

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

► **FILE #:** 5-H-16-UR

AGENDA ITEM #: 46

AGENDA DATE: 5/12/2016

► **APPLICANT:** BEEHIVE HOMES - POWELL

OWNER(S): Layne and Kelly Lohman

TAX ID NUMBER: 56 129

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1301 W Beaver Creek Dr

► **LOCATION:** North side of W. Beaver Creek Dr., North of Oakmeade Rd.

► **APPX. SIZE OF TRACT:** 4.88 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Beaver Creek Dr., a major collector street with a pavement width of 20' within a 50' wide right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

► **ZONING:** PR (Planned Residential) less than 4 du/ac

► **EXISTING LAND USE:** House on rural residential lot

► **PROPOSED USE:** Assisted living facility

32 beds

HISTORY OF ZONING: Rezoned to PR up to 4 du/ac from A (Agricultural) in 2007.

SURROUNDING LAND USE AND ZONING: North: Beaver Creek / F (Floodway)

South: W. Beaver Creek Dr., Detached residences / RA (Low Density Residential)

East: Detached residences / RA (Low Density Residential)

West: Detached residences & vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is within a residential area that has occurred under A and RA zones, and near part of the Temple Baptist church campus that is zoned OB.

STAFF RECOMMENDATION:

► **APPROVE the development plan for up to 32 assisted living/memory care beds and a peripheral setback from 35' to 20' on the east property boundary, subject to the following 5 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Obtaining 400 feet of sight distance in both directions along W. Beaver Creek Dr.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Fire Marshal's Office.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the PR zone, as well as other criteria for use on review approval.

COMMENTS:

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

1. The proposed residential development will have minimal impact on local services since water and sewer utilities are available to serve this site.
2. The proposed assisted living/memory care facility is composed of two buildings with 32 beds and approximately 10,500 sq ft of combined floor area. Facilities such as this do not have a density calculated because the individual beds do not constitute a dwelling unit. The size of the facility is compatible with the surrounding residential development and the traffic generated should not have a negative effect on the area.

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

1. With the approved variance to the peripheral setback, the proposed assisted living/memory care development meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed assisted living/memory care 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 substantial traffic through residential areas.

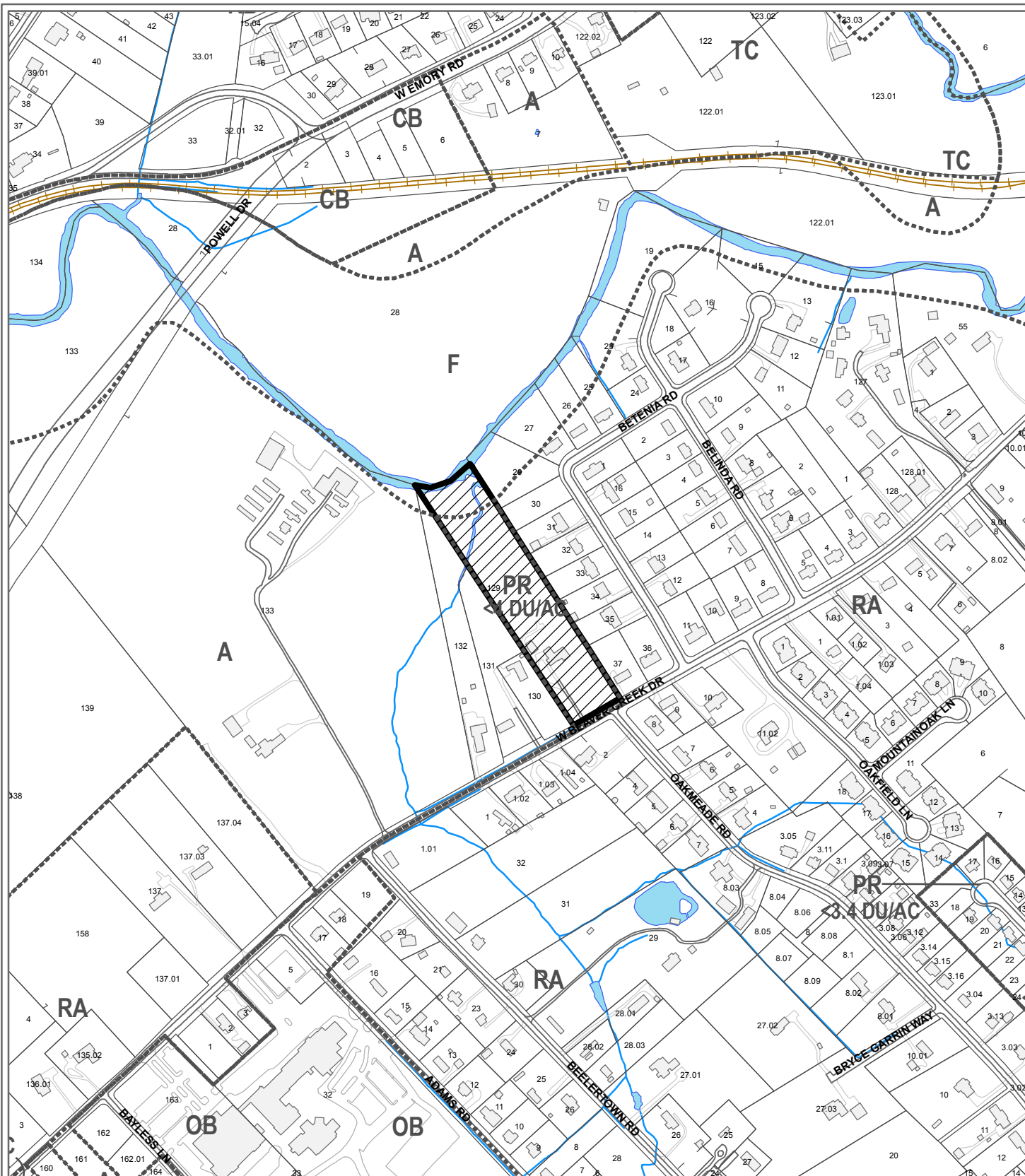
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential use. The proposed assisted living/memory care facility is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

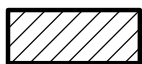
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**5-H-16-UR
USE ON REVIEW**



Assisted living facility in PR (Planned Residential) less than 4 du/ac

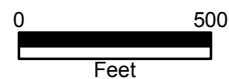
Original Print Date: 4/19/2016
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

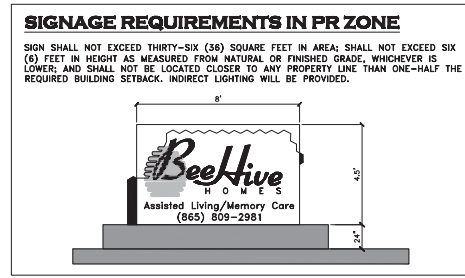
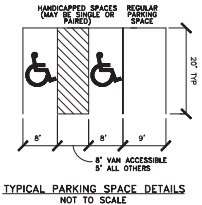
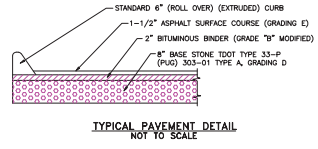
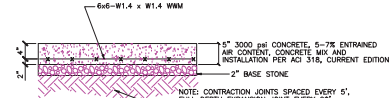
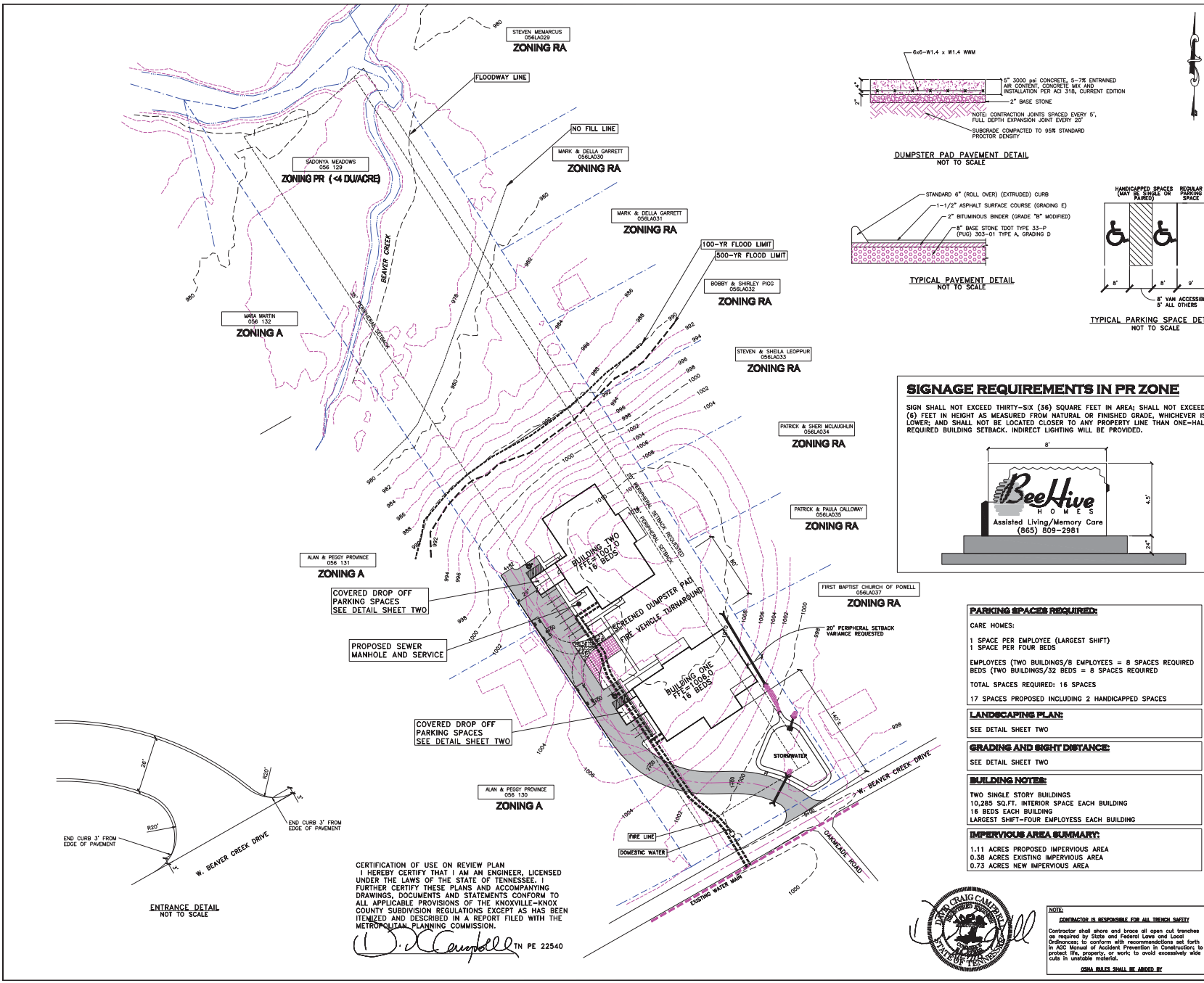
Revised:

Petitioner: Beehive Homes - Powell

Map No: 56

Jurisdiction: County





PARKING SPACES REQUIRED:

CARE HOMES:
 1 SPACE PER EMPLOYEE (LARGEST SHIFT)
 1 SPACE PER FOUR BEDS
 EMPLOYEES (TWO BUILDINGS/8 EMPLOYEES = 8 SPACES REQUIRED)
 BEDS (TWO BUILDINGS/32 BEDS = 8 SPACES REQUIRED)
 TOTAL SPACES REQUIRED: 16 SPACES
 17 SPACES PROPOSED INCLUDING 2 HANDICAPPED SPACES

LANDSCAPING PLAN:
 SEE DETAIL SHEET TWO

GRADING AND SIGHT DISTANCE:
 SEE DETAIL SHEET TWO

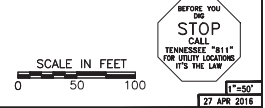
BUILDING NOTES:
 TWO SINGLE STORY BUILDINGS
 10,285 SQ.FT. INTERIOR SPACE EACH BUILDING
 16 BEDS EACH BUILDING
 LARGEST SHIFT-FOUR EMPLOYEES EACH BUILDING

IMPERVIOUS AREA SUMMARY:
 1.11 ACRES PROPOSED IMPERVIOUS AREA
 0.38 ACRES EXISTING IMPERVIOUS AREA
 0.73 ACRES NEW IMPERVIOUS AREA

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
 - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
 - BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3276.
 - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON LINEWORK TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCOUNT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
 - DEMOLITION OF EXISTING STRUCTURES AND AMENDMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

- PROPERTY NOTES:**
- TOTAL AREA = 4.884 ACRES
 - CLT AND PARCEL: 056 129
 - EXISTING ZONING: PR (4.40 HA/ACRES)
 - PROPOSED NUMBER OF LOTS: 1
 - 10' DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
- SETBACKS:**
- FRONT: 20 FT.
 SIDE: 5 FT.
 REAR: 35 FT. (VARIANCE TO 20' REQUESTED FOR BUILDING ONE)
- UTILITIES:**
- WATER: HALLSDALE POWER UTILITY DISTRICT
 SEWER: HALLSDALE POWER UTILITY DISTRICT
 ELECTRIC: KNOX UTILITIES BOARD
 SOLID WASTE: PRIVATE HANDEL
 TELEPHONE: AT&T
- VARIANCES:**
- REDUCTION OF PERIPHERAL SETBACK TO 20' FOR BUILDING ONE.

Revised: 4/27/2016
 5-H-16-UR



SHEET ONE

USE ON REVIEW

BEEHIVE HOMES - POWELL
 KNOX COUNTY, TENNESSEE

Prepared For:
 Hollybrook Care, Inc.
 dba 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

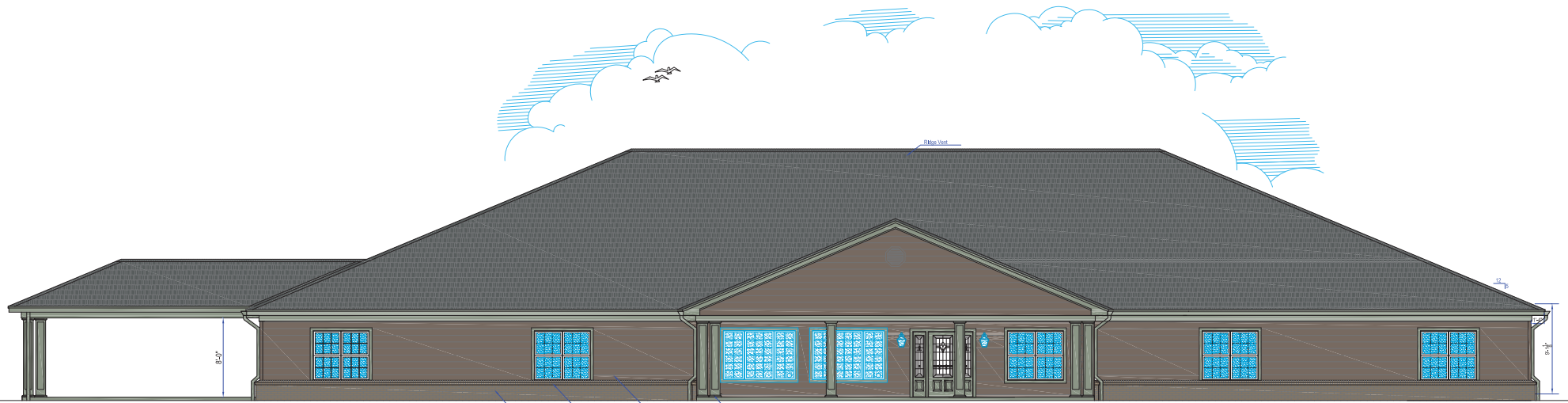
IDEAL ENGINEERING SOLUTIONS INCORPORATED
 Ideal Engineering Solutions, Inc.
 325 Wooded Lane
 Knoxville, Tennessee 37922
 (865) 755-3575

CERTIFICATION OF USE ON REVIEW PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

D. Campbell TN PE 22540



NOTE:
 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH 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 ACC Manual of Accident Prevention in Construction to protect life, property, or works to avoid unnecessary wide cuts in unstable material.
 OSHA RULES SHALL BE ADOPTED BY



FRONT ELEVATION

Scale: 1/4" = 1'-0"

Revised: 4/27/2016

5-H-16-UR