012

Drawn: GGG
Checked: RMR

Project:

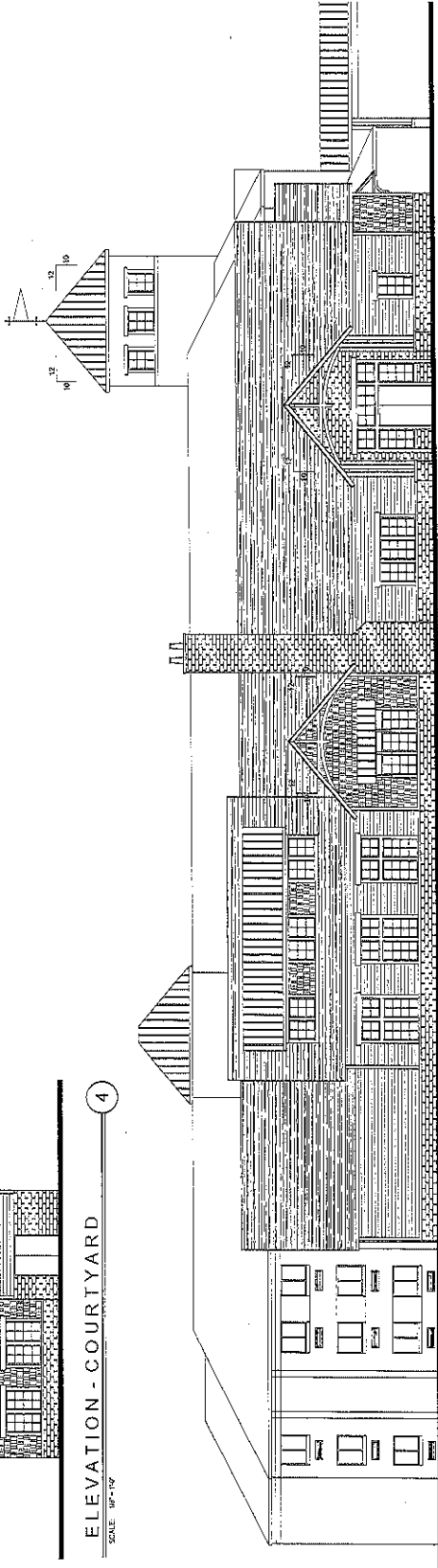
a4.01
exterior elevations



ELEVATION - COURTYARD

SCALE: 1/8" = 1'-0"

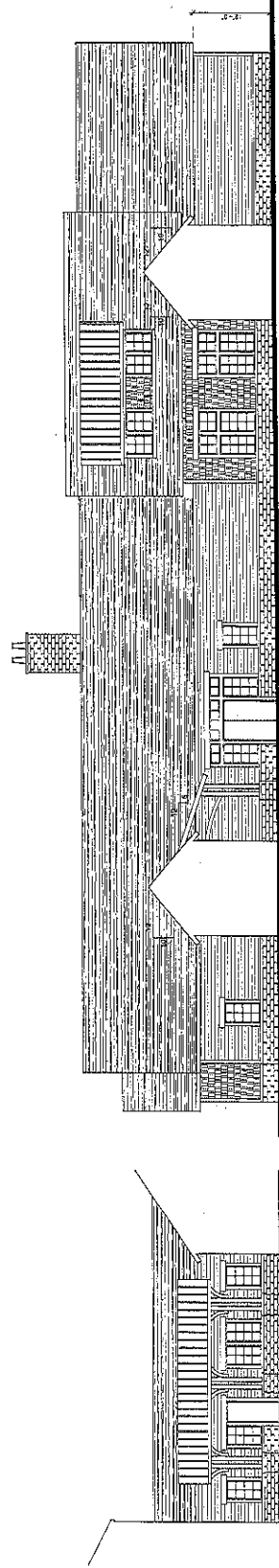
4



NORTH ELEVATION - COMMUNITY BUILDING

SCALE: 1/8" = 1'-0"

3



ELEVATION - COURTYARD

SCALE: 1/8" = 1'-0"

2

SOUTH ELEVATION - COMMUNITY BUILDING

SCALE: 1/8" = 1'-0"

1

8-F-12-UK



RADIOPH
architecture

9724 Kingston pike
suite 305 B 37922
Knoxville, TN 37922
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NOTE FOR
CONSTRUCTION

MPC USE
ON
REVIEW
SET

2012_07

IMPAIRED MEMORY LIVING COMMUNITY
214 PROSPERITY DRIVE
KNOXVILLE, TENNESSEE 37923

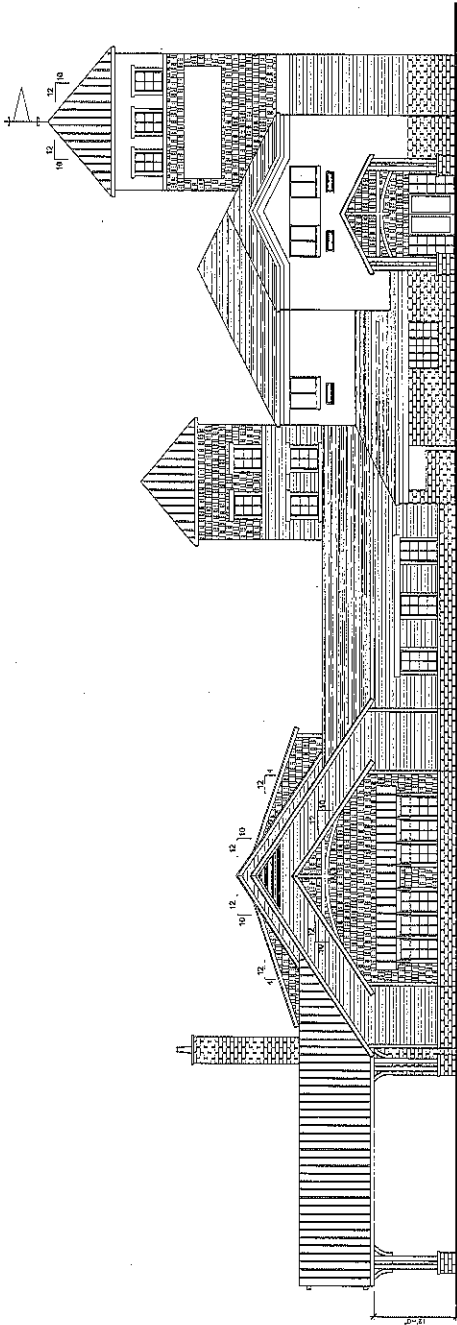
ADDITIONS & REVISIONS FOR:

Issue Date: 05-22-2012

Drawn: Checked:
GRC: RMR

Revised:

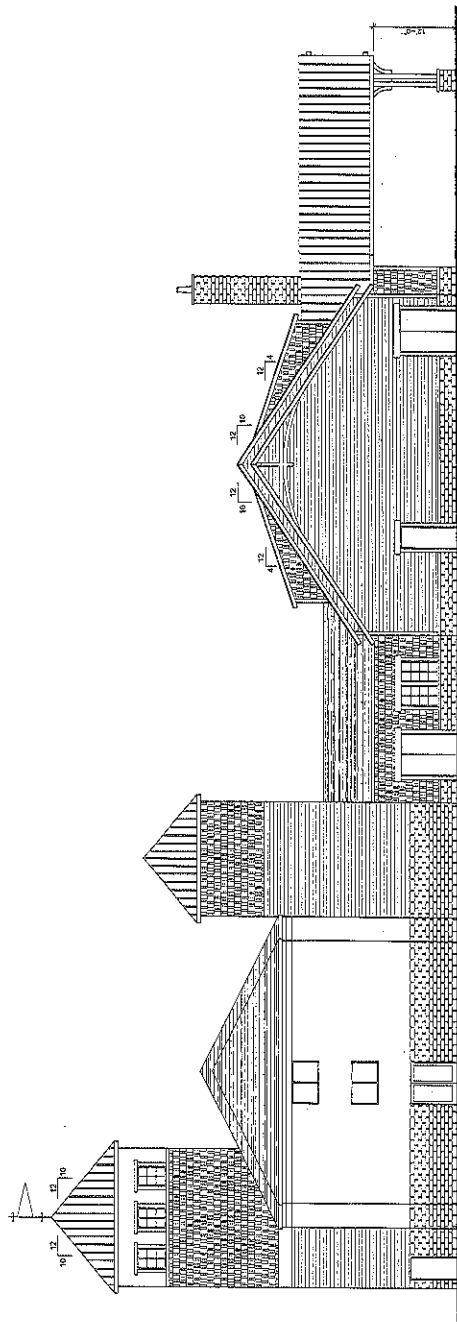
a4.02
exterior elevations



WEST ELEVATION - COMMUNITY BUILDING

SCALE: 1/8" = 1'-0"

2



EAST ELEVATION - COMMUNITY BUILDING

SCALE: 1/8" = 1'-0"

1

8-F-12-UR



rad oirh
architecture

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NOT FOR
CONSTRUCTION

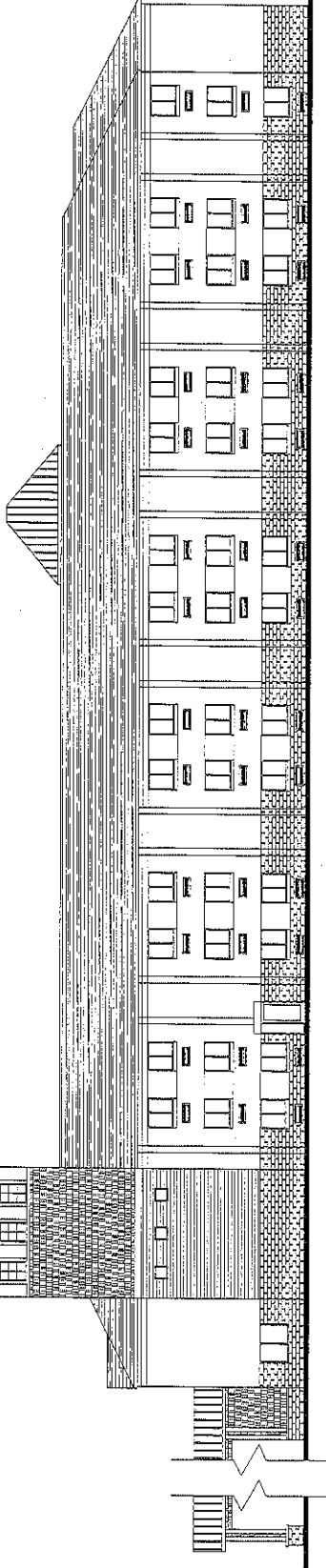
MPC USE
ON
REVIEW
SET

2012_07

2

SOUTH ELEVATION - LIVING / ADMIN. BUILDING

SCALE: 1/8" = 1'-0"



IMPAIRED MEMORY LIVING COMMUNITY
214 PROSPERITY DRIVE
KNOXVILLE, TENNESSEE 37923

ADDITONS & RENOVATIONS FOR:

Issue Date: 05/22/2012

Drawn: GRG
Checked: RMR
Reviewed:

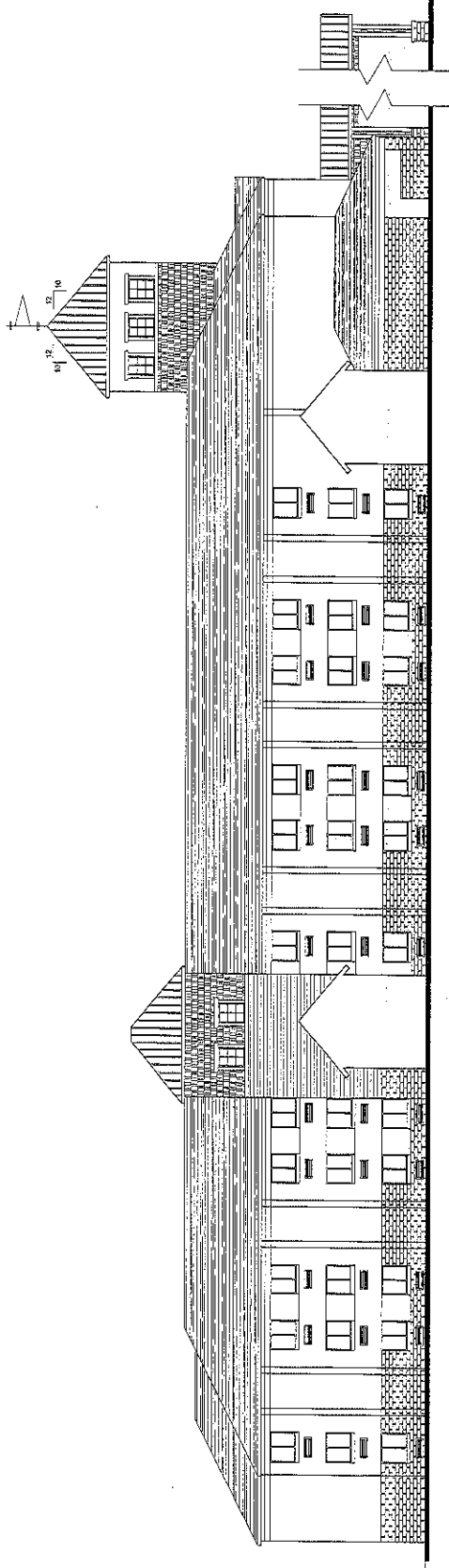
a4.03

exterior elevations

1

NORTH ELEVATION - LIVING / ADMIN. BUILDING

SCALE: 1/8" = 1'-0"



8-F-12-UK



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: 8-F-12-UR - - Impaired Memory Living Community

1 message

Dan Kelly <dan.kelly@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Wed, Aug 1, 2012 at 3:27 PM

----- Forwarded message -----

From: **Chris Howley** <chowley@cityofknoxville.org>
Date: Wed, Aug 1, 2012 at 3:05 PM
Subject: 8-F-12-UR - - Impaired Memory Living Community
To: Dan Kelly <dan.kelly@knoxmpc.org>

Comments for 8-F-12-UR - - Impaired Memory Living Community

The proposed driveway is not approvable in its current configuration. It must provide for better alignment with Executive Park Drive. Additionally, BZA variances will be required for the driveway location and size.

Thanks

Chris Howley, P.E.

Engineering

--

Dan Kelly
MPC, Development Services Manager
(865) 215-2500



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architecture
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NOT FOR
CONSTRUCTION

PLANNING
REVIEW
SET

2011_21

A new Builders Inc.
DIXIE LEE SENIOR LIVING COMMUNITY
U.S. HIGHWAY 70
LODNON COUNTY, TENNESSEE

By Issue Date: 07-25-2012

Drawn: Checked:
C: RD RMR

R: VISORS

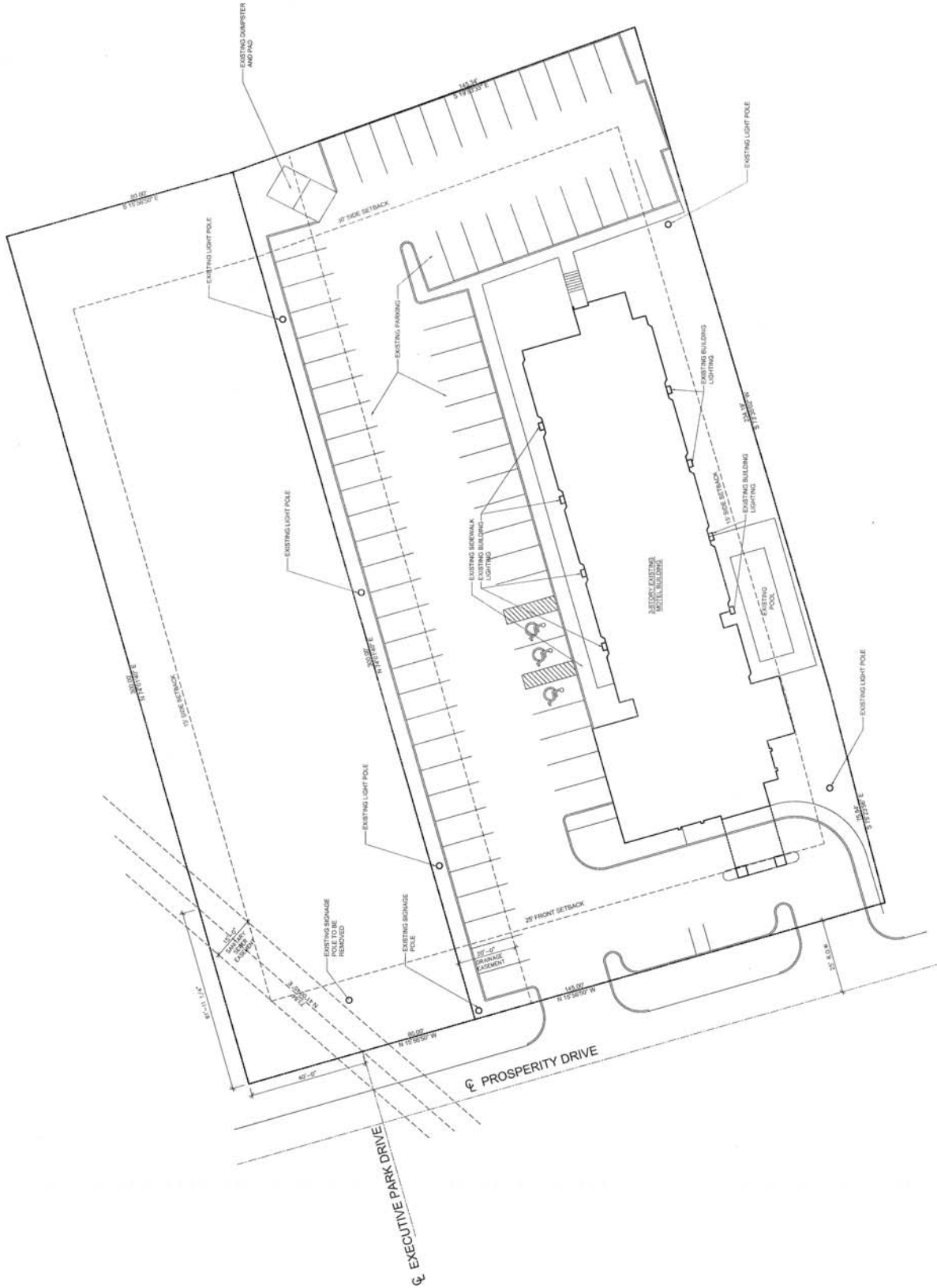
7/15/12

REVISED

8-F-13-UR

C0.01

Existing site plan



EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

1



**randolph
architecture**
9124 Kingston pike
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f: 615.327.3746

NOT FOR
CONSTRUCTION

PLANNING
REVIEW
SET

2011_21

DIXIE LEE SENIOR LIVING COMMUNITY
U.S. HIGHWAY 70
LOUDON COUNTY, TENNESSEE

A new building for:

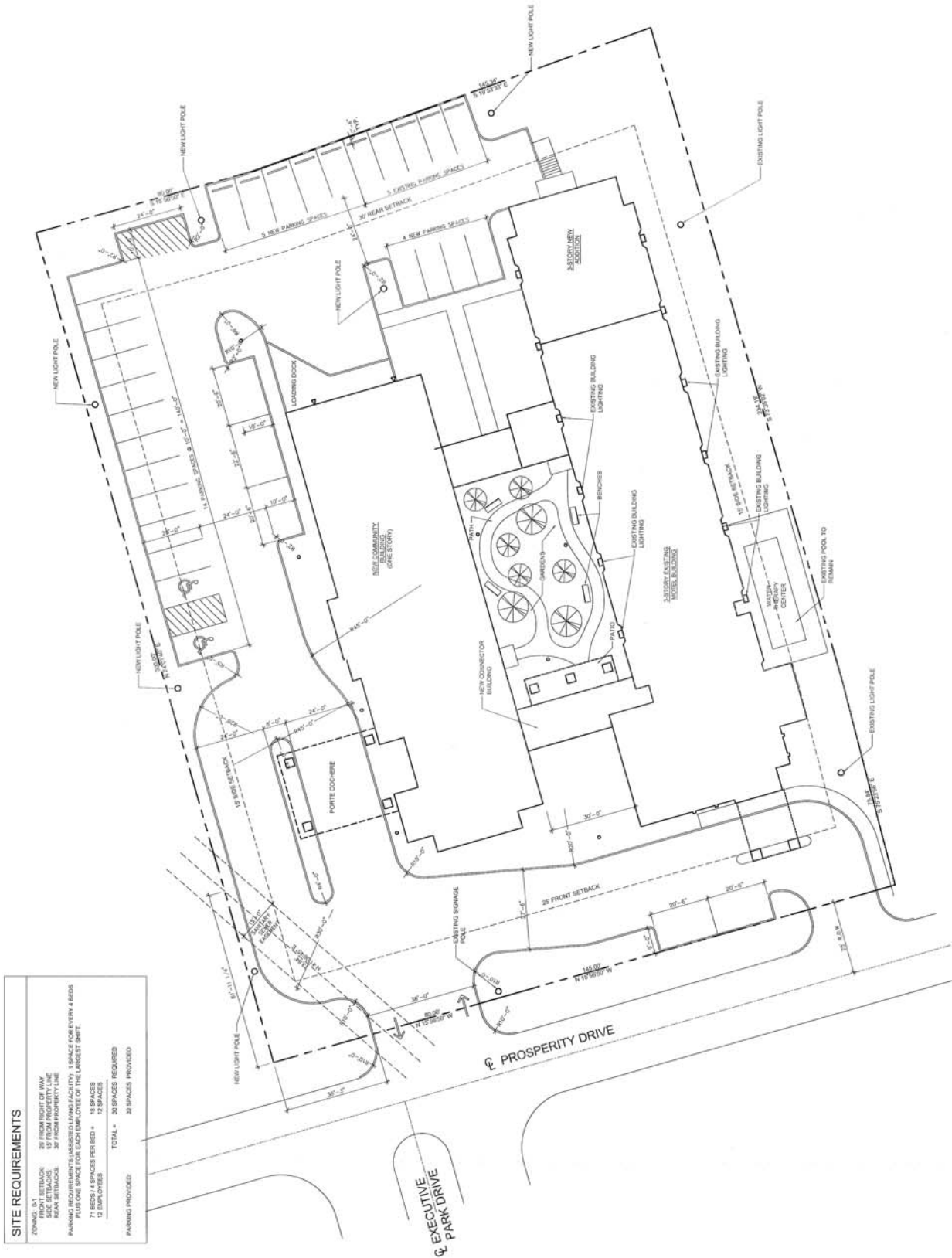
Issue Date: 07-25-2012

Drawn: GJC
Checked: RMR

By visitor:

8-F-12-1-R
REVISED
7-25-12

c1.01
a to plan



SITE REQUIREMENTS

ZONING: S1
 SIDE SETBACKS: 20' FROM FRONT OF PAVY
 SIDE SETBACKS: 15' FROM PROPERTY LINE
 REAR SETBACKS: 30' FROM PROPERTY LINE
 PARKING REQUIREMENTS (ASBESTOS LIVING FACILITY): 1 SPACE FOR EVERY 4 BEDS
 PLUS ONE SPACE FOR EACH EMPLOYEE OF THE LARGEST BLDG.
 12 EMPLOYEES PER BLDG = 12 SPACES
 12 EMPLOYEES
 TOTAL = 30 SPACES REQUIRED
 32 SPACES PROVIDED

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"