

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

▶ **FILE #:** 12-C-15-UR

AGENDA ITEM #: 46

AGENDA DATE: 12/10/2015

▶ **APPLICANT:** WALDEN POND SENIOR VILLAGE

OWNER(S): Robert Byrne

TAX ID NUMBER: 92 09302

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 5311 McKamey Rd

▶ **LOCATION:** Northwest side of McKamey Rd., southwest of Brierley Dr.

▶ **APPX. SIZE OF TRACT:** 15.92 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via McKamey Rd., a major collector street with 19' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

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

▶ **EXISTING LAND USE:** Private academy and vacant land

▶ **PROPOSED USE:** Independent senior living units and assisted living

HISTORY OF ZONING: Property rezoned to PR (Planned Residential) at a density of up to 4.8 du/ac by Knox County Commission on November 16, 2015.

SURROUNDING LAND USE AND ZONING: North: Residences / RP-1 (Planned Residential)

South: Vacant land / A (Agricultural)

East: Residences and vacant land / A (Agricultural)

West: Residences / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is developed primarily with low density residential uses under R-1, RP-1 and RA zoning. There is some A (Agricultural) zoned land to the south and east.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 48 independent senior living units and 119 assisted living bedrooms and a reduction of the peripheral setback from 35' to 25', subject to the following 9 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Obtaining approval from the Knox County Department of Engineering and Public Works on the final design

- of the cul-de-sac turnaround between the independent senior living building and the school/day care facility.
4. Only pervious pavement can be used within the 25' buffer zone around the pond. This will require design changes for the driveways, parking and pathways.
 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 6. Meeting all applicable requirements of the Knox County Fire Marshal's Office..
 7. All signage for the development is subject to approval by Planning Commission Staff and the Knox County Sign Inspector.
 8. Installation of landscaping as shown on the landscape plan within six months of the issuance of the first occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
 9. Meeting all applicable requirements of the Knox County Zoning Ordinance

With the conditions noted, this plan meets the requirements for approval in the PR District and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop a senior living facility on a 15.92 acre tract located on the Northwest side of McKamey Rd., northeast of Amherst Rd. In addition to the existing school and day care facility, the applicant is proposing a three story building with 48 independent senior living units and a two story building for assisted living with 119 bedrooms.

The property was rezoned to PR (Planned Residential) at a density of up to 4.8 du/ac by Knox County Commission on November 16, 2015. In applying the approved density for the site, the land area (3.57 acres) utilized for the school/day care facility and the assisted living facility was subtracted from the total site (15.92 acres) leaving 12.35 acres that could be applied to the maximum density of 4.8 du/ac for a total of 59 dwelling units. The applicant is only requesting approval for 48 dwelling units with 24 one bedroom units and 24 two bedroom units.

The proposed two story assisted living facility will be located on the south side of the pond between the pond and McKamey Rd. The building façade facing McKamey Rd. will be one story. The proposed three story independent senior living facility will be located on the northeast end of the pond. There will be no site alteration of the steeper portions of the site north of the existing school/day care facility. The proposed sidewalk system provides connections between the independent senior living units and the assisted living facility. A pathway is also being provided around the pond.

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

1. The proposed development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed senior living complex at a density of 3.89 du/ac, is consistent in use and density with the overall zoning density identified for the property. Other development in the area has occurred under the planned residential and low density residential zoning designations.
3. As identified in the updated Traffic Impact Analysis, the proposed development will have minimal traffic impacts on the existing street network.

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

1. The proposed senior living complex with the recommended conditions meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed development 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 significant traffic through residential areas since the use is a low traffic generator and the site is located on a collector street.

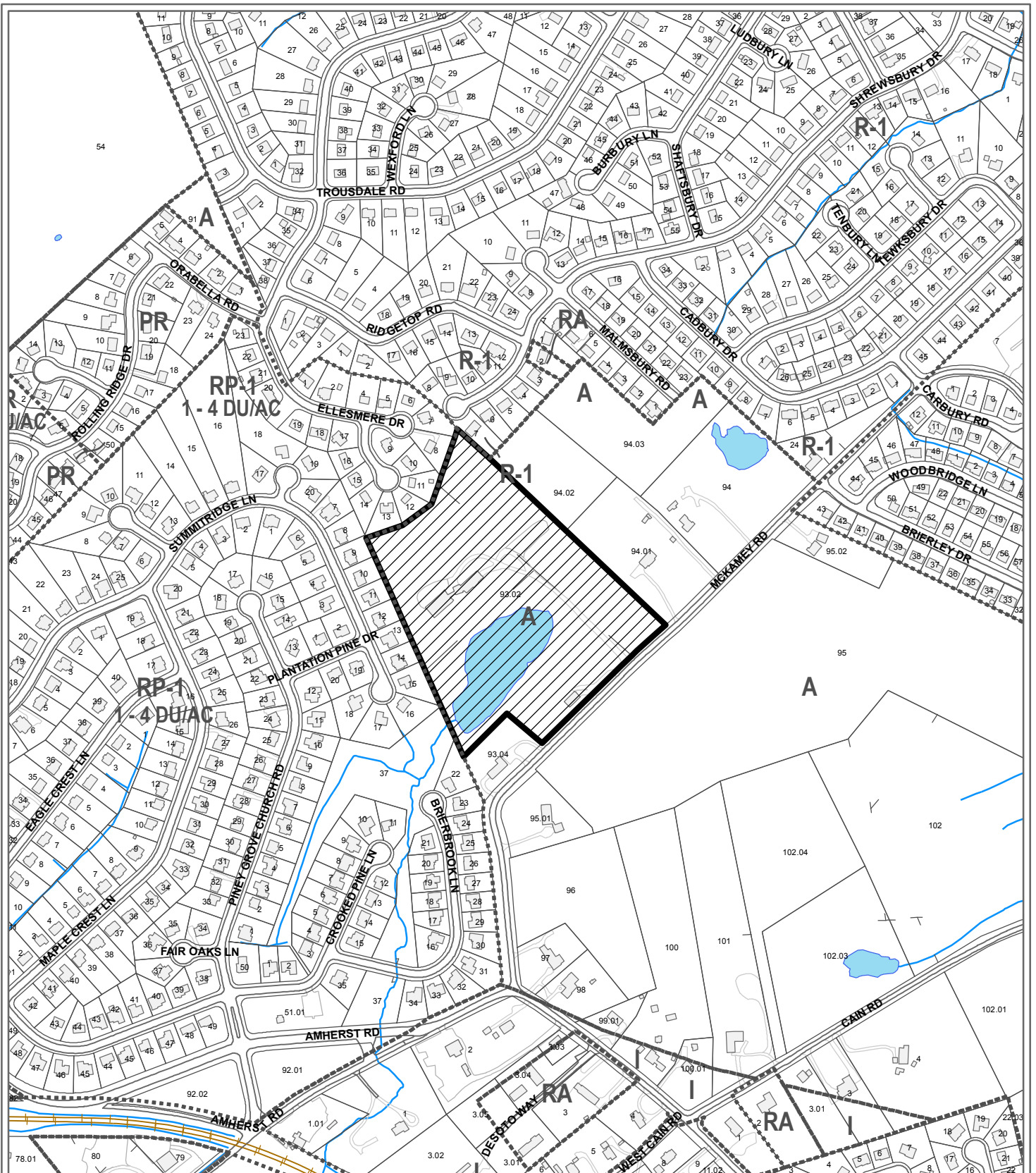
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The approved PR zoning allows a density of up to 4.8 du/ac. At a density of 3.89 du/ac, the proposed senior living facility is consistent with the sector plan and approved zoning. A portion of the site is also designated as being within the hillside protection area. The site layout has been designed to minimize the impact on the steeper portions of the site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**12-C-15-UR
USE ON REVIEW**



Apartments and assisted living in PR (Planned Residential) pending

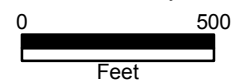
Original Print Date: 11/20/2015
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Walden Pond Senior Village

Map No: 92

Jurisdiction: County

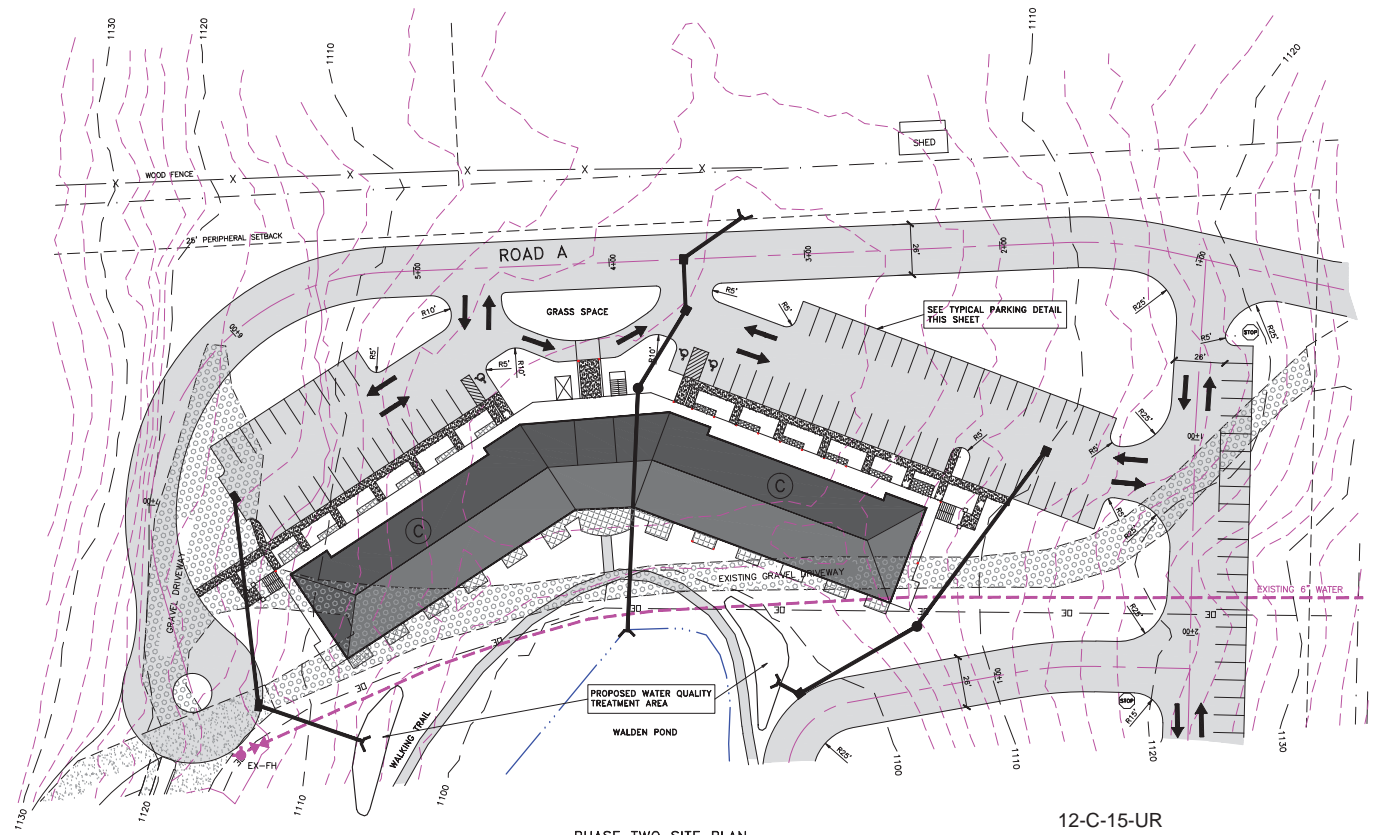




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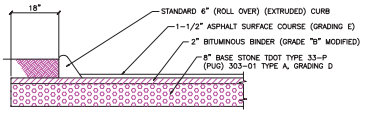
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 Knoxville, TN 37902
 865-523-8200
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 office@oyarchitects.com
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Walden Pond Senior Village
 5311 McKamey Road
 Knoxville, TN 37921



PHASE TWO SITE PLAN
 SCALE: 1"=30'

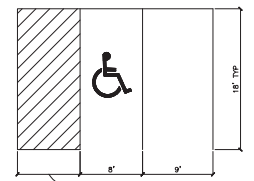
12-C-15-UR
 Revised: 11/25/2015



TYPICAL PAVEMENT DETAIL
 NOT TO SCALE

KNOX COUNTY ROAD BUILDING REQUIREMENTS

- PLACEMENT OF FILL MATERIAL:** BORROW MATERIAL TO BE USED FOR SOIL FILL WILL BE COLLECTED AND TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR DENSITY ASTM D698) AS DIRECTED BY THE SOIL TESTING AGENT PRIOR TO COMMENCEMENT OF FILL PLACEMENT ACTIVITIES. FILL SOILS WILL BE COMPACTED IN THIN LAYERS OF NO MORE THAN EIGHT (8) INCHES BY SHEEPSFOOT COMPACTOR OR OTHER EQUIPMENT APPROVED BY KNOX COUNTY AS DIRECTED BY THE SOIL TESTING AGENT. ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY WITHIN ± MINUS THREE (3) PERCENT OF OPTIMUM MOISTURE CONTENT. SOILS IN FILL AREAS PRIOR TO FILL PLACEMENT AND SOILS AT FINISHED SUBGRADE ELEVATION IN BOTH CUT AND FILL AREAS SHOULD BE PROCTORROLLED. PROCTORROLLING SHALL BE PERFORMED UNDER THE OBSERVATION OF THE SOIL TESTING AGENT AND THE KNOX COUNTY INSPECTOR.
- SUBGRADE:** ALL REQUIRED TESTING SHALL BE PERFORMED BY A QUALIFIED, INDEPENDENT, PRE-APPROVED TESTING AGENT. THE OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE TESTING AND NOTIFYING THE KNOX COUNTY INSPECTOR AS TO THE SCHEDULED TESTING TIME.



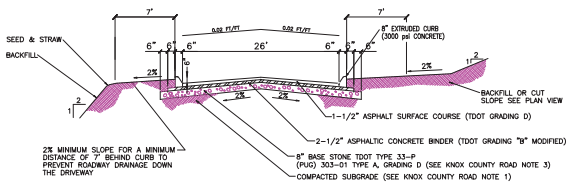
TYPICAL PARKING SPACE DETAILS
 NOT TO SCALE

EXISTING CONDITIONS

- EXISTING GRAVEL
- EXISTING CONCRETE
- PROPOSED ASPHALT



NOTE:
 CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC SAFETY
 Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and local Ordinances to conform with recommendations set forth in AASHTO Manual of Accident Prevention in Construction, to protect life, property, or works to avoid successively wide cuts in unstable material.
 SIGN RULES SHALL BE ADHERED BY



TYPICAL KNOX COUNTY ROAD CROSS SECTION
 NOT TO SCALE

Prepared For:
 Walden Pond, LLC
 12916 Butterfield Lane
 Knoxville, Tennessee 37934
 (865) 385-0170

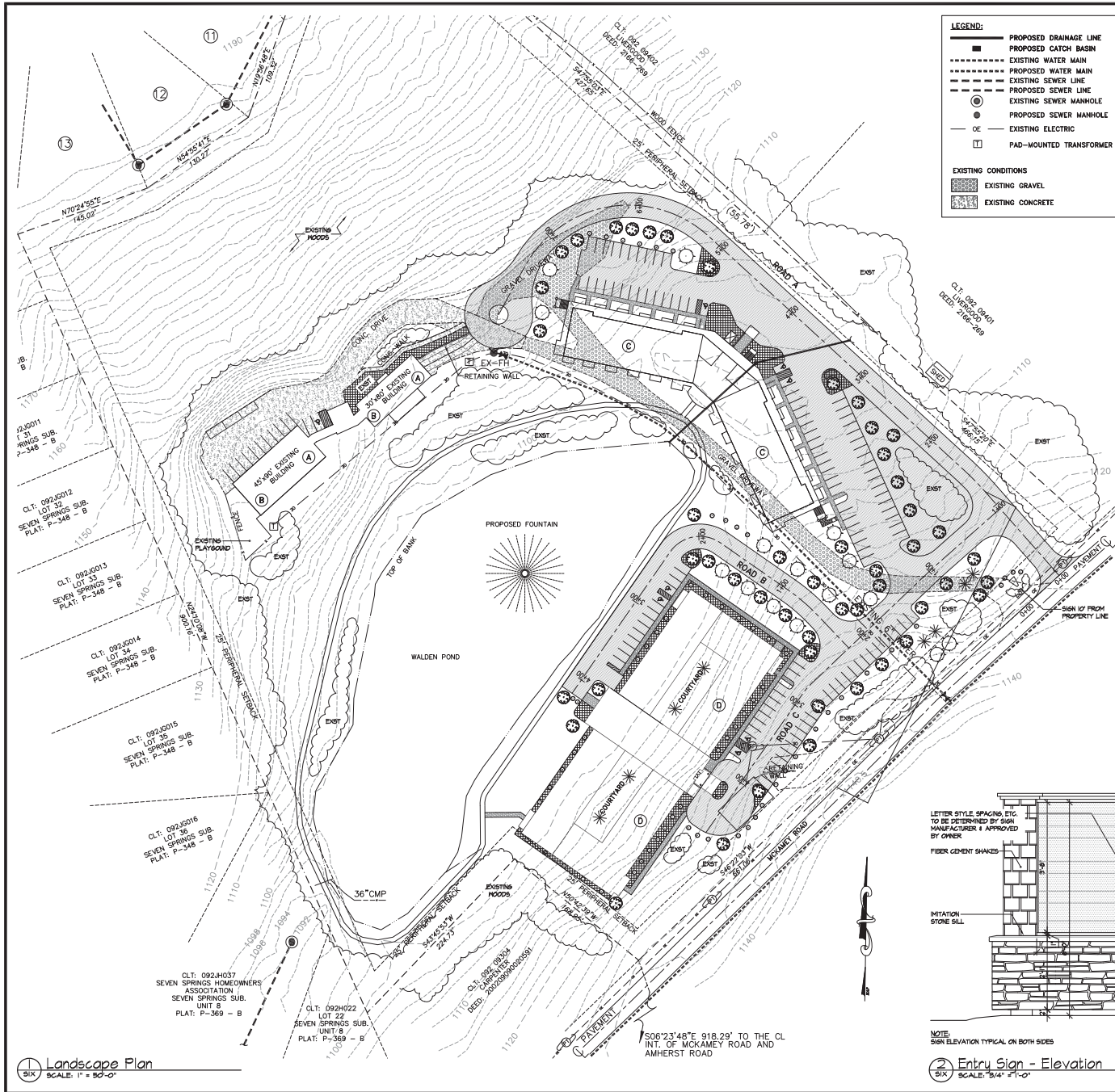
Planning Agency:
 Knoxville-Knox County MPC
 400 Main Street, Suite 403
 Knoxville, Tennessee 37902
 (865) 215-2500

IDEAL ENGINEERING SOLUTIONS INCORPORATED
 Ideal Engineering Solutions, Inc.
 325 Wooded Lane
 Knoxville, Tennessee 37922
 (865) 755-3575

MARK	DATE	ISSUE FOR
	10/29/2015	Use on Review

PROJECT #	15078
DRAWN	
CHECKED	
SHEET TITLE	PHASE TWO SITE PLAN
SHEET	THREE - A
PROJECT NAME	Walden Pond Senior Village

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- LEGEND:**
- PROPOSED DRAINAGE LINE
 - PROPOSED CATCH BASIN
 - EXISTING WATER MAIN
 - PROPOSED WATER MAIN
 - EXISTING SEWER LINE
 - PROPOSED SEWER LINE
 - EXISTING SEWER MANHOLE
 - PROPOSED SEWER MANHOLE
 - OE EXISTING ELECTRIC
 - PAD-MOUNTED TRANSFORMER
- EXISTING CONDITIONS**
- ▨ EXISTING GRAVEL
 - ▩ EXISTING CONCRETE

- LANDSCAPE LEGEND**
- ▨ LANDSCAPE BED (all beds shall have a mix of perennials, small bushes, annuals and ground cover)
 - EVERGREEN BUSH WITH SEASONAL COLOR - 1 GAL
 - 1. SCHIPKA LAUREL
 - 2. SKY FRENCH HOLLY
 - 3. GLOSSY ALBELLIA
 - 4. HELLBARK HOLLY
 - 5. CHERRY LAUREL
 - 6. SOFT TOUCH HOLLY
 - 7. OTTO LUTHER HOLLY
 - 8. N.A.
 - 9. GAMBELIA
 - 10. RHODODENDRON
 - 11. WINTER JASMINE
 - * EVERGREEN TREE - 36 GAL
 - 12. NORWAY SPRUCE
 - 13. CANADIAN HEMLOCK
 - 14. LEBLAND CYPRESS
 - ⊗ SMALL ORNAMENTAL DECIDUOUS TREE - 1" CALIPER
 - 15. RED BUD (PURPLE)
 - 16. DOGWOOD
 - 17. JAPANESE MAPLE
 - 18. TORINGO CHERRY
 - ⊗ DECIDUOUS BUSH WITH COLOR - 1 GAL
 - 19. GOLDEN MOY
 - 20. NANNINA
 - 21. FORSYTHIA
 - 22. KNOCKOUT ROSE
 - DECIDUOUS TREE GROWN TO BE LARGE - 2" CALIPER
 - 23. RIVER BIRCH
 - 24. RED MAPLE
 - 25. YELLOW MAPLE
 - ⊗ PERENNIALS - GROUND COVER
 - 26. LILLOPE BI BLUE-STAR
 - 27. JAPANESE WATER IRIS-BULBS
 - 28. SEA GREEN JUNIPER-OT.
 - 29. VINCIA WINTER-STAR
 - 30. PURPLE WINTER CREEPER-STAR
 - 31. LEVINE ROSE - 1 GAL
 - 32. MISCANTHUS GRASS
 - 33. DAY LILIES
 - 34. CREEPING ST JOHN'S WORT
 - * EXISTING WOODS SHALL BE RETAINED AS MUCH AS POSSIBLE
 - ALL NON-LANDSCAPE GROUND SHALL BE GRASS AND STRAWED

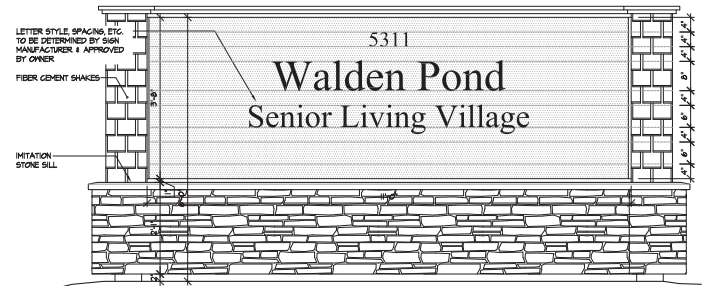


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12-C-15-UR
 Revised: 11/25/2015

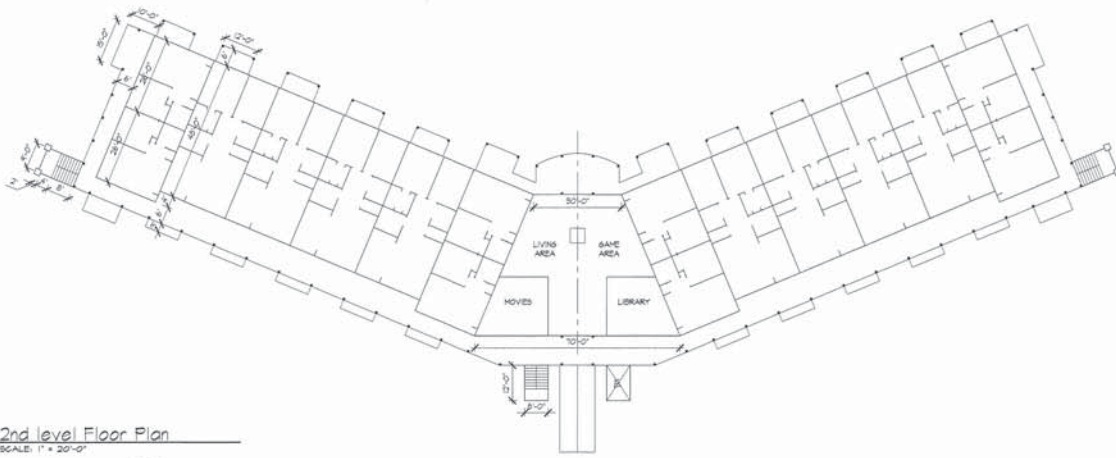


NOTE: SIGN ELEVATION TYPICAL ON BOTH SIDES
 2 Entry Sign - Elevation
 SCALE: 3/4" = 1'-0"

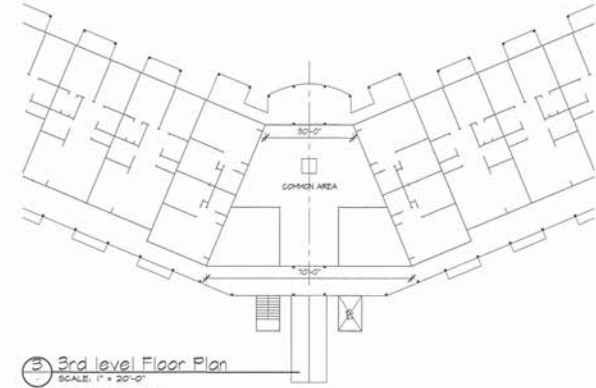
6 Landscape Plan
 SCALE: 1" = 30'-0"

MARK	DATE	ISSUE FOR
	10/28/2015	Issue for Review

PROJECT #	15076
DRAWN	SEY/SAC
CHECKED	
SHEET TITLE	PROPOSED LANDSCAPE PLAN
SHEET	SIX
PROJECT NAME	Walden Pond Senior Village

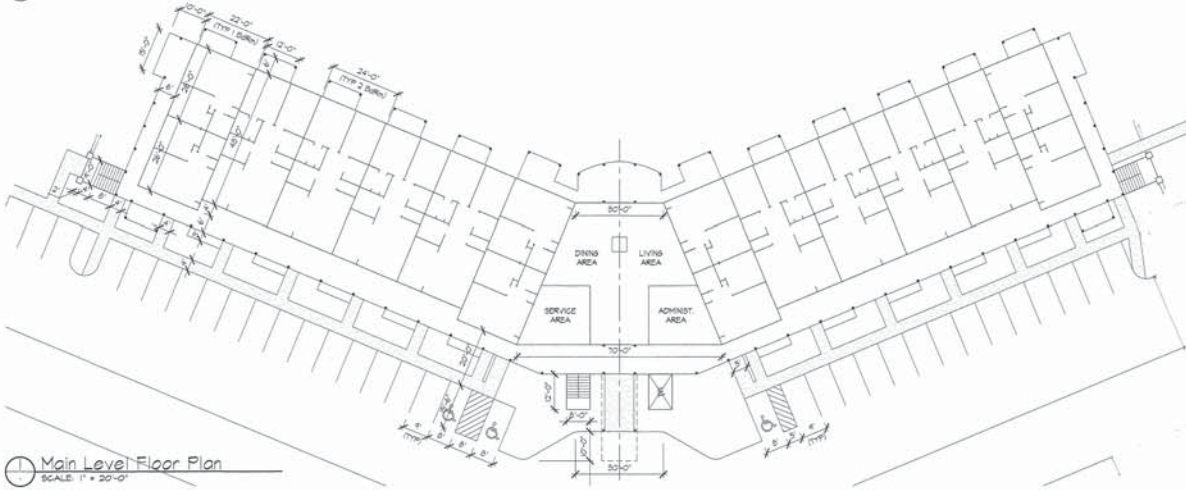


2 2nd level Floor Plan
SCALE: 1" = 20'-0"



3 3rd level Floor Plan
SCALE: 1" = 20'-0"

SIMILAR TO 2nd FLOOR PLAN



1 Main Level Floor Plan
SCALE: 1" = 20'-0"



4 Front Elevation
SCALE: 1" = 20'-0"

12-C-15-UR
Revised: 11/25/2015



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5311 McKamey Road
Knoxville, TN 37921

MARK	DATE	ISSUE FOR

PROJECT #	15076
OWNER	LDG 2015
DESIGNER	LDG
SHEET TITLE	INDEPENDENT LIVING - PHASE II
SHEET	THREE - B
PROJECT NAME	Walden Pond Senior Village

