

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

▶ **FILE #:** 4-J-17-UR

AGENDA ITEM #: 74

AGENDA DATE: 4/13/2017

▶ **APPLICANT:** **MORNING POINTE OF WEST KNOXVILLE**

OWNER(S): Independent Healthcare Properties, LLC

TAX ID NUMBER: 144 03013

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 1015 Emory Church Rd

▶ **LOCATION:** **Northwest side of Westland Dr., southwest side of Emory Church Rd., northeast side of I-140.**

▶ **APPX. SIZE OF TRACT:** **18.29 acres**

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Westland Dr., a minor arterial street with a 30' - 55' pavement at this location and Emory Church Rd., a minor collector street with a 25' pavement width within a 60' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

▶ **ZONING:** **RP-1 (Planned Residential)**

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

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land - PR (Planned Residential) (k)

South: Church and vacant land - RP-1 (Planned Residential) & A-1 (General Agricultural)

East: Residences - A (Agricultural)

West: I-140 - OS-1 (Open Space Preservation)

NEIGHBORHOOD CONTEXT: The site is located on the northeastern quadrant of the Westland Dr. interchange with Pellissippi Parkway. Adjoining the site on the east is another church. To the south residences are in place. Most recent development in the area consists of both single detached and single family attached dwellings. A 262 unit apartment development is located in the southwest quadrant of this interchange.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for an assisted living facility/memory care facility with up to 133 units and a total of 145 beds, subject to 9 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements and obtaining all required permits from the State of Tennessee for the Assisted Living Facility
3. Meeting all applicable requirements of the Knoxville Fire Marshal
4. Construction of all sidewalks shown on the development plan in compliance with the Americans with Disabilities Act and requirements of the Knoxville Department of Engineering.
5. Installation of landscaping within six months of the issuance of occupancy permits for this project.
6. Provide landscaping in accordance with the City of Knoxville Tree Protection Ordinance and meeting all applicable requirements of the Knoxville Urban Forester.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Sign plans are subject to approval of Planning Commission and Knoxville Plans Review and Inspections Staff approval.
9. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of an assisted living facility in the PC-1 District and a use on review.

COMMENTS:

The applicant is proposing to develop this 18.29 acre site as a two phase development. An assisted living facility with a total of 80 beds in 73 units will be the first phase and a memory care facility with a total of 65 beds in 60 units will be the second phase. The site is located in the northeast quadrant of the I-140 / Westland Dr. interchange directly north of Shoreline Church. The facility will share the existing driveways for the Church with access out to both Westland Dr. and Emory Church Rd.

A total of 126 parking spaces will be provided for the full facility. The assisted living facility will be a one story building.

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

1. All utilities are in place to serve this site.
2. Assisted living facilities do not have a significant traffic impact as compared to other residential use types.
3. The proposal will have no impact on schools.

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

1. This proposed assisted living facility/memory care facility in a RP-1 zone district 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 since it is located on arterial and collector streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The One Year Plan and the Southwest County Sector Plan propose civic and institutional uses for this site. The proposed development is consistent with those plans.
2. The site is located within the city limits of Knoxville on 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.