

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

▶ **FILE #:** 8-J-16-UR

AGENDA ITEM #: 36

AGENDA DATE: 8/11/2016

▶ **APPLICANT:** **MCBRIEN ROAD PROPERTIES**

OWNER(S): McBrien Road Properties

TAX ID NUMBER: 104 11501

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Schaeffer Rd

▶ **LOCATION:** **North side of Schaeffer Rd., east side of Waterville Ln.**

▶ **APPX. SIZE OF TRACT:** **8.92 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access will be via Waterville Ln., a local street with an approved 26' pavement width within a 50' right-of-way. Waterville Ln accesses Schaeffer Rd., a minor collector street with a 22' pavement width within a required 60' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** **OB (Office, Medical, and Related Services) / TO (technology Overlay)**

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

▶ **PROPOSED USE:** **Assisted Living Facility**

HISTORY OF ZONING: Property rezoned to OB (Office, Medical, and Related Services) / TO (Technology Overlay) on October 25, 2004

SURROUNDING LAND USE AND ZONING: North: Vacant land - A (Agricultural) / TO (Technology Overlay)

South: Businesses and residences - BP (Business and Technology) / TO (Technology Overlay)

East: Residences - PR (Planned Residential) / TO (Technology Overlay)

West: Vacant land - OB (Office, Medical, and Related Services) / TO (technology Overlay)

NEIGHBORHOOD CONTEXT: The proposed development is located in an area that includes a mix of businesses and residences near the interchange of Pellissippi Parkway and Lovell Rd.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 64 assisted living bedrooms, subject to the following 8 conditions:**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed facility (9-B-16-UR).

2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Waterville Ln. shall be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to a building permit being issued for the assisted living facility.
4. Certification by a registered land surveyor that 300' of site distance can be achieved in both directions along Waterville Ln. at the proposed driveway cut prior to a building permit being issued for this development.
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. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to Planning Commission Staff and TTCDA approval.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the OB (Office, Medical, and Related Services) district and the criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop an assisted living facility on a 8.92 acre tract located on the north side of Schaeffer Rd. and east side of Waterville Ln. The assisted living facility will be a one story building with a total of 64 bedrooms. The proposed building will be located 100' from the closest residentially zoned property, which is located to the east. The applicant is proposing a total of 75 parking spaces.

The proposed facility will be utilizing a site that was previously graded for an office complex that was approved by the Planning Commission back in 2005. This proposed development will have a driveway connection to Waterville Ln., a proposed public street that has not been completed following the recording of the final plat back in 2007. Staff has recommended a condition that Waterville Ln. be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to a building permit being issued for this proposed facility.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The landscape plan will be reviewed as a part of the TTCDA application. The TTCDA will consider this request on September 6, 2016.

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

1. Public water and sewer utilities are available to serve the site.
2. The proposed assisted living facility will have a minimal impact on the existing street system.
3. The proposed facility is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposed assisted living facility meets all requirements of the OB (Office, Medical, and Related Services) district and the criteria for approval of a use on review.
2. The proposed facility is consistent with the general standards for uses permitted on review: The proposal 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 additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

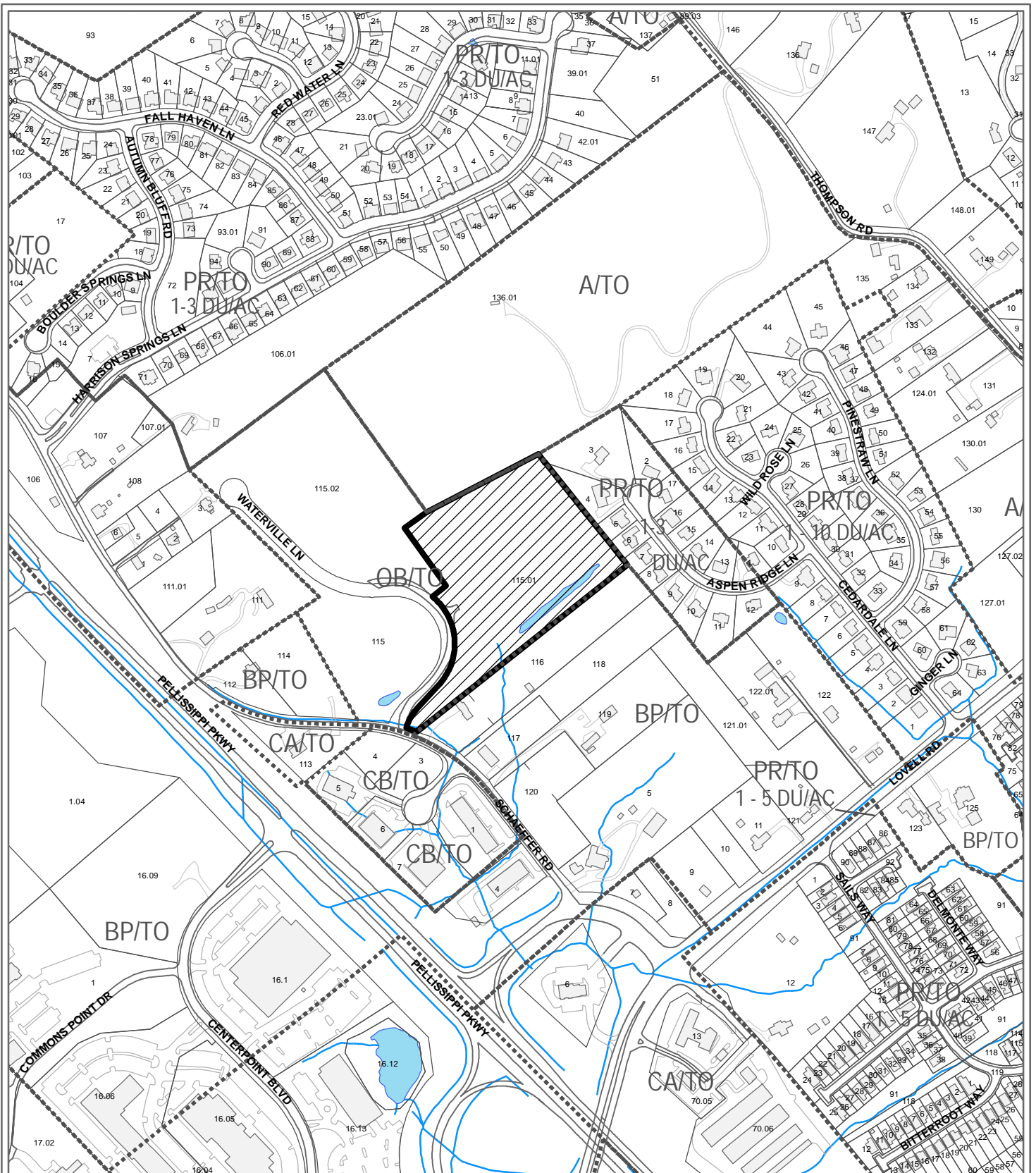
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes medium density residential and office uses for this property. The OB (Office, Medical, and Related Services) district allows consideration of assisted living facilities. The proposed facility is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

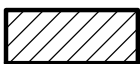
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**8-J-16-UR
USE ON REVIEW**



Assisted Living Facility in OB (Office, Medical, and Related Services) / TO (technology Overlay)

Original Print Date: 7/20/2016
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

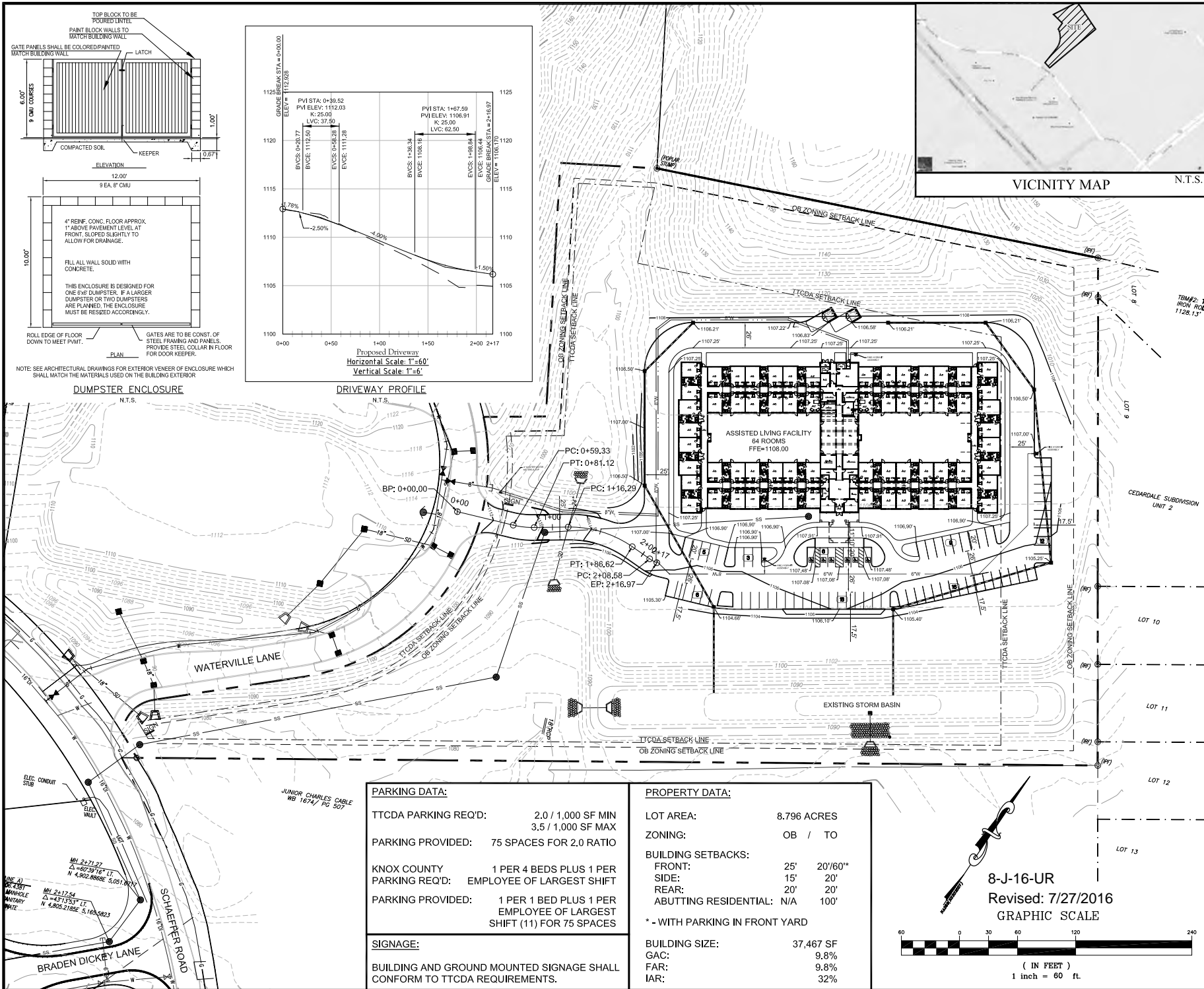
Revised:

Petitioner: McBrien Road Properties

Map No: 104

Jurisdiction: County



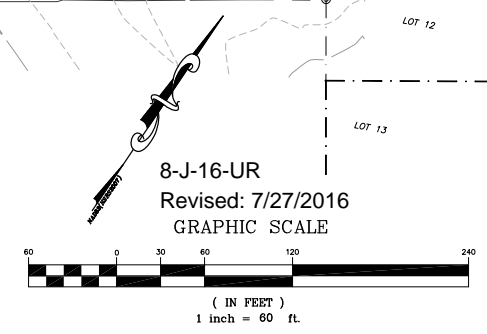


SITE INCORPORATED
 Civil Engineers & Surveyors
 10314 Technology Way, Suite 304 Knoxville, TN 37921
 Phone: (865) 777-4165 Fax: (865) 777-4189

Site Plan
Proposed Assisted Living Facility
 10520 Waterville Lane
 Knoxville, Tennessee

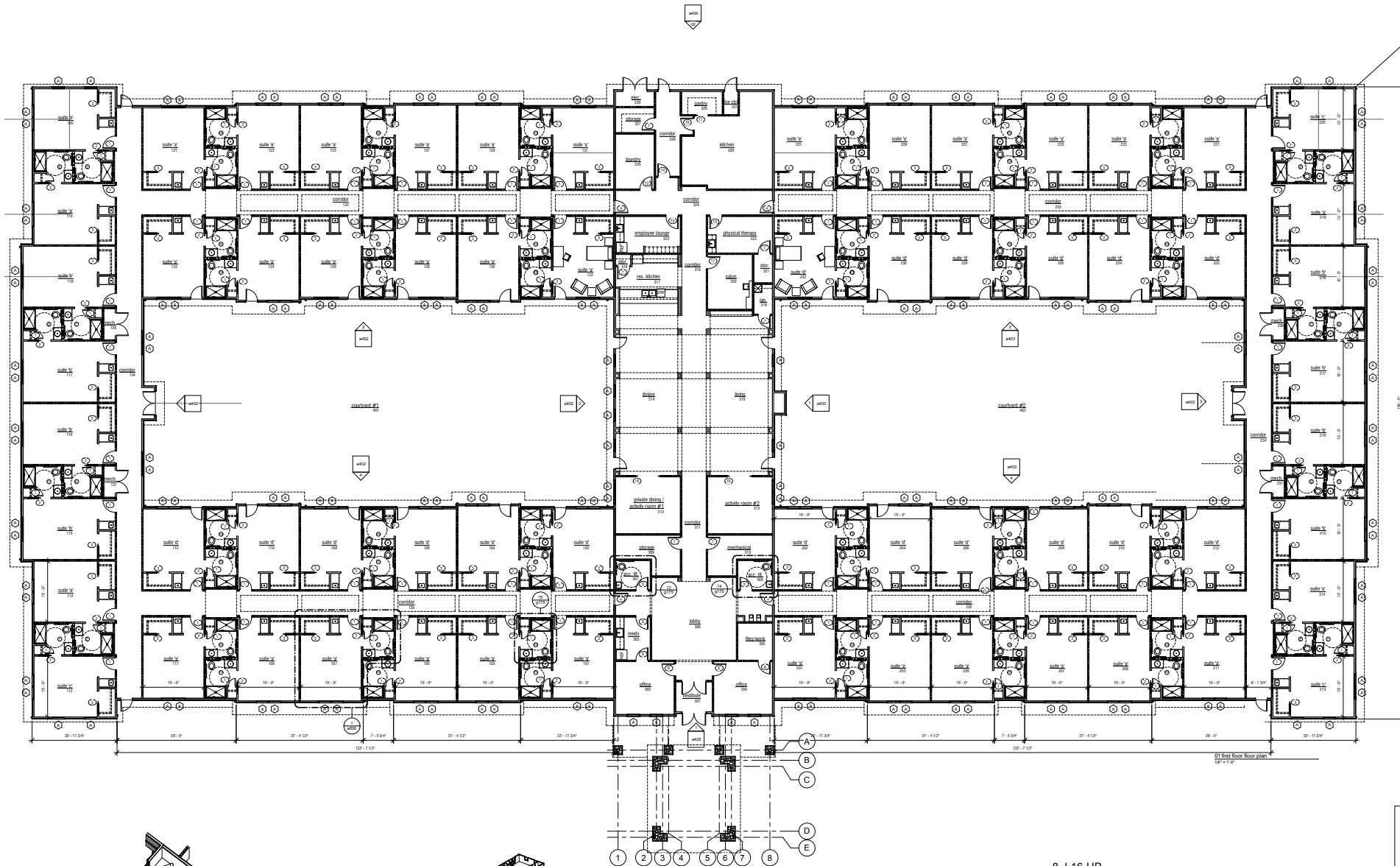
PARKING DATA:	
TTCCA PARKING REQ'D:	2.0 / 1,000 SF MIN 3.5 / 1,000 SF MAX
PARKING PROVIDED:	75 SPACES FOR 2.0 RATIO
KNOX COUNTY PARKING REQ'D:	1 PER 4 BEDS PLUS 1 PER EMPLOYEE OF LARGEST SHIFT
PARKING PROVIDED:	1 PER 1 BED PLUS 1 PER EMPLOYEE OF LARGEST SHIFT (11) FOR 75 SPACES
SIGNAGE:	
BUILDING AND GROUND MOUNTED SIGNAGE SHALL CONFORM TO TTCCA REQUIREMENTS.	

PROPERTY DATA:	
LOT AREA:	8.796 ACRES
ZONING:	OB / TO
BUILDING SETBACKS:	
FRONT:	25' 20'/60"
SIDE:	15' 20'
REAR:	20' 20'
ABUTTING RESIDENTIAL:	N/A 100'
* - WITH PARKING IN FRONT YARD	
BUILDING SIZE:	
GAC:	37,467 SF
FAR:	9.8%
IAR:	32%



DRAWN BY:	DATE:	07/23/16
CHECKED BY:	FILE:	SP-1
REVISIONS		
NO.	DATE	COMMENTS
1	07/27/16	REVISED PER MIC COMMENTS

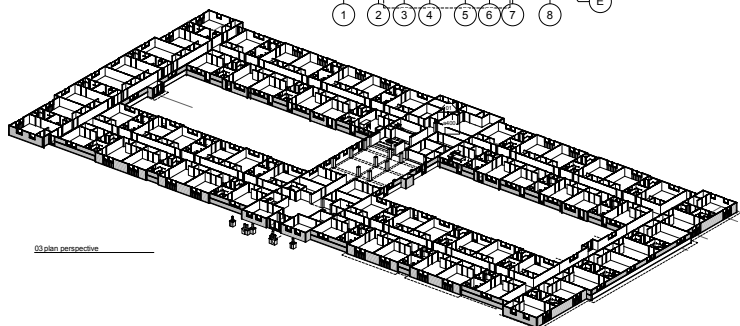
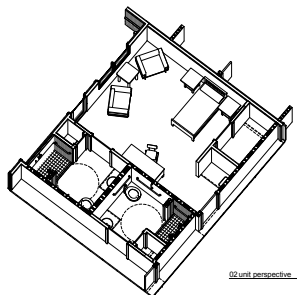
SP-1



b3 studio inc.
 1104 west main street
 franklin, in 37064
 www.b3studio.com
 615.498.7858
 client:

project:
 64 bed assisted living facility
 concept plan 11 for client review and comment
 franklin, tennessee

8-J-16-UR



- symbols**
- NEW WINDOW (TYPE A) - REFER TO SHEET A25.
 - NEW DOOR (TYPE A) - REFER TO SHEET A25.
 - VERIFY RELATED FIRE EXTINGUISHER CABINET.
 - EXTERIOR ELEVATION.

- general notes**
1. REFER TO SHEET A25 FOR CEILING HANGING TYPES.
 2. REFER TO SHEET A27 FOR DOOR TYPES AND DOOR SCHEDULE.
 3. ALL PUBLIC CORRIDORS TO MAINTAIN A MINIMUM OF 8'-0" CLEAR.
 4. REFER TO DETAILS OR SCHEDULES FOR TYPICAL BATHROOM FIXTURE PLACEMENTS.
 5. REFER TO DETAILS 'T' & SCHEDULE FOR TYPICAL TUBSHOWER TILE PATTERNS.
 6. REFER TO SHEET A25 FOR ROOF PLAN.

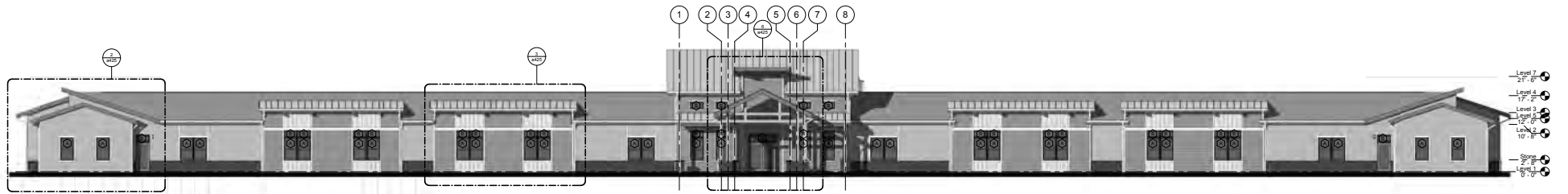
plan notes

NOTES

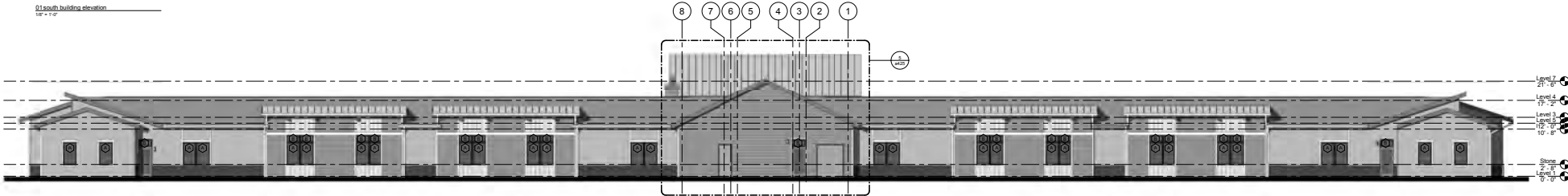
- wall legend**
- NEW CONSTRUCTION**
- 3/8" RATED PARTITION - REFER TO GC 210
 - 1 1/2" RATED PARTITION - REFER TO GC 210
 - 2 HOUR RATED PARTITION - REFER TO GC 210

addenda:
 Δ
 Δ
 Δ
 Δ
 Δ
 date: 10/06/2015
 project no.: a15009.00
 first floor
 noted &
 dimension
 plan
a110

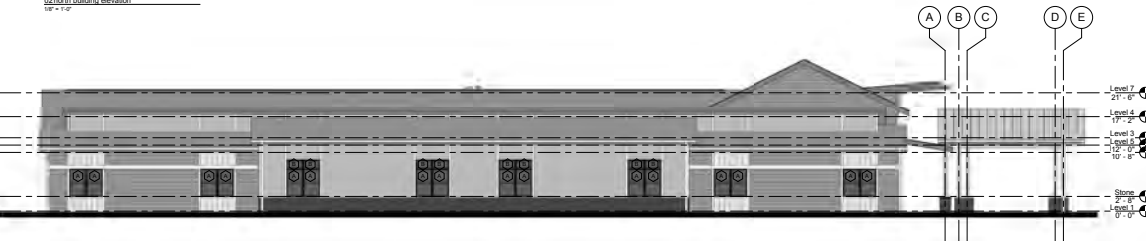
listen • think • create



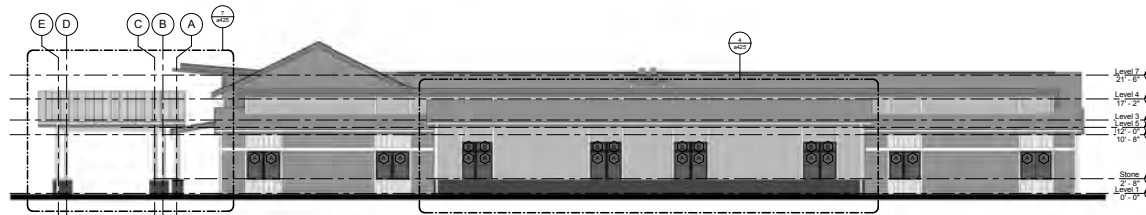
01 south building elevation
1/8" = 1'-0"



02 north building elevation
1/8" = 1'-0"



03 west building elevation
1/8" = 1'-0"



04 east building elevation
1/8" = 1'-0"



05 main building elevation perspective
1/8" = 1'-0"

building envelope requirements zone 4 opaque assemblies

ROOFS	
INSULATION ABOVE DECK	R-20 CONTINUOUS INSULATION
WALLS ABOVE GRADE	
METAL FRAMED WALLS ABOVE GRADE	R-13
WOOD FRAMED AND OTHER	R-13
SLAB-ON-GRADE FLOORS	
CONCRETE SLABS	NO REQUIREMENT

building envelope requirements zone 4 fenestration

FRAMING MATERIALS OTHER THAN METAL	
GLAZING	U-0.40
METAL FRAMING WITH OR WITHOUT THERMAL BREAK	
CORNER WALLS/SCREENED GLAZING	U-0.30
ENTRANCE DOOR GLAZING	U-0.30
ALL OTHER GLAZING	U-0.30
SHGC - ALL FRAME TYPES	
SHGC: 0-20' x 30'	0.40
SHGC: 0-20' x 40' x 60'	NO REQUIREMENT
SHGC: 40' x 60'	NO REQUIREMENT

general elevation notes

1. 100'

elevation notes

- ⊙ BATTERY CONTROL JOINT - REFER TO 1-1
- ⊙ PREFINISHED ALUMINUM COPING - COLOR: CLEAR ANODIZED ALUMINUM
- ⊙ PREFINISHED SCUMPER AND DOWNSPOUT - REFER TO 1-1

material legend

- HATCHED SIDING - COLOR: MONTEREY TAUPH # F00502
- HATCHED SIDING - COLOR: ANTIQUE IRON F00503
- HATCHED PANEL - COLOR: WEATHERED MOSS
- STONE VENEER - CENTURION STONE COLOR: BLOSSOM COUNTY PULVIC
- ASPHALT SHINGLE - 30 YEAR ARCHITECTURAL COLOR: WEATHERWOOD

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 client

project
 64 bed assisted living facility
 concord plant 111 lot 104
 franklin county, tennessee

addenda:
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 △
 date: 10.06.2015
 project no.: a15039.00
 exterior elevations

a400



listen • think • create

8-J-16-UR