

▶ **FILE #:** 6-E-12-RZ **AGENDA ITEM #:** 14
 POSTPONEMENT(S): 6/14/2012 **AGENDA DATE:** 7/12/2012

▶ **APPLICANT:** INDEPENDENT HEALTHCARE PROPERTIES
 OWNER(S): Greg Vital

TAX ID NUMBER: 154 PART OF 091 MAP ON FILE AT MPC

JURISDICTION: County Commission District 4

▶ **LOCATION:** South side S. Northshore Dr., west of Admirals Landing Blvd.

▶ **APPX. SIZE OF TRACT:** 2.3 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S. Northshore Dr., a major arterial street with 24' of pavement width within 70' of right-of-way.

UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

▶ **PRESENT ZONING:** A (Agricultural)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Assisted living facility

DENSITY PROPOSED: 3 du/ac

EXTENSION OF ZONE: Yes, extension of PR from the east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: S. Northshore Dr. - Residential subdivision / PR (Planned Residential) at 5 du/ac

South: Residences and Ft. Loudoun Lake / PR (Planned Residential) at 1-3 du/ac

East: Residential subdivision / PR (Planned Residential) at 1-3 du/ac

West: Vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and low density residential uses under A, RA and PR zoning. The Northshore Town Center development is located to the northeast of the site, zoned TC-1 and PC-1.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 du/ac.**

PR zoning is an extension of zoning and density from the east, is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern.

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. This site, which is accessed from S. Northshore Dr., is in the vicinity of other properties that are zoned PR at equal or greater densities, as well as RA zoned sites.
2. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposal.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern, which includes commercial/town center development to the northeast, zoned TC-1 and PC-1.
4. The request is a logical extension of zoning and density from the east.
5. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

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

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for this development.

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. Public water and sanitary sewer utilities are available to serve the site.
2. At the requested density of up to 3 du/ac on the 2.3 acres reported, up to 6 dwelling units could be proposed for the site. If developed with detached residential units, this would add approximately 78 trips to the street system and about 4 children to the school system. If developed with an assisted living facility, as proposed, density does not apply as it would for independent living units. The development plan would have to be approved by MPC through the use on review process and, if approved, would set a maximum number of bedrooms that could be included.
3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
4. The approval of this request will allow the applicant to submit a development plan with up to 6 dwelling units for MPC's consideration. The proposed use of an assisted living facility may also be considered with a use on review development plan submittal to MPC.

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. The Southwest County Sector Plan proposes low density residential uses for this property, consistent with PR zoning at up to 3 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT 78 (average daily vehicle trips)

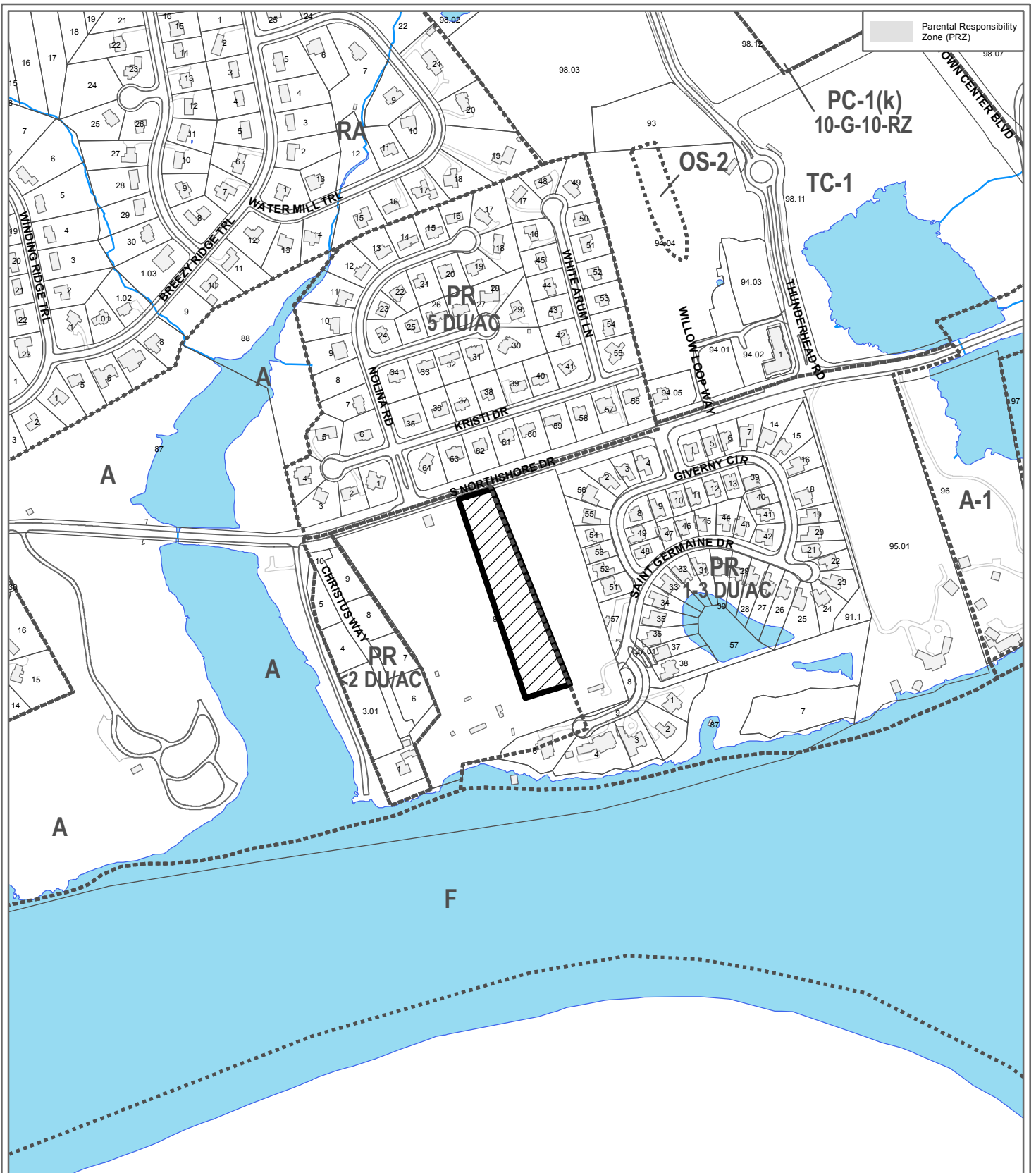
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 4 (public and private school children, ages 5-18 years)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knox County Commission for action on 8/27/2012. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**6-E-12-RZ
REZONING**

From: A (Agricultural)

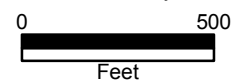
To: PR (Planned Residential)



Petitioner: Independent Healthcare Properties

Map No: 154

Jurisdiction: County



Original Print Date: 5/22/2012
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



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

Plan Amendments and Rezoning Requests,Received for the June 14, 2012 MPC meeting

2 messages

Frank Cobb <rfcobb@chartern.net>
To: bettyjo.mahan@knoxmpc.org

Thu, May 17, 2012 at 10:23 AM

Please forward to the MPC Staff

I have learned that the Metropolitan Planning Commission (MPC) has released its list of rezoning requests received for the June 14, 2012 meeting. One of the items on this list, 6-E-12-RZ, requests rezoning of 2.3 acres at 9808 S. Northshore Drive. This is part of the land between Admirals Landing and Stoney Point and across from Northshore Landing. The applicant is Independent Healthcare Properties, which operates assisted living facilities.

In this case, the zoning being asked for is a change from A (agricultural) to PR<3dua (Planned Residential with more than 3 units per acre). Some commercial uses, as well as apartments, marinas, day care centers, churches, and **landfills are allowed in PR zoning without any further use review.**

I'm writing this memo to go on record as finding this request objectionable. As a long term resident of Northshore Landing, my objection is that the use/uses are not consistent with the sector plan and multi-tenant housing which will harm the current nature of the area--which is **single-family residential**. This zoning would allow commercial construction and I would have to voice objections based on concerns for future use.

Thank you your consideration
RF Cobb



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

Fwd: Opposition to rezoning of 2.3 acres at 9808 S. Northshore Drive in Knoxville

1 message

chickapin@comcast.net <chickapin@comcast.net>
To: bettyjo.mahan@knoxmpc.org

Thu, May 17, 2012 at 2:38 PM

From: chickapin@comcast.net
To: bettyjo.mahan@knoxmpc.org
Sent: Thursday, May 17, 2012 12:13:36 PM
Subject: Fwd: Opposition to rezoning of 2.3 acres at 9808 S. Northshore Drive in Knoxville

From: chickapin@comcast.net
To: bettyjo.mahan@knoxmpc.org
sent: Thursday, May 17, 2012 12:09:14 PM
Subject: Opposition to rezoning of 2.3 acres at 9808 S. Northshore Drive in Knoxville

Dear Ms. Mahan,

Please forward this message to the MPC Staff. Thank you.

As Residents of Northshore Landing we are very much opposed to a rezoning of the property across from Northshore Landing, at 9808 S. Northshore Drive, to allow apartments or an assisted living complex. The current use is for single family residential. We could accept the development with single family dwellings. It is already zoned for single family dwellings which would not change the complexion of the community. This rezoning is in conflict with the sector plan. The zoning change would also allow other commercial use in the future, or sooner, if the healthcare and or apartments would not happen. Once the change is made there is no going

back. Unknown future use is a big concern. We will have enough commercial activity increase with the school and Town Center next door.

As long time residents of Northshore Landing we have enjoyed the semi country atmosphere and pleasant setting of ours and the surrounding neighborhoods. We are not against progress and feel the Town Center at Northshore will be a boost to our community. It is adjacent to our subdivision at Northshore landing so we will have much more activity with the new school, shopping, restaurants and other businesses. The plan follows keeping the area for pleasant and quality living space. We live with our yard facing Northshore Drive and it would negatively impact our view and privacy as well.

The traffic is a very big concern also. The two lane road is at capacity and the project at Town Center has added more stoplights. It is difficult to enter Northshore Drive from our subdivision in the morning and evening traffic now, even without the Northshore Center completed and what all the increased traffic will bring into our area. Apartments and the added traffic would again be a detriment to our area if not an impossible burden. Traffic backs up now even without the Town Center open. Parking lots and lights do not fit in the middle of our residential neighborhoods.

We do strongly oppose the rezoning and sincerely hope our voices are heard.

Thank you for your time.

We are concerned residents and citizens.

Sincerely,

Dr. & Mrs. T. Mark Warwick

9828 Kristi Drive at Northshore Landing



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

Rezoning Request - S. Northshore - Please Deny

1 message

Melissa Watkins <mwatkins@enrichmentfcu.org>

Fri, May 18, 2012 at 10:00 AM

To: ubailey65@gmail.com, bartcarey@comcast.net, artclancy3@gmail.com, gewart@georgeewart.com, makane1@bellsouth.net, Nathan.J.Kelly@gmail.com, anders@holstongases.com, cole5137@bellsouth.net, s.johnson692@gmail.com, rebeccalongmire@hotmail.com, brianpierce@mbiarch.com, jwroth@qmwkx.com, wstowers@stowerscat.com, bettyjo.mahan@knoxmpc.org

Dear MPC:

I am a 20 year resident of Northshore Landing subdivision and it's come to my attention that there has been a request to rezone my area; specifically 2.3 acres at 9808 S. Northshore Drive. This is part of the land between Admirals Landing and Stoney Point and across from Northshore Landing - all single family neighborhoods. The applicant is Independent Healthcare Properties, which operates assisted living facilities.

I know that similar requests have come before the MPC over the last 20 years and have never been approved. I hope that you will continue to deny such requests.

I am strongly opposed to this request. To allow apartments or other multi-unit projects, like assisted living, is not consistent with the sector plan, and it will harm the current nature of the area, which is single-family residential.

I have reached out to the MPC before, and we still ended up with a liquor store at the corner of our neighborhood. Please do not approve this request. Do not let this take place. Please.

Melissa Watkins
9812 Gentian Lane
Knoxville, TN 37922
mwatkins53@charter.net



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

Fitzgerald land use

1 message

b bowin <niwobb@hotmail.com>
To: bettyjo.mahan@knoxmpc.org
Cc: b bowin <niwobb@hotmail.com>

Mon, May 21, 2012 at 10:59 AM

Dear Ms. Mahan,

Thank you for the recent update on the Fitzgerald property. As a resident of Admirals Landing I would like to express my opinion on the assisted living development planned for the site.

I whole heartedly **approve** of this use for the Fitzgerald property. It is definitely the lesser of the evils that Mrs. Fitzgerald could choose for her land adjoining neighborhood. The objection to the plan based on the traffic it would add to our roads is totally invalid. Should Mrs. Fitzgerald choose to sell to build another subdivision of homes, we would have two, three possibly more cars for each household that might be added. It would certainly generate more traffic than would an assisted living development. Having had personal experience of a parent in an assisted development, traffic was never an issue. With an assisted living development the only cars are usually the workers and the few visitors to the home. A neighborhood of homes would also add such undesirable things such as swing sets, trampolines, boats, RVs, toys, teenagers, noise and other things associated with a development of homes. The developers plan for a planted tree berm between the building and the Admirals Landing homes would create a much more attractive division, rather than the weeds and industrial fencing the currently exists there. It would also remove the farm animal smell that often wafts into our streets from the goats now housed there. The assisted living development may actually help the value of the homes in our plan much more than some of the other uses Mrs. Fitzgerald could choose for the land.

The only valid opposition that I can see is the possibility of blasting on the building site so near our homes. We have all had our foundations shaken to the core with the development of the Northshore Town Center across the street and we are all concerned how more of the same on our side of Northshore may effect our homes. I would request that the developer take into consideration the stability of our homes as the building progresses. Hopefully they will also consider our neighborhood in the placement of things such as lighting, trash dumpsters, air conditioning units and other necessities of an assisted living development.

Please forward this email to all the members of the Metropolitan Building Commission.

Thank you,

Beverly Bowin
9838 Giverny Circle
Knoxville, TN 37922

(865) 966-4936



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

Rezoning Request @9808 S. Northshore Drive (Fitzgerald Property)

1 message

Ernie Miller <erniewmiller@charter.net>

Mon, May 21, 2012 at 1:02 PM

Reply-To: erniewmiller@charter.net

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

To: Metropolitan Planning Commission
Rebecca Longmire
Bart Carey
Art Clancy, III
George A. Ewart
Michael A. Kane
Nate Kelly
Jack Sharp
Robert Anders
Laura Cole
Stan Johnson
Robert M. Lobetti
Brian Pierce
Jeffery W. Roth
Wes Stowers
Ursula Bailey

From: Ernest W. Miller
9806 Giverny Circle
Knoxville, TN. 37922-5885

To: Metropolitan Planning Commission:

As a homeowner in Admiral's Landing Community Association, I would like to express my desire as well as others in my neighborhood to encourage and recommend to the MPC the rezoning of 2.3 acres at 9808 S. Northshore Drive (the land between Admiral's Landing and Stoney Point and across from Northshore Landing) to meet requirements only for a single story building as before mentioned (assisted living complex) and not commercial retail or public apartment complex.

Concurrent with this request I want to remind you of the new "Town Center" being constructed and now has a predicted large quantity of vehicle traffic making our community very undesirable for future property owners in our community as well as the residential areas nearby. My hope and expectations are Metropolitan Commissioners will vote in favor only rezoning as single home or single level assisted living area.

Respectfully,

Ernest W. Miller



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

Zoning Change MPC File No 6-E-12-RZ

1 message

David Waddilove <dwaddilove@msn.com>
To: bettyjo.mahan@knoxmpc.org

Tue, May 29, 2012 at 8:07 PM

I live in Admirals Landing off Northshore Drive in West Knoxville. Independent Healthcare Properties are requesting rezoning from Ag to PR of the +/- 6 acre property between Admirals Landing and Stoney Point subdivision for a single story Assisted Living Facility. Access will be from Northshore Drive not through Admirals Landing. I have no problem with an assisted living facility being located here however the PR zoning designation covers a broad scope including duplexes, apartments, etc. Both Admiral's Landing and Stoney Point are very nice, fairly expensive single family homes and several PR options could de-value our investment if executed by this developer. We need a guarantee that there will ONLY be an assisted living facility on this property.

I have read that the zoning request is for 2.3 acres not the entire 6 acres so again we need a better explanation and transparency about the full intended use? If you grant PR what assurance do we have that we won't see duplexes and apartments rising up next door? Please share these concerns with your staff and commissioners. Respectively, David Waddilove, 9810, Giverny Circle, Knoxville TN 37922.



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

Zoning Change Request for S Northshore Dr.

1 message

KKimmet <ksk1123@charter.net>

Wed, May 30, 2012 at 6:50 PM

To: bettyjo.mahan@knoxmpc.org, ubailey65@gmail.com, bartcarey@comcast.net, artclancy3@gmail.com, gewart@geargeewart.com, makane@bellsouth.net, Nathan.J.Kelly@gmail.com, cole5137@bellsouth.com, anders@holstongases.com, sjohnson692@gmail.com, rebeccalongmire@hotmail.com, brianpierce@mbiarch.com, jwroth@gmwkx.com, wstowers@stowerscat.com

MPC Commission Members,

This email is to state my opposition to the proposed zoning change on Northshore Dr (next to Admirals Landing subdivision).

The proposed zoning being asked for is a change from A (agricultural) to PR<3dua (Planned Residential with more than 3 units per acre). Some commercial uses, as well as apartments, marinas, day care centers, churches, and landfills are allowed in PR zoning without any further use on review.

This would not be consistent with the area. All areas immediately surrounding this property is single family residences.

A zoning change to this would allow further commercial construction which would harm the nature of the area. I have lived off Northshore Dr for 15+yrs and have enjoyed the peaceful, family environment and lifestyle.

The increased traffic flow from development on the corner of Northshore and Pellissippi has already increased the traffic flow on a country two lane road. It is difficult to turn left onto Northshore during more frequent times of day. Accidents will increase.

The current owner of the parcel stated during a previous zoning change to allow homes to be built along lake, that she would be building a home on the rest of the property and no further development would occur.

Thank you for your time and consideration.

Karen Kimmet



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

Opposition to rezoning of 2.3 acres at 9808 S. Northshore Drive (Please forward to MPC Staff)

1 message

Jerry Smith <jdsmith9832@hotmail.com>
To: bettyjo.mahan@knoxmpc.org

Tue, Jun 5, 2012 at 8:33 PM

Dear Commission Staff,

I live at 9832 Kristi Drive which is in Northshore Landing at the entrance and is directly across from the area that will be under review at your meeting Wednesday. I would like attend the meeting and express my opposition in person, but I am required to be out of town on business.

My concern is that the land under review is not consistent with your sector plan. If you are familiar with this farm property and the surrounding single family communities, then you know that a large assisted living facility or multi-unit apartment complex (or possibly worse if this rezoning is passed) will have a negative impact on all single-family units in that area.

If the owner wants to change the zoning to single-family, then she has every right to do it as it is consistent with the area.

Thanks you for reading this letter of opposition and concern and considering the ENTIRE area and significant number of constituents that will be impacted by your decision.

Jerry Smith
Paige Newsom-Smith
9832 Kristi Dr.
Knoxville, TN 37922
675-6960



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

Assisted Living building S. NorthShore

1 message

Craig Petersen <cpetersen@benefit4.com>
To: bettyjo.mahan@knoxmpc.org

Tue, Jun 12, 2012 at 11:32 AM

Ms. Mahan,

My name is Craig Petersen and I live in Admirals Landing at 9901 Giverny Circle. I am the first house you see when you turn in to the development/neighborhood. I am **Opposed** to the building of the Assisted Living Facility that would be located next to Admirals Landing, the reason is that this area should and has been zoned for single family dwellings and should maintain that. With the building and development of NorthShore Town center and as much commercial that are in the area and going to be in the area will increase and has increased automobile traffic. With this that fact it is very hard to leave Admiral's Landing. I hope you consider this at this time and would vote against the building and zoning for the Assisted Living in this very business area. I appreciate your consideration for this matter and thank you. Craig Petersen



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

agenda item 6-E-12-RZ Please vote "NO"

1 message

John McPherson <jdmcomp@gtcinternet.com>
Reply-To: John McPherson <jdmcomp@gtcinternet.com>
To: bettyjo.mahan@knoxmpc.org

Tue, Jun 12, 2012 at 5:37 PM

Please forward to all MPC commissioners.

**In Opposition to agenda item 6-E-12-RZ,
Independent Healthcare Properties Rezoning request
for the purpose of constructing 73 apartments in the form of a
skilled care healthcare facility**

There is nothing compelling in the Independent Healthcare Properties request for rezoning of the property described as 2.3 acres at 9808 S. Northshore Drive. In fact, there are many issues that compel the MPC to deny the applicants request. While this agenda item is the first required rezoning, it is the necessary rezoning first hurdle to enable the construction of the 73 apartments.

First and foremost, this requested use of the land is not consistent with the MPC's own Southwest County Sector Plan that identifies this property for Low Density Residential use. Current development in the area consists of numerous detached residential dwellings and a Knox County Park. The developer/owner of this property has publicly made commitments that "the remaining acreage, a pastoral working farm, will never be offered for housing or commercial development." (see attachments)

Further, the applicant, INDEPENDENT HEALTHCARE PROPERTIES, has previously sought and been granted approval for a similar development in Knox County (FILE #: 4-F-12-RZ) in which the requested zoning was OB (Office, Medical, and Related Services) and not residential. To quote the MPC's and applicants filing, "The applicant wishes to construct an assisted living facility at this location, which is not permitted under CA zoning. The requested OB zoning will allow the proposed use to be considered by MPC as a use on review." (see attachments) Therefore, we find the applicant's request is fatally in error and should be denied with prejudice.

This request, which represents a transitional use of the land, a use contrary to current land use of all bordering properties, opens the remaining property to rezoning based on that use. Open to question is how many residential units will be constructed to accommodate 60 to 80 persons. (In this case, the zoning being asked for is a change from A (agricultural) to PR<3dua (Planned Residential with more than 3 units per acre). Some commercial uses, as well as apartments,

marinas, day care centers, churches, and landfills are allowed in PR zoning without any further use on review.)

The homes on all sides of this property are well-maintained single-family residences and in no way can be construed to be a transitional neighborhood. Additionally, we find the rezoning affects not only the acreage in the request, but also the remaining acreage in this piece of property (This zoning change indicates only 2.3 acres of parcel 154-091 are included in this request for rezoning. Parcel 154-091 is a total of 16.47 acres. What is planned for the remaining 14.17 acres? When is the subdivision request regarding the rest of the parcel going to be heard?) The current owner has proposed no planning nor requested any change to the zoning of the remaining property, leaving homeowners adjacent to this property in limbo. (We note again the developer/owners promise to purchasers of land in the Stony Point Development. Those purchasers relied upon the statements of the developer and now find that said promotional promises cannot be relied upon.) Our objection here is that the use is not consistent with the sector plan and that multi-tenant housing will harm the current nature of the area--which is single-family residential. In this case, the zoning being asked for is a change from A (agricultural) to PR<3dua (Planned Residential with more than 3 units per acre) which means commercial uses, as well as apartments, marinas, day care centers, churches, and landfills are allowed in PR zoning without any further use on review. Thus we also have objections based on concerns for future use.

Also problematic for this type of facility is the road situation at the front of the property. The road narrows from multi lane to two lane before this property and will represent a challenge to any emergency vehicle trying to access the property, especially during the morning and evening traffic periods. This problem will be exacerbated when the new commercial development of the Northshore Town Center and the new county school open.

Without doubt, there are many sites within the area that are already zoned appropriately and have far better access and egress that will be needed on a regular basis for the facility proposed. Several sites in Northshore Town Center vicinity, either in the town center area, in the vacant land behind Wendy's, between CVS and Krogers, or else close to the Pellissippi/Westland intersection behind the Weigels (which already has multi-tenant housing) provide a more suitable location for the proposed facility. All of these would be more appropriate in terms of traffic flow, existing use, and ease of ingress/egress for emergency vehicles. Proximity to medical care, a narrow road in front of the facility, proximity to heavy traffic at Northshore Town Center, and ambulance access are concerns that must be addressed in deciding whether this is a good location.

Thus, the unanswered questions about this facility are:

- This zoning change indicates only 2.3 acres of parcel 154-091 are included in this request for rezoning. Parcel 154-091 is a total of 16.47 acres. What is planned

for the remaining 14.17 acres? When is the subdivision request regarding the rest of the parcel going to be heard?

- How many units will be included in this planned development?
- How many ambulance visits per week are the norm for this type of development?

This development is accessed by a 2-lane, heavily traveled road. It will be even more heavily traveled very soon, because an elementary school and large shopping center at Northshore Town Center are currently under construction. The property in question is located 600 feet from the west entrance to Northshore Town Center.

- Will the city or county be widening Northshore Drive between Northshore Town Center and this location?
- Will there be a new traffic light installed at the intersection of Northshore and the proposed development? Because this is a 2-lane road, during times of heavy traffic, there is a very long delay for westbound traffic making a left-hand turn off of Northshore. Access will be a critical factor for ambulance service.
- The nearest hospital (Park West) is 9.4 miles away, and to get there involves traveling through the heavily congested intersection of Pellissippi Parkway and Northshore Drive. The other facilities operated by Independent Healthcare Properties are either very close to a full-service hospital or are located on 5-lane highways with a straight path to a hospital that is no more than 5 or 6 miles away.

We note that Independent Healthcare Properties has facilities in Lenoir City (Morning Pointe and The Lantern, located immediately next to Ft. Loudon Hospital on Highway 321), Athens (Morning Pointe, located 1 mile from Athens regional hospital) Greeneville, TN (Morning Pointe located on Mt. Bethel Rd. 1.7 miles away from Laughlin Hospital), and Clinton (Morning Pointe, located on 5-lane Charles Seviars Blvd. (Highway 95) 6 miles away from the nearest hospital (but a straight path on the same highway--Hwy 95 is Charles Seviars Blvd. in Clinton but becomes Oak Ridge Turnpike further west). The situation here is not consistent with good hospital access.

Please vote "No" on this rezoning request.

John McPherson
9835 Kristi Drive
Knoxville, Tennessee

Only 5 lots left! Hurry!

STONEY POINT FARM

on the Tennessee River
by appointment 865-740-4233



View from property toward Admiral Farragut Park



Front entrance, stacked stone with iron entry gates



View of the property from Admiral Farragut Park

If this approach to living appeals to you, please call 865-740-4233 for a private showing.

Stoney Point Farm is a registered service mark of Stoney Point Farm, LLC

Welcome to a once-in-a-lifetime opportunity to own a piece of history! A portion of the beautiful farm in West Knox county where Admiral David Farragut (the first admiral in the United States Navy) was born, is being developed into a small, gated community. Five acres of gently rolling farmland have been carefully subdivided into nine unique lots of varying sizes.



The remaining acreage, a pastoral working farm, will never be offered for housing or commercial development.

On Northshore Drive less than a mile west of I-140 (Pellissippi Parkway), **STONEY POINT FARM** offers relaxed country living only minutes from shopping, restaurants, hospitals, downtown or the airport.


Community features include:

- 9 Lots - each with a view of the Tennessee River and Admiral Farragut Park
- Architecturally restricted to Log and Craftsman style homes
- Gated entrance to insure privacy and security
- Covenants & restrictions to protect property values
- Underground utilities
- Farragut schools - Knox county

STONEY POINT FARM

will offer a friendly, secure environment that remains in harmony with its peaceful, rural surroundings, reminiscent of an earlier time when neighbors were friends.



	KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION REZONING REPORT
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FILE #: 4-F-12-RZ **AGENDA ITEM #:** 40
AGENDA DATE: 4/12/2012

APPLICANT: INDEPENDENT HEALTHCARE PROPERTIES
OWNER(S): Sundown Properties

TAX ID NUMBER: 47 03314 PORTION ZONED CA
JURISDICTION: County Commission District 7
LOCATION: Southeast side Tate Trotter Rd., northeast of Conner Rd.
APPX. SIZE OF TRACT: 5.7 acres
SECTOR PLAN: North County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: The property has minimal frontage on Tate Trotter Rd., a minor collector street with 19' of pavement width within 50' of right-of-way. It is expected that, once developed, the site will be accessed from Dannaher Dr., a local street that has yet to be constructed with 60' of right-of-way.
UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District
WATERSHED: Beaver Creek

PRESENT ZONING: CA (General Business)
ZONING REQUESTED: OB (Office, Medical, and Related Services)
EXISTING LAND USE: Dwelling
PROPOSED USE: Assisted living facility
EXTENSION OF ZONE: Yes, extension of OB from the southeast
HISTORY OF ZONING: Property was rezoned CA in 2008 (6-J-08-RZ)
SURROUNDING LAND USE AND ZONING:
 North: Residential subdivision / RA (Low Density Residential)
 South: Vacant land / CA (General Business)
 East: Residences and vacant land / A (Agricultural) and OB (Office, Medical & Related Services)
 West: Vacant land / CA (General Business)
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 Mercy Medical Center North campus.

STAFF RECOMMENDATION:
RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) zoning.
 OB zoning is an extension of zoning from the east, is consistent with the sector plan designation for the property and is compatible with surrounding development and zoning.
COMMENTS:
 NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:
 1. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.