

▶ **FILE #:** 2-B-15-UR

**AGENDA ITEM #:** 43

**AGENDA DATE:** 2/12/2015

▶ **APPLICANT:** HOLLYBROOK CARE, INC

OWNER(S): Hollybrook Care, Inc.

TAX ID NUMBER: 119 D D 003

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 645 Mars Hill Rd

▶ **LOCATION:** East side of N Gallaher View Rd., west side of Mars Hill Rd.

▶ **APPX. SIZE OF TRACT:** 3.56 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Mars Hill Rd., a local street with an 18' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** RP-1 (Planned Residential) and F-1 (Floodway)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Assisted Living Facility

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:  
 North: Residence / R-1E (Low Density Exclusive Residential)  
 South: Attached and detached residences / R-1E (Low Density Exclusive Residential) & RP-1 (Planned Residential)  
 East: Residences / R-1E (Low Density Exclusive Residential)  
 West: Vacant land and floodway / RB (General Residential) & F (Floodway)

NEIGHBORHOOD CONTEXT: The site is located along a section of N Gallaher View Rd., that includes a mix of low and medium density residential development.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for an assisted living facility at this location with up to 19 beds as shown on the development plan subject to 10 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Meeting all applicable requirements and obtaining all required permits from the State of Tennessee.
3. Meeting all applicable requirements of the City of Knoxville Fire Marshal.
4. All exterior site lighting is to be directed downward and away from all adjoining residences.
5. Prior to the issuance of a grading permit, certification by the applicant's engineer that the required sight

distance will be available in both directions along Mars Hill Rd. from the proposed driveway.

6. Installation of landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit for the development. The proposed landscape materials shall not interfere with the required sight distance at driveway entrance.
7. Meeting all applicable requirements of the Knoxville City Arborist.
8. Meeting all applicable requirements of the Knoxville Department of Engineering.
9. All signage for the development is subject to approval by Planning Commission Staff and the Knoxville Sign Inspector.
10. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 zoning district and the other criteria for approval of a use on review.

**COMMENTS:**

The applicant is proposing to construct an assisted living facility on this 3.56 acre site that has frontage on both Mars Hill Rd. and N Gallaher View Rd., just south of Middlebrook Pike. The proposed facility will contain 19 beds in a 10,000 square foot single story building. Access to the site will be off of Mars Hill Rd. a local dead-end street. The traffic impact from an assisted living facility as a rule is less than any other type of residential development. The site will include a total of 14 parking spaces which exceeds the minimum requirement for the 19 bed facility and four employees on the largest shift.

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

1. The proposed assisted living facility will have minimal impact on local services since utilities are available to serve this site.
2. The traffic impact will be minimal due to the fact that the great majority of the residents do not drive. Access to this site will be limited to Mars Hill Rd., a local street.
3. The proposed facility is compatible with the low and medium density residential uses that exist in this area.
4. The proposed facility will place no additional demand on schools.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed assisted living facility with the recommended conditions meets the standards for development within a RP-1 (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 substantial traffic through residential areas.

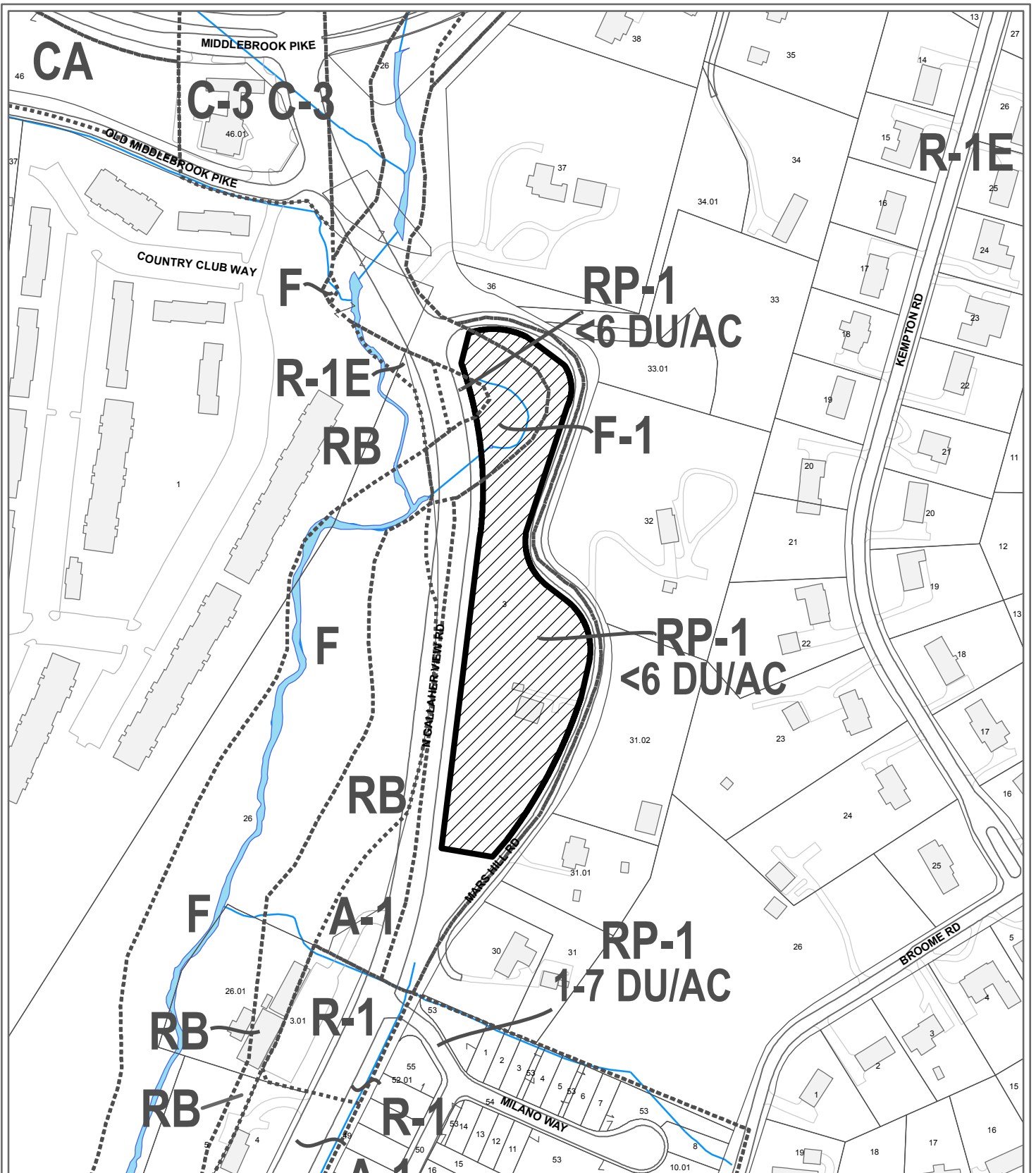
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest City Sector Plan and Knoxville One Year Plan designate this property for low density residential use with a maximum density of 5.99 du/ac, stream protection area and other open space. The RP-1 zoning approved for the site allows a density up to 5.99 du/ac. The proposed assisted living facility is consistent with the Sector and One Year Plans and the zoning designation. The proposed use is not in conflict with the plan.
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.

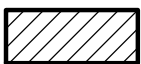
ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the 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.



**2-B-15-UR  
USE ON REVIEW**

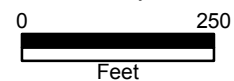
Petitioner: Hollybrook Care, Inc



Assisted Living Facility in RP-1 (Planned Residential) and F-1 (Floodway)

Map No: 119

Jurisdiction: City



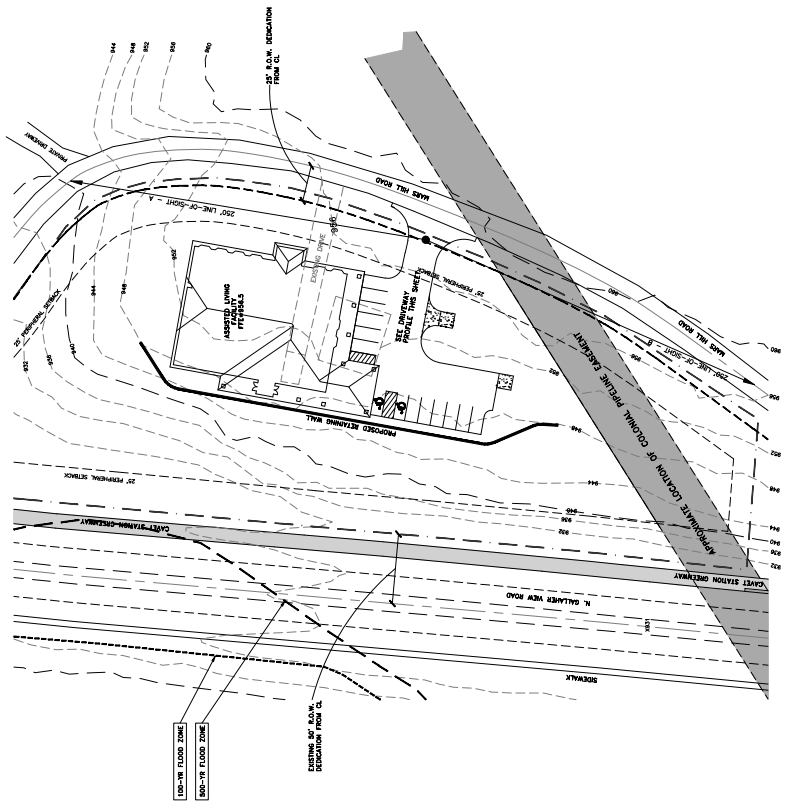
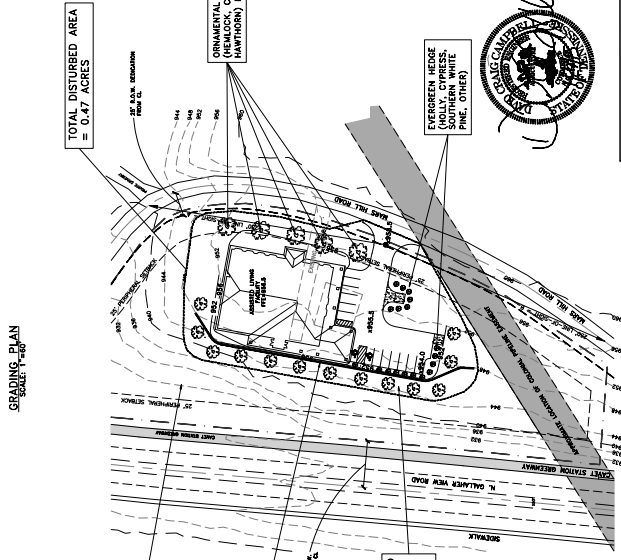
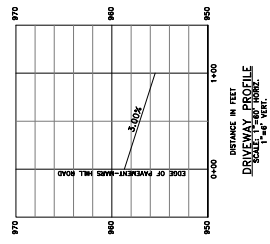
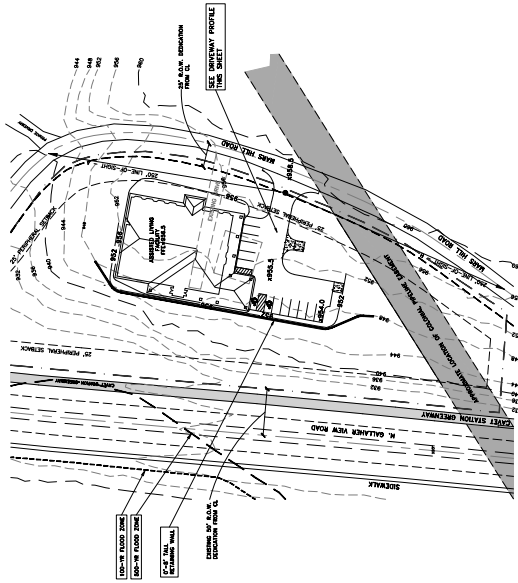
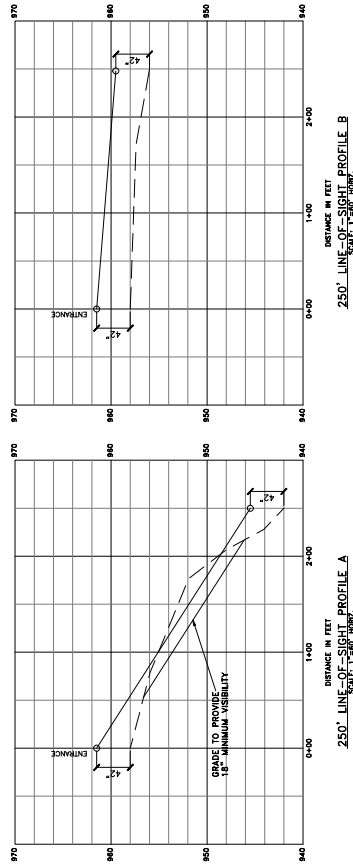
Original Print Date: 1/23/2015

Revised:

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



2-B-15-UR  
Revised: 1/28/2015



SCALE AS SHOWN  
SHEET TWO

**USE ON REVIEW DETAILS**  
**HOLLYBROOK CARE INC.**  
**645 WARRS HILL ROAD**  
**KNOX COUNTY, TENNESSEE**

Prepared For:  
Hollybrook Care, Inc.  
404 Beehive Homes of Knoxville  
7815 Bishop Rd  
Knoxville, Tennessee 37938  
(865) 809-2881

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



**IDEAL ENGINEERING SOLUTIONS INCORPORATED**  
CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY SAFETY  
Contractor shall verify and locate all lines of utilities  
before any excavation or construction work begins.  
Contractor shall be responsible for obtaining all permits  
and shall be responsible for all utility relocation work.  
Care in construction shall be taken to avoid unnecessary  
damage to existing utilities.  
SMALL BILLS SHALL BE MAILED BY

**IDEAL ENGINEERING SOLUTIONS INCORPORATED**

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

02/09/2015



Tom Brechko <tom.brechko@knoxmpc.org>

# Exterior Elevation Views of Proposed Building - Hollybrook Care - MPC File 2-B-15-UR

2 messages

david campbell <dcamp44@tds.net>

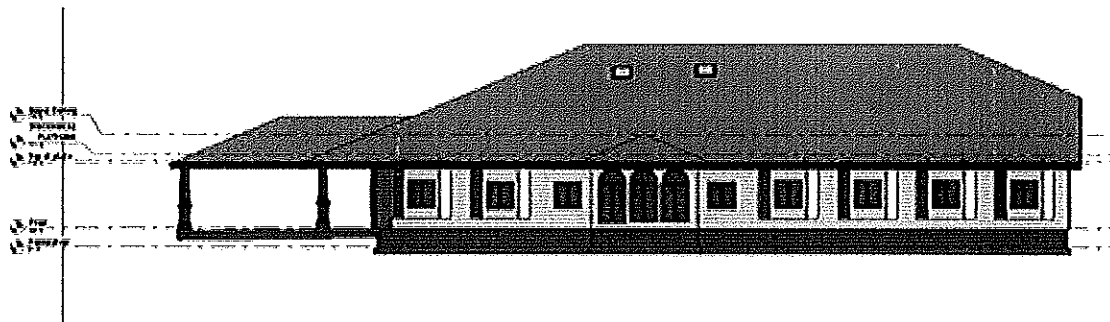
Tue, Jan 13, 2015 at 11:00 AM

To: Tom Brechko <tom.brechko@knoxmpc.org>

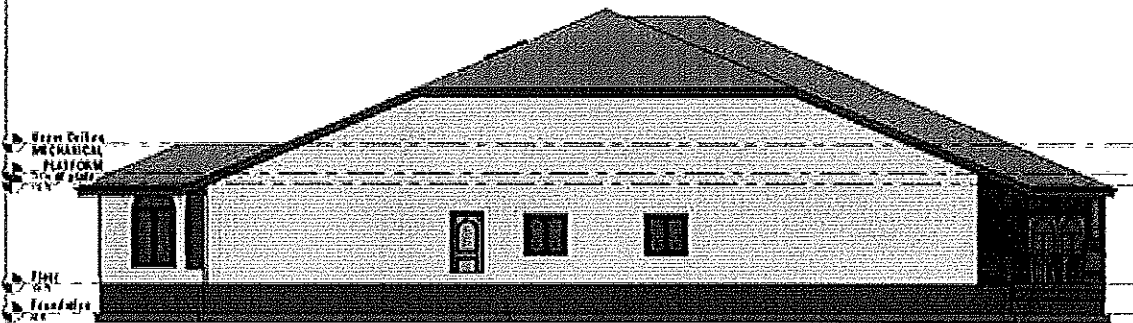
Cc: Kelly Lohman <kelly.lohman15@gmail.com>, Layne Lohman <layne.lohman@gmail.com>

Tom - the covered drop-off may make it to the final plan, but may be eliminated.

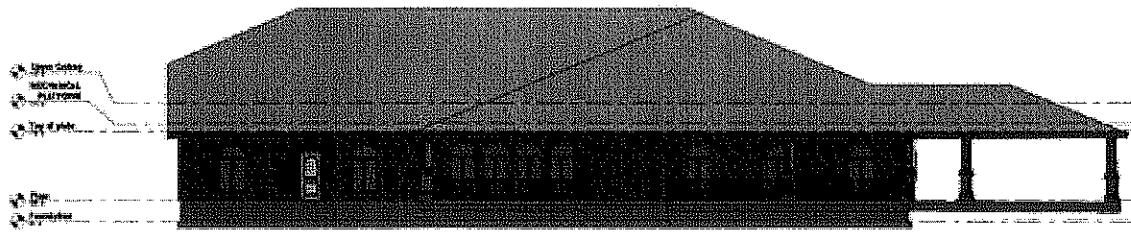
Please call or reply with any questions or concerns.



Mars hill road view



North side of the property



Gallaher road view



Parking lot view