

▶ **FILE #:** 5-C-12-UR

AGENDA ITEM #: 37

AGENDA DATE: 5/10/2012

▶ **APPLICANT:** KNOX COUNTY

OWNER(S): Knox County

TAX ID NUMBER: 81 K C 040

JURISDICTION: City Council District 5

▶ **LOCATION:** Southeast side of Churchwell Av., northeast side of McMillan St.

▶ **APPX. SIZE OF TRACT:** 5 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Churchwell Av., a local street with a pavement width of 25' to 27' within a 50' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **ZONING:** R-2 (General Residential) & IH-1 (Infill Housing)

▶ **EXISTING LAND USE:** Vacant school buildings

▶ **PROPOSED USE:** Assisted living facility

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / R-2 / IH-1 residential

South: Detached dwellings / R-2 / IH-1 residential

East: Detached dwellings / R-2 / IH-1 residential

West: Detached dwellings / R-2 / IH-1 residential

NEIGHBORHOOD CONTEXT: The site is located in the midst of an older residential neighborhood. The former St. Mary's Hospital (Tennova) and Fulton High School are located approximately 4 blocks east of this site.

STAFF RECOMMENDATION:

▶ **APPROVE the request for the assisted living facility at this location as shown on the site plan subject to the following 5 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knoxville Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services
5. Meeting all applicable requirements of the Knoxville Fire Marshall's Office.

With the conditions noted above, this request meets the requirements for approval of an assisted living facility

in the R-2 / IH-1 zoning districts and the other criteria for approval of a use on review.

COMMENTS:

The site in question is the former Oakwood Elementary School property located on Churchwell Ave. The applicant on behalf of the proposed developers is requesting approval of a use on review to permit conversion of the old school buildings to an assisted living facility. The developers are proposing a facility that will provide approximately fifty-eight rooms. A portion of the facility will be dedicated to those clients with memory loss.

The buildings are not in use and are deteriorating rapidly. In an effort to save the buildings, Knox County, the current owner, sent out a request for proposals that solicited firms that would be interested in purchasing and redeveloping the property. Family Pride Corp., in conjunction with InSite Development Corp., submitted a proposal to renovate the structures with the intent of changing the use to an assisted living facility. Their proposal has been reviewed and approved by the Knox County Commission. In addition to the MPC's approval, the request must be approved by the Knox County Industrial Development Board and the IH-1 Infill Housing Design Review Committee. After obtaining all required approvals, work can begin to stabilize the structures from further deterioration and commence the renovation of the buildings. The proposed use will have very little impact on the surrounding residential area. Reaction of area residents regarding the proposed has been favorable.

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

1. The proposal will have no impact on schools.
2. Public water and sewer utilities are available to serve the development.
3. Deterioration of the existing structures will be halted which will result in improved neighborhood appearance

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. 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 neighborhood 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.
2. The proposal meets all relevant requirements of the R-2 zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the Sector Plan and One Year plan for the area which proposes LDR (Low Density Residential)

ESTIMATED TRAFFIC IMPACT: Not calculated.

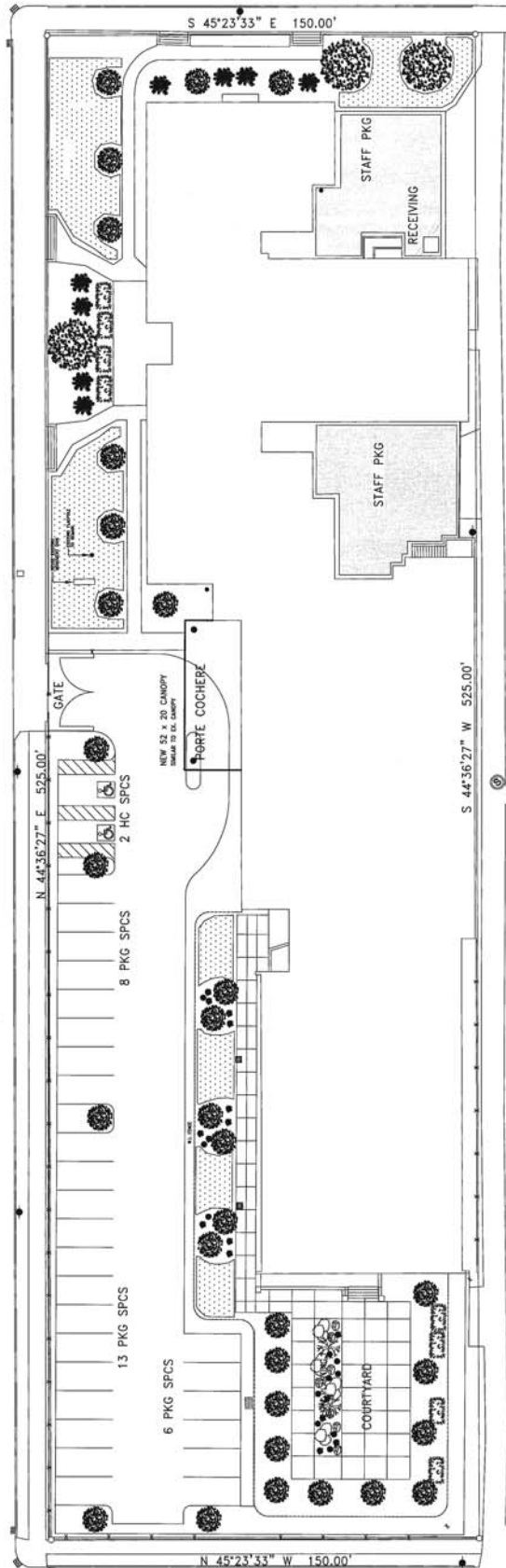
ESTIMATED STUDENT YIELD: Not applicable.

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.

5-5-12-008
 2/10/12
 sp/ls

CORNELIA STREET

E. CHURCHWELL AVENUE
 (50' RIGHT OF WAY)



**OAKWOOD SENIOR LIVING
 SITE AND LANDSCAPE PLAN**
 Scale: 1" = 20'
 C.1

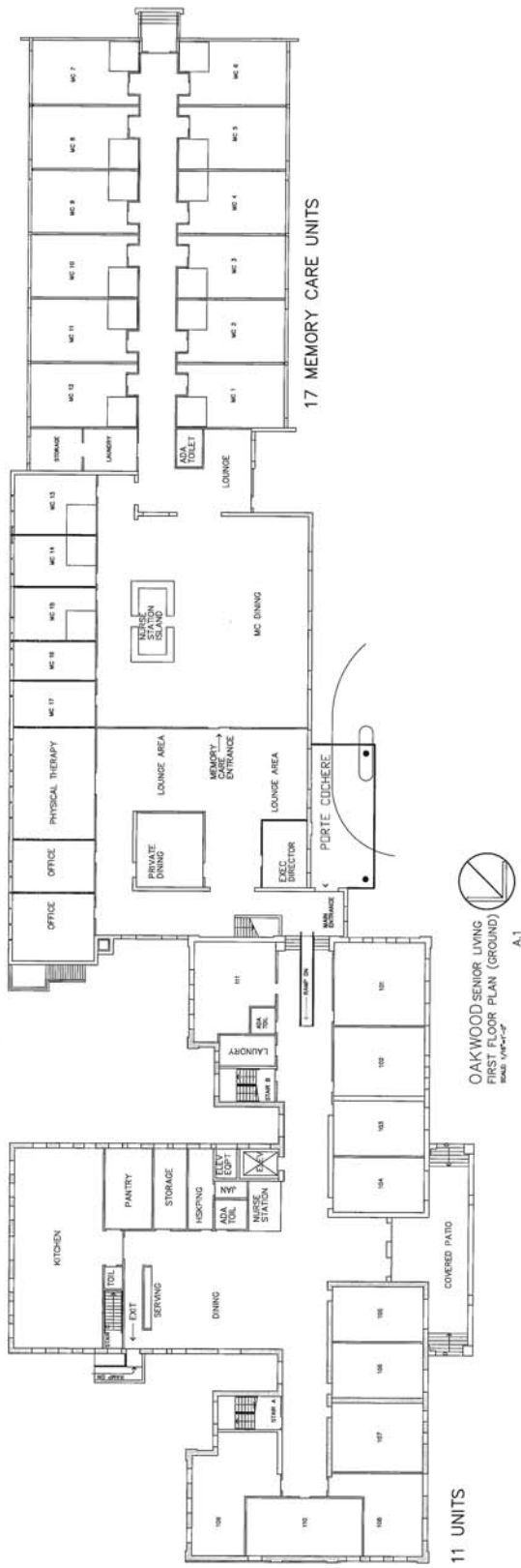
PARKING NOTES:
 PARKING REQUIRED - 16 SPCS
 PARKING FURNISHED - 23 SPCS
 PLUS 10 STAFF SPCS

LANDSCAPING SCHEDULE

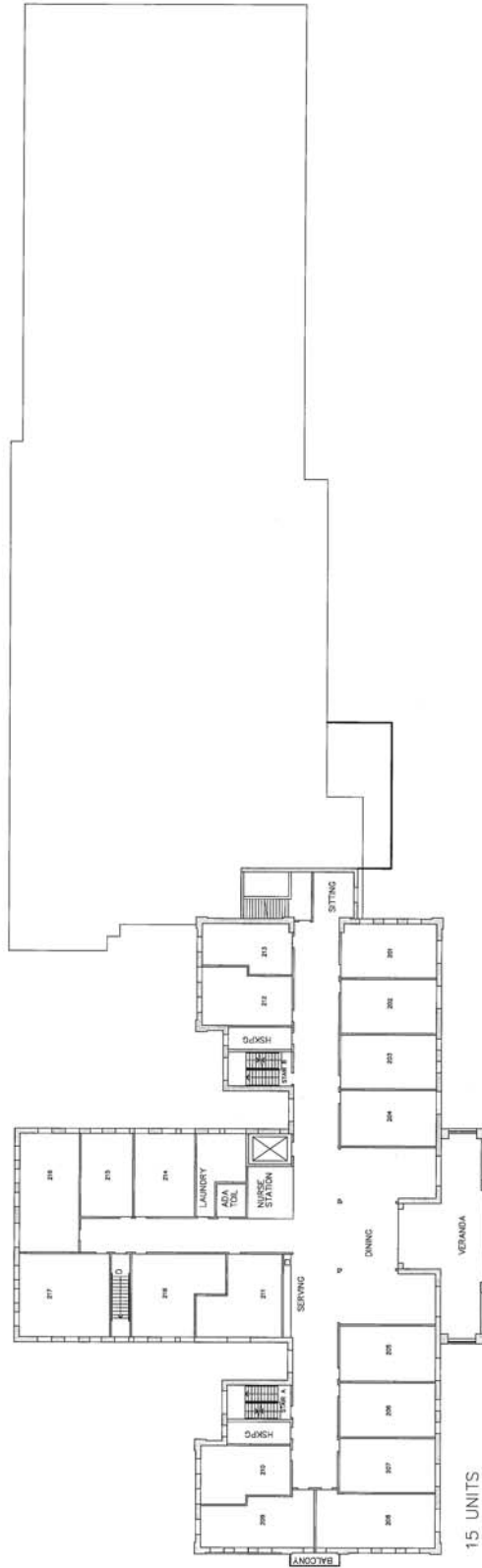
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LANDSCAPING NOTES AND SCHEDULE

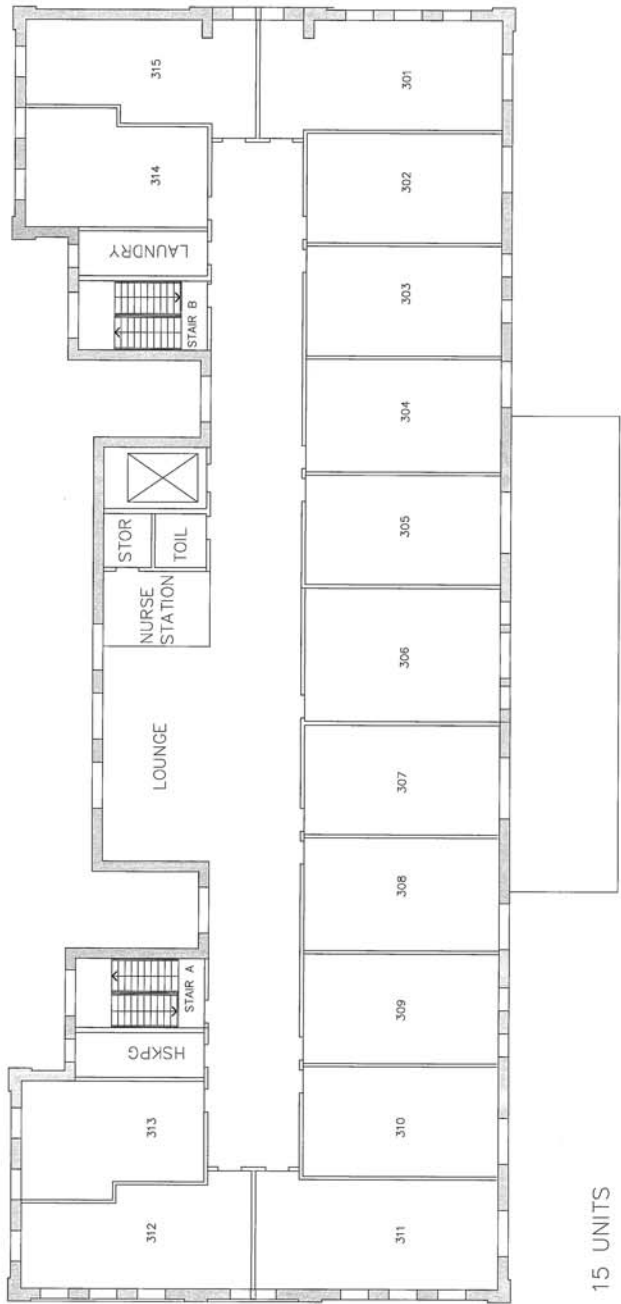
- ALL TREES OBTAINED OR PROVIDED TO MEET IRREVOCABLE COVE SHALL BE KEPT ONLY MAINTAINED AT LEAST 10 FEET FROM THE DATE OF COMPLETE PLANTING. ANY TREES WHICH FAIL TO SURVIVE COURTESY OF LOSS SHALL BE REPLACED WITHIN TWELVE (12) MONTHS TO PRESERVE THE LANDSCAPE. ALL TREES SHALL BE PLACED IN THE COURTESY OF LOSS. TEMPORARY GRASS SEEDING SHALL BE PART OF THE LANDSCAPE PROGRAM. ALL PLANTING SHALL BE PLACED ON ALL EXPOSED PLATS AND SCHEDULES.
- TEMPORARY SEEDING: BROWNTOP OR PEARL VALLET-2M/ASR 3L/ACRE
- PERMANENT SEEDING: TALL FESCUE (31) 3L/ACRE



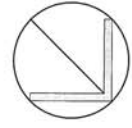
OAKWOOD SENIOR LIVING
FIRST FLOOR PLAN (GROUND)
SCALE 1/8"=1'-0"
A.1



OAKWOOD SENIOR LIVING
SECOND FLOOR PLAN
DATE: 10/11/11
A.2



15 UNITS



OAKWOOD SENIOR LIVING
THIRD FLOOR PLAN
SCALE: 1/16"=1'-0"

A.3

