

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION REZONING REPORT

► **FILE #:** 12-F-12-RZ

AGENDA ITEM #: 27

AGENDA DATE: 12/13/2012

► **APPLICANT:** MANORHOUSE MANAGEMENT, INC.
OWNER(S): MANORHOUSE PROPERTIES HOLDINGS LLC

TAX ID NUMBER: 133 08302 & 08303

JURISDICTION: City Council District 2

► **LOCATION:** Northwest side S. Northshore Dr., southwest side Wallace Rd.

► **APPX. SIZE OF TRACT:** 5.2 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via S. Northshore Dr., a major arterial street with 20' of pavement width within 70' of right-of-way, or Wallace Rd., a minor collector street with 20' of pavement width within 55' of right-of-way. Access could also be gained from Branton Blvd., a local street with 2 lanes and a center median within 100' of right-of-way.

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

WATERSHED: Tennessee River

► **PRESENT ZONING:** RP-1 (Planned Residential) (15 du/ac)

► **ZONING REQUESTED:** R-2 (General Residential)

► **EXISTING LAND USE:** Assisted living facility and vacant parcel

► **PROPOSED USE:** Nursing home and assisted living facility

EXTENSION OF ZONE: No

HISTORY OF ZONING: RP-1 was approved in 1988 (12-K-88-RZ).

SURROUNDING LAND USE AND ZONING: North: Residential subdivision / PR (Planned Residential) @ 15 du/ac

South: S. Northshore Dr. - Residence and vacant land / PR (Planned Residential) & A (Agricultural)

East: Wallace Rd. - Office and house / OA (Office Park) (K) & RA (Low Density Residential)

West: Branton Blvd. - Offices / PR (Planned Residential) @ 15 du/ac

NEIGHBORHOOD CONTEXT: This area is developed primarily with residential uses under PR, RP-1 and RA zoning. An assisted living facility is located on the subject site, and there are two office developments nearby.

STAFF RECOMMENDATION:

► **RECOMMEND that City Council APPROVE R-2 (General Residential) zoning, subject to 1 condition:**

1. Uses are limited to an assisted living facility and a nursing home.

With the conditions noted above, the proposal will have a minimal impact on adjacent properties and is compatible with surrounding zoning. The proposed R-2 zoning is consistent with the sector plan proposal for the property.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. R-2 zoning will allow the subject property to be developed with a nursing home, which is a complementary use to the existing assisted living facility already in place on the site.
2. With the recommended condition, R-2 zoning will be compatible with the surrounding development and zoning pattern.
3. The R-2 zone allows nursing homes as a use permitted on review, so the project can be developed in such a way as to minimize the impact on surrounding residences. The condition limiting the uses will prevent the property from being developed with apartments or other R-2 permitted uses that may not be appropriate at this location.
4. In 2010, MPC staff proposed an ordinance amendment that would have allowed a nursing home to be considered as a use on review in the RP-1, RP-2 and RP-3 zoning districts (5-A-10-OA). MPC recommended approval of the amendment to City Council on 7/8/10, per staff's recommendation, but the amendment was then denied by City Council on 8/10/10. Staff maintains that a nursing home is appropriate in the RP-1 zone, with use on review approval. If that ordinance amendment had been approved, this rezoning request would not have been necessary. The applicant could have just requested use on review approval for the nursing home in the RP-1 district. Staff's recommendation on this proposal basically accomplishes the same end result, except one extra step (rezoning) is required. The R-2 zone allows nursing homes as a use permitted on review, but the RP-1 zone does not permit them.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested R-2 zoning is a residential district to provide for medium population density. The principal uses of land may range from houses to low density multi-dwelling structures and developments. Certain uses, which are more compatible functionally with intensive residential uses than with commercial uses are permitted. Some recreational, religious, educational facilities and other related uses in keeping with the residential character of the district may be permitted on review by the planning commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and usable open space for dwellings and related facilities, and through consideration of the proper functional relationship to each use permitted in this district.
2. Based on the above description and with the recommended condition, R-2 is an appropriate zone for this site.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The applicant proposes to develop a nursing home on the site in addition to the assisted living facility already in place. R-2 zoning is required to consider a nursing home, as it is not permitted under the current RF 1 zoning.
2. This area is developed primarily with low density residential houses. The recommendation condition to limit uses will insure that the proposed zoning and use of this site will be compatible with the surrounding area and will have very minimal impact.
3. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

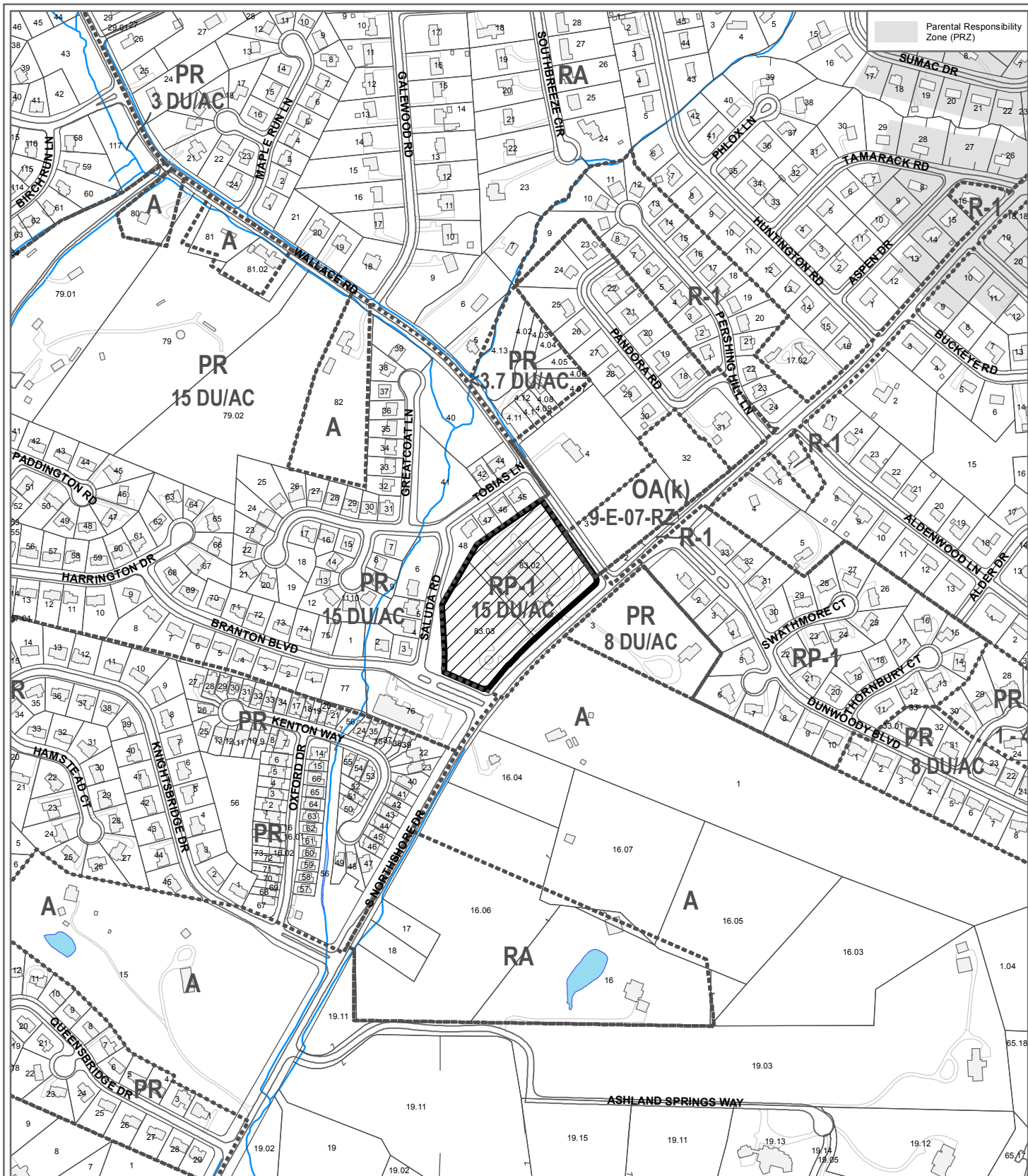
1. Both the Southwest County Sector Plan and the City of Knoxville One Year Plan propose medium density residential uses for the site, consistent with the proposed R-2 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/8/2013 and 1/22/2013. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the

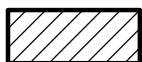
appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



12-F-12-RZ REZONING

From: RP-1 (Planned Residential) (15 du/ac)

To: R-2 (General Residential)

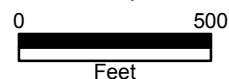


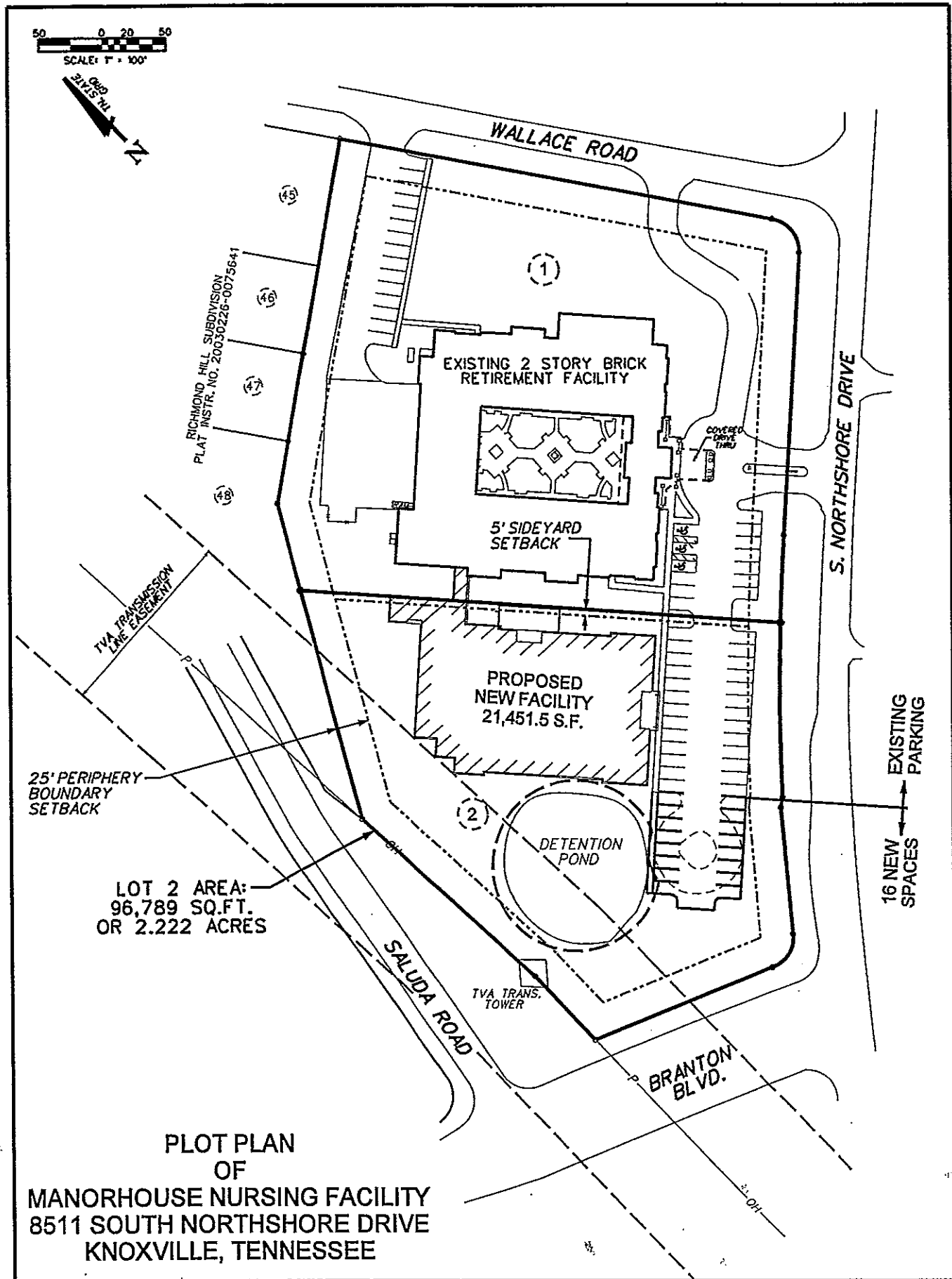
Original Print Date: 11/19/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Manorhouse Management, Inc.

Map No: 133

Jurisdiction: City

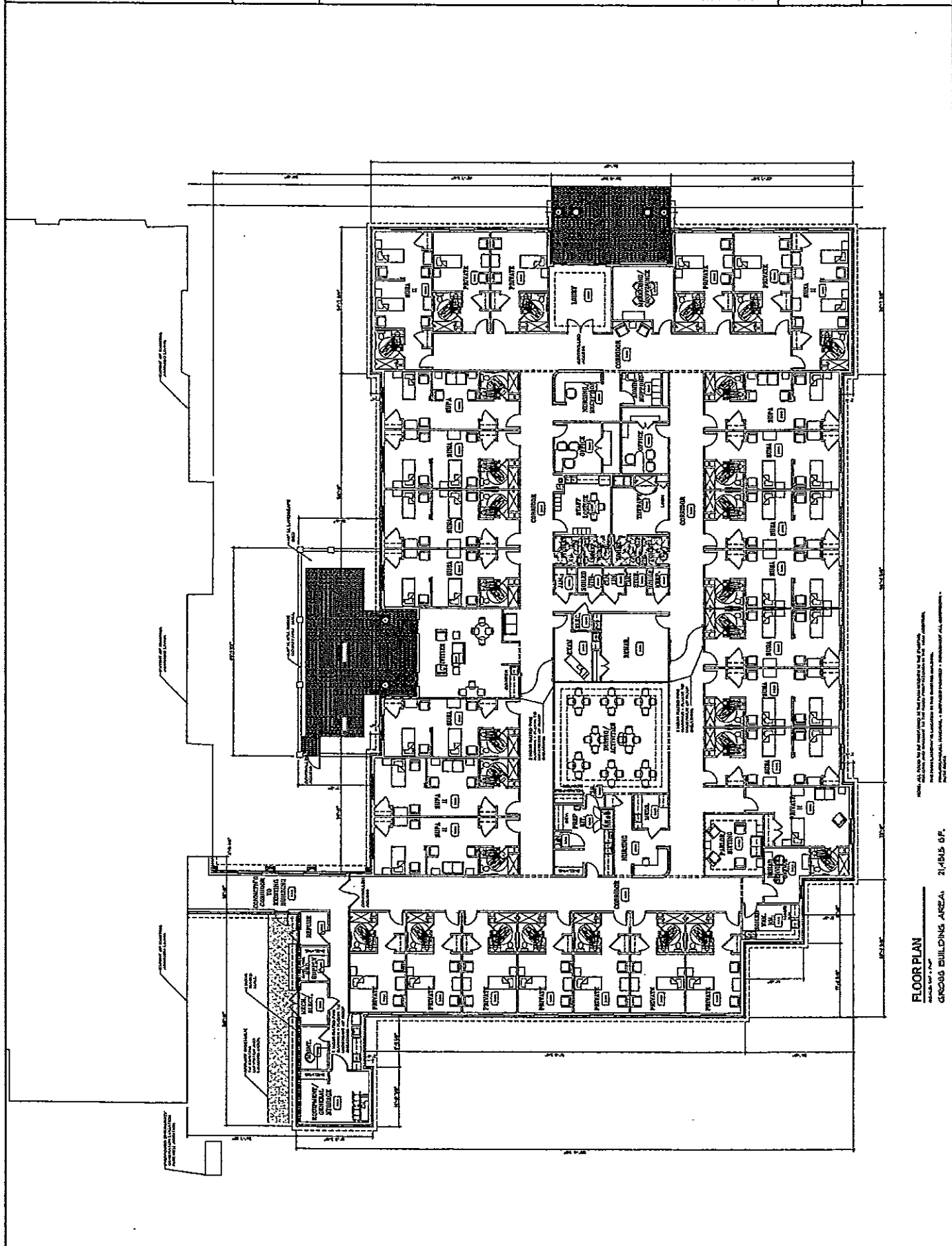




MANORHOUSE NURSING FACILITY
 8611 SOUTH NORTHSORE DRIVE
 KNOXVILLE, TENNESSEE

FLOOR PLAN

Red | *design*, LLC
 3718 Cedar Plains Road
 Sandy Hook, Virginia 23153



NOTE: ALL ROOMS ARE MEASURED TO THE CENTER OF THE WALLS UNLESS OTHERWISE NOTED. ROOMS ARE MEASURED TO THE CENTER OF THE WALLS UNLESS OTHERWISE NOTED. ROOMS ARE MEASURED TO THE CENTER OF THE WALLS UNLESS OTHERWISE NOTED.

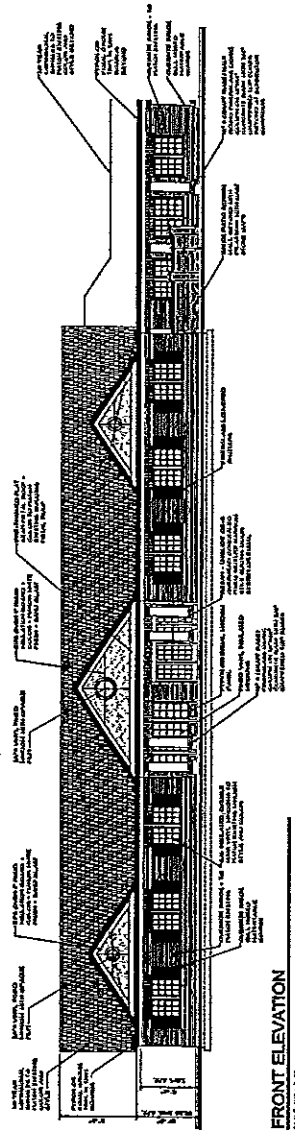
FLOOR PLAN
 GROUPS BUILDING AREA: 21,415.8 SF.

Red 1 designs, LLC
3718 Cedar Plains Road
Sandy Hook, Virginia 23153

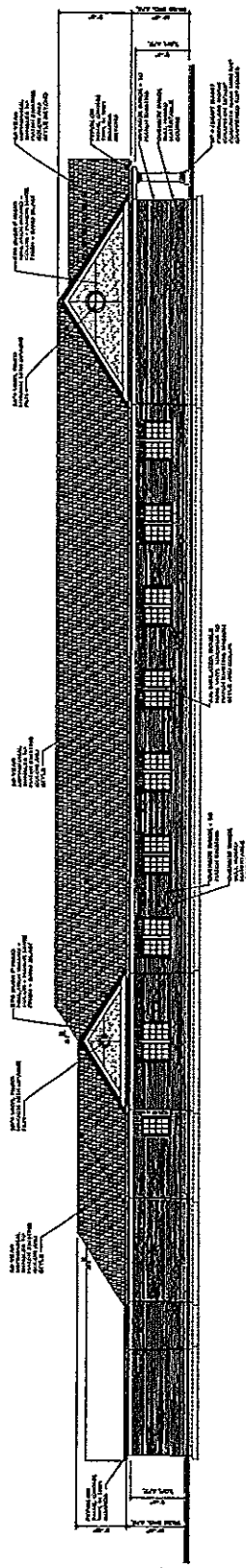
MANORHOUSE NURSING FACILITY
8511 SOUTH NORTHSORE DRIVE
KNOXVILLE, TENNESSEE

EXTERIOR ELEVATIONS

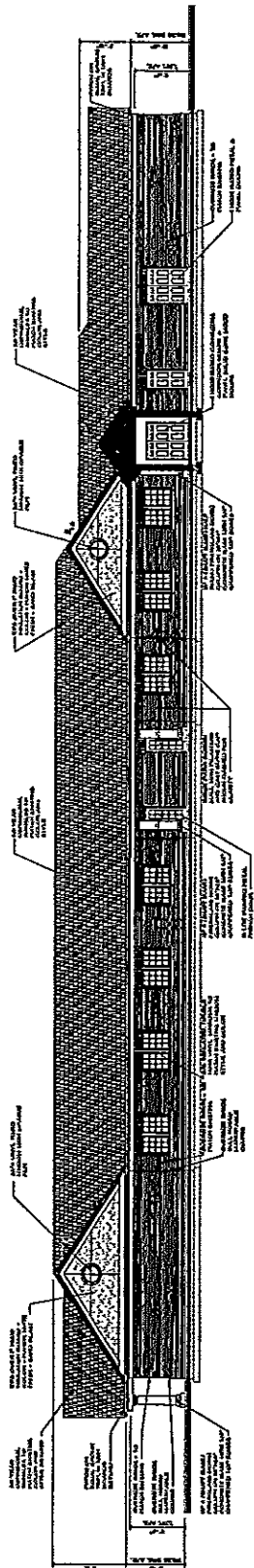
DATE: 08/14/12
BY: J. H. HARRIS
A3.1



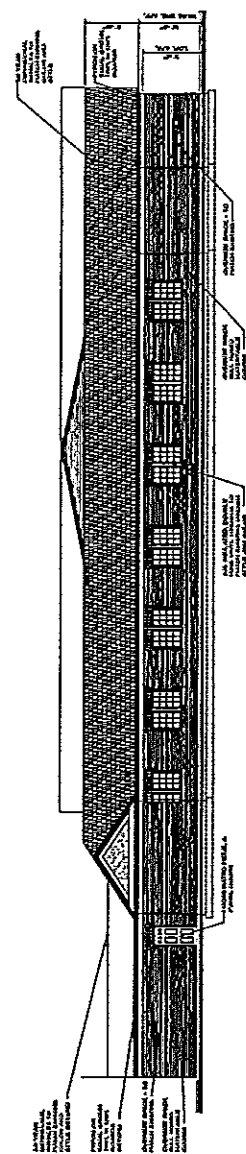
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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