

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 7-A-12-UR

**AGENDA ITEM #:** 27

**AGENDA DATE:** 7/12/2012

▶ **APPLICANT:** **WELLSPRING SENIOR LIVING SAMUEL J. FURROW**

**OWNER(S):** Emory Place General Partnership

**TAX ID NUMBER:** 47 J A 005

**JURISDICTION:** County Commission District 7

▶ **LOCATION:** **Northeast side of Thunder Ln., northwest of E. Emory Rd.**

▶ **APPX. SIZE OF TRACT:** **2.78 acres**

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Thunder Ln., a local street with a pavement width of 28' within a 50' wide 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) - Pending**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Assisted living/memory care - 40 unit/60 beds**

**HISTORY OF ZONING:** The site was recommended for OB (Office, Medical & Related Services) Zone at MPC's 6/14/12 meeting. This rezoning request will be heard by the Knox County Commission on 7/23/12. The current CA zoning was approved in 2006

**SURROUNDING LAND USE AND ZONING:** North: Warehousing / distribution / I industrial

South: Office / distribution / CA commercial

East: Vacant land / A agricultural

West: Medical offices / I industrial

**NEIGHBORHOOD CONTEXT:** This location is part of the former Plasti-line Corp. campus. That property is being redeveloped with business and professional offices and distribution facilities. The zoning in the area is CA (General Commercial) and I (Industrial).

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for an assisted living facility with up to 40 client rooms that may contain up to 60 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. Installing a fire lane around the building as may be required by the Knox County Fire Marshall and meeting all other 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. Meeting all applicable requirements and obtaining all required operating licenses from the State of Tennessee to operate as an assisted living facility
7. Final approval of the rezoning of this site to OB (Office, Medical and Related Services) Zone by the Knox County Commission prior to obtaining any building permits for this use
8. 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

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 forty living units and can accommodate up to sixty clients. The site is located on a portion of the former Plasti-line Corp. site. Other uses in the general area include the Tennova North Hospital.

Due to the need to provide access around the building for fire apparatus, the Knox County fire Marshall's staff has informed the applicant that an improved fire lane may need to be constructed around the building. This matter will be resolved as these plans move forward through the review process. In all instances, MPC's approval stipulates that all requirements of the appropriate reviewing agencies be met prior to obtaining building / occupancy permits.

**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.

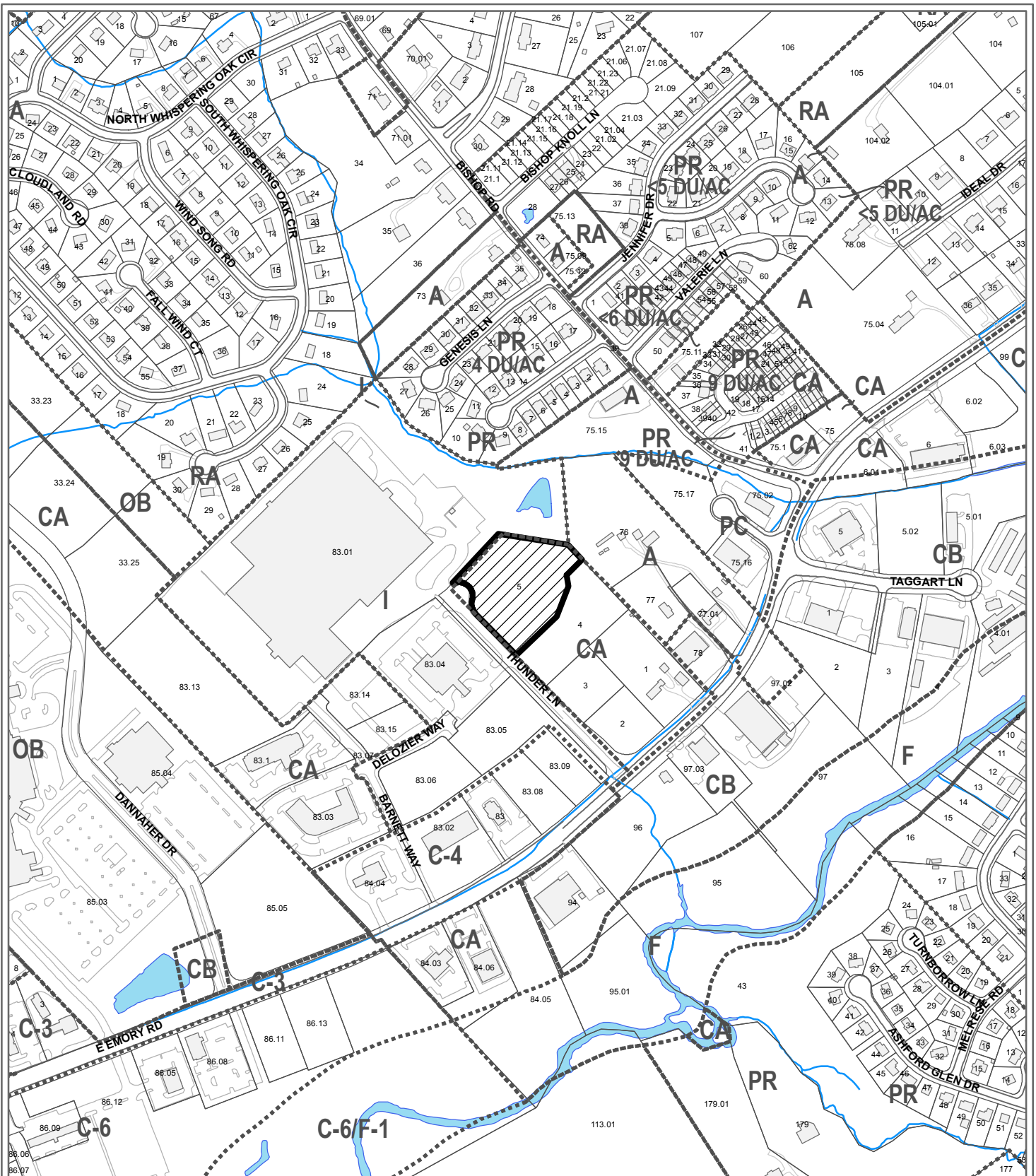
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

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.

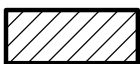
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**7-A-12-UR  
USE ON REVIEW**



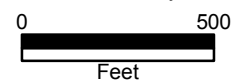
Assisted living/memory care - 40 unit/60 beds in OB (Office, Medical, and Related Services) - Pending

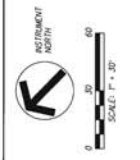
Original Print Date: 6/27/2012  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Wellspring Senior Living,  
Samuel J. Furrow

Map No: 47  
Jurisdiction: County



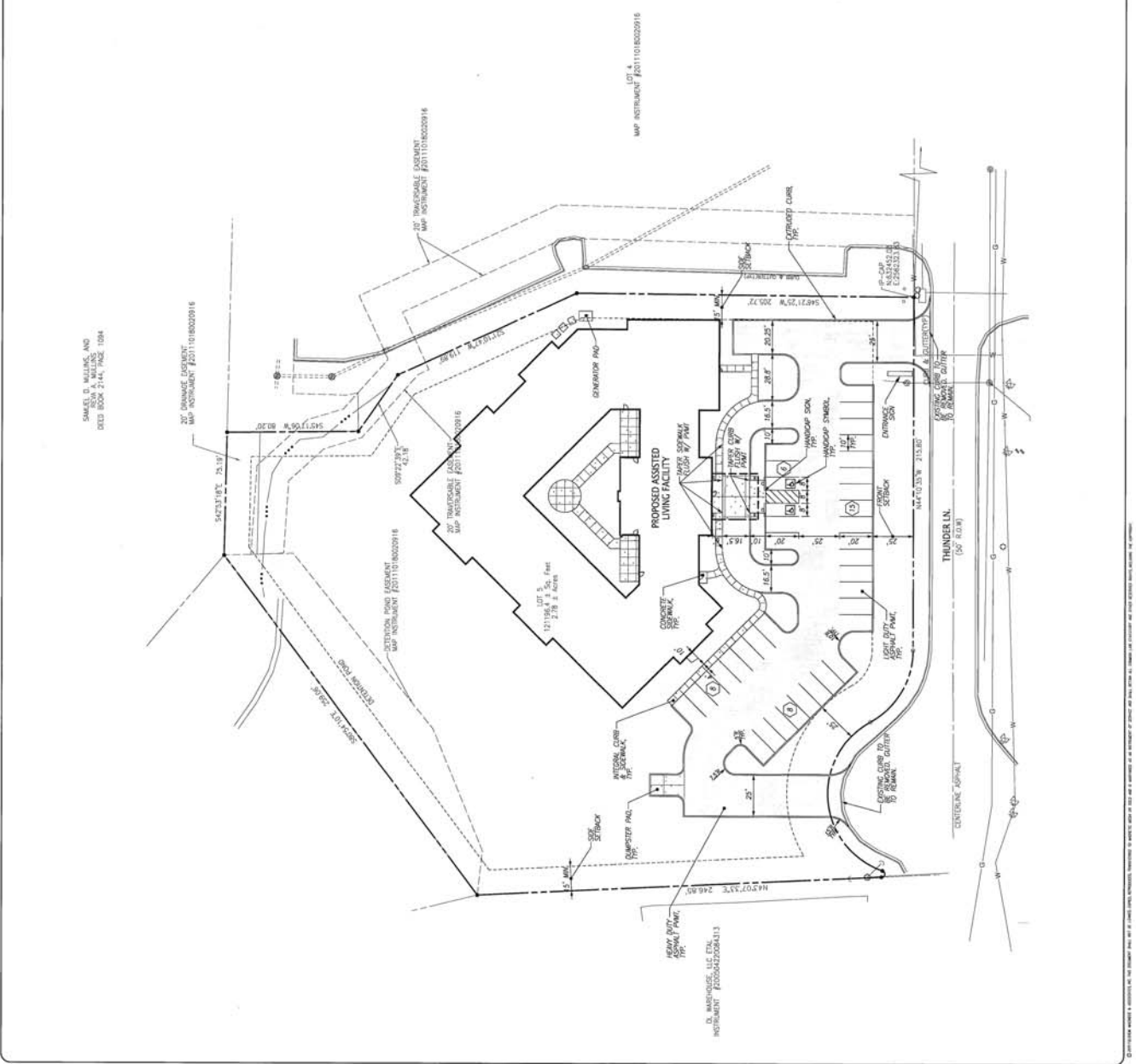


**PARKING SUMMARY**

REQUIRED PARKING	15
90 BEDS @ 1.574 BEDS =	141.66
30 SPACES @ 3.0 SPACES =	90
TOTAL ACCESSED PARKING =	131.66
TOTAL PARKING PROVIDED	135
OVERAGE (NET ACCESSIBLE)	3.34
TOTAL SPACES	135

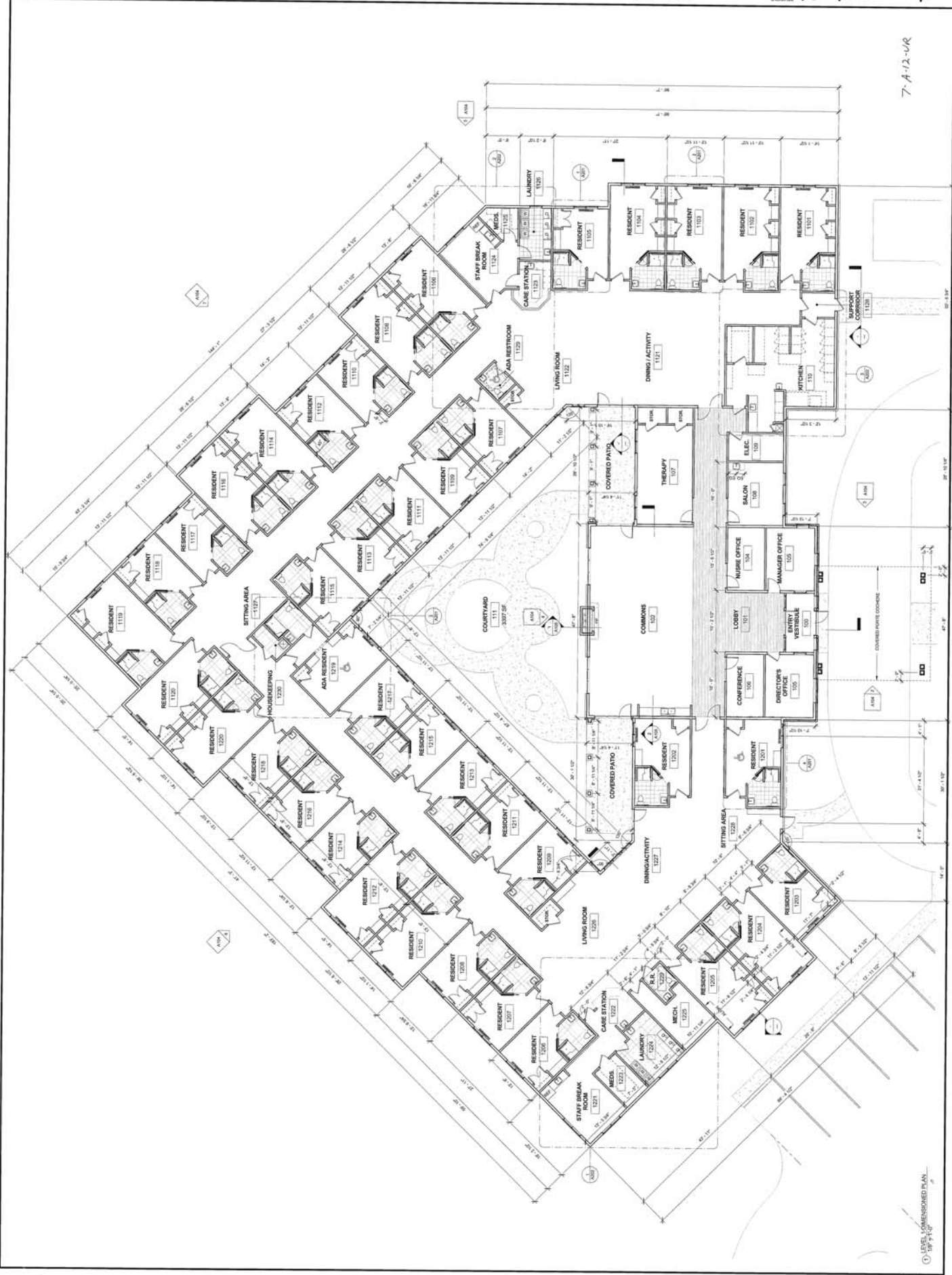
- NOTES:**
1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM FIGURA LAND SURVEYING DATED MAY 21, 2012.
  2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE CENTERLINE OF THE DRIVE OR CURB EDGE OF DRIVE OR CURB FACE OF BELTLINE.
  3. THE MINOR, ADEQUATE BASE AND ASPHALT SURFACE CONSTRUCTION AND FINISH REQUIREMENTS OF THESE DRIVEWAYS SHALL BE IN ACCORDANCE WITH THE ENGINEERING STANDARD SPECIFICATIONS.
  4. CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM CONCRETE STRENGTH OF 4000 PSI AT 28 DAYS. CURB AND PAVEMENT SHALL BE CONSTRUCTED TO MEET THE EQUIPMENT AND CONSTRUCTION REQUIREMENTS OF THE ENGINEERING STANDARD SPECIFICATIONS.
  5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEERING STANDARD SPECIFICATIONS AND SHALL BE MAINTAINED ON A UNIFORM TRAFFIC CONTROL DEVICES.
  6. PROPERTY CONCERNED REFLECTS PARCELS, PLATZONES AND INTERESTS AS SHOWN ON THE RECORD MAPS AND RELATED SERVICES ZONE. TOTAL AREA = 2.78 AC.
- OWNER: JAMES CORPORATION OF TENNESSEE  
KNOXVILLE, TN 37950
7. BELTLINE SETBACKS ARE 25'-FT. IN FRONT, 15'-FT. ON SIDE AND 25'-FT. ON REAR.
8. DIMENSIONS ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.

7-A-12-UR  
**REVISED**  
 6-27-12





NO.	DESCRIPTION	DATE



7-A12-UR

LEVEL DIMENSIONED PLAN  
 1/8" = 1'-0"

