

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

▶ **FILE #:** 8-F-17-UR

AGENDA ITEM #: 53

AGENDA DATE: 8/10/2017

▶ **APPLICANT:** STEVE YOUNG

OWNER(S): NU-South, LLC

TAX ID NUMBER: 119 K A 01401

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 214 Prosperity Dr

▶ **LOCATION:** East side of Prosperity Dr., east end of Executive Park Dr.

▶ **APPX. SIZE OF TRACT:** 1.57 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Prosperity Dr., a local street with 26' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Assisted living

▶ **PROPOSED USE:** Assisted Living Expansion

HISTORY OF ZONING: The site was zoned O-1 (Office, Medical and Related Services District) earlier this year (3-A-12- RZ). A use on review for a 71 bed assisted living facility was approved in 2012 (8-f-12-UR)

SURROUNDING LAND
 USE AND ZONING:

North: Business offices / C-3 commercial

South: Business offices & Ten Mile Creek / C-3 commercial & F-1 floodway

East: Vacant land / C-3 commercial & OS-1 open space

West: Business offices / C-3 commercial & CA commercial

NEIGHBORHOOD CONTEXT: This area, at the eastern end of Executive Park Dr., is developed with office and commercial uses under C-3, CA, PC, C-6 and O-1 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the revised request for an assisted living facility with up to 99 client beds as shown on the site plan subject to the following 13 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Relocating the existing drainage easement that is located where the new addition is planned
3. Recording a plat that combines the 2 former parcels (119KA011 & 014)
4. Relocating the flag poles on the front of the site if they are found to be in the public right-of-way
5. Meeting all applicable requirements as required by the Zoning Ordinance for parking or obtaining any

variances in the future

6. Relocate the dumpster to a location that will not require the garbage truck to back into the public right of way
7. Meeting all applicable requirements of the Knoxville Engineering Dept.
8. Provide parking during the construction of phase by leasing spaces from adjoining or construction of the new parking facilities before removing old parking spaces
9. Meeting all applicable requirements of the Knoxville Fire Marshall
10. Meeting all applicable requirements of the Knox County Health Dept.
11. Providing plans for any additional proposed sign(s) to MPC staff for review and approval
12. Obtaining and maintaining all required operating licenses from the State of Tennessee Dept. of Health to conduct business as an assisted living facility
13. Meeting all requirements of the City of Knoxville Arborist and Installing all landscaping as shown on the plan within six months of obtaining an occupancy permit

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

COMMENTS:

The applicant is requesting approval of a second phase to an assisted living facility that contain 55 living units/ beds. The original plan was approved in 2012 for up to 71 client beds. The second phase will contain an additional 44 client beds that will housed in a new 14,434 square foot addition. The total bed count after these improvements will be capped at 99 client beds (phase one 55 beds, phase 2 44 beds).

The site is located at the eastern end of the Executive Park office development. The first phase of the project consisted of converting an existing motel on the site to the proposed use. In order to proceed with the second phase of the project, the applicant will need to plat the two existing parcels, relocate a major drainage easement and construct or lease parking to meet the current parking demand prior to commencing any construction of the new building.

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

1. The proposed assisted living facility will have minimal impact on local services since all utilities are available to serve this site.
2. The proposal will have no impact on schools.

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

2. The proposed assisted living 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 area 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 along two minor arterial streets.

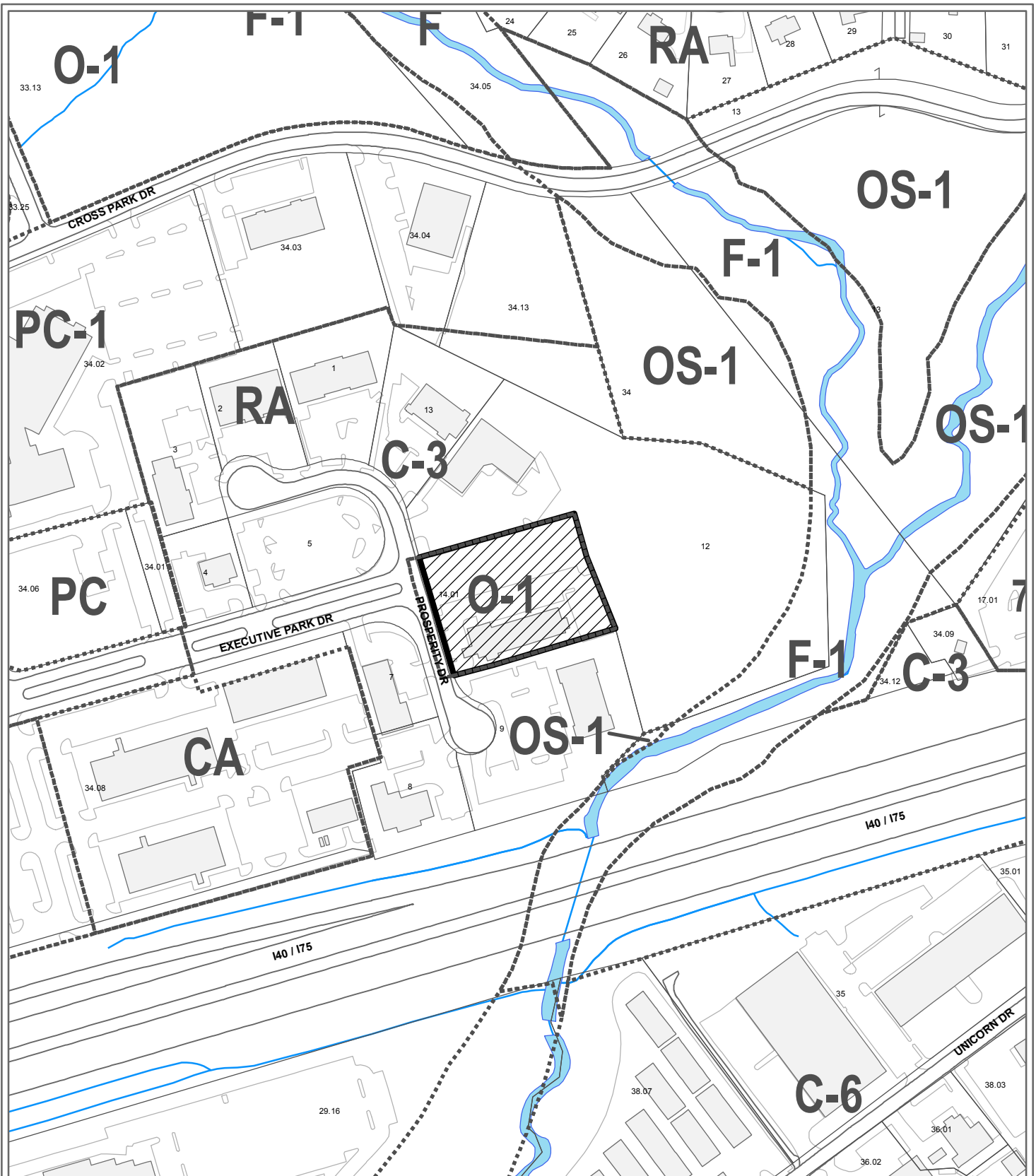
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies the property for commercial use. The proposed development is in compliance with that plan.
2. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

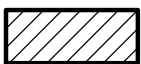
ESTIMATED STUDENT YIELD: Not applicable.

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



**8-F-17-UR
USE ON REVIEW**

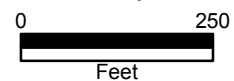
Petitioner: Young, Steve



Assisted Living Expansion in O-1 (Office, Medical, and Related Services)

Map No: 119
Jurisdiction: City

Original Print Date: 7/18/2017
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



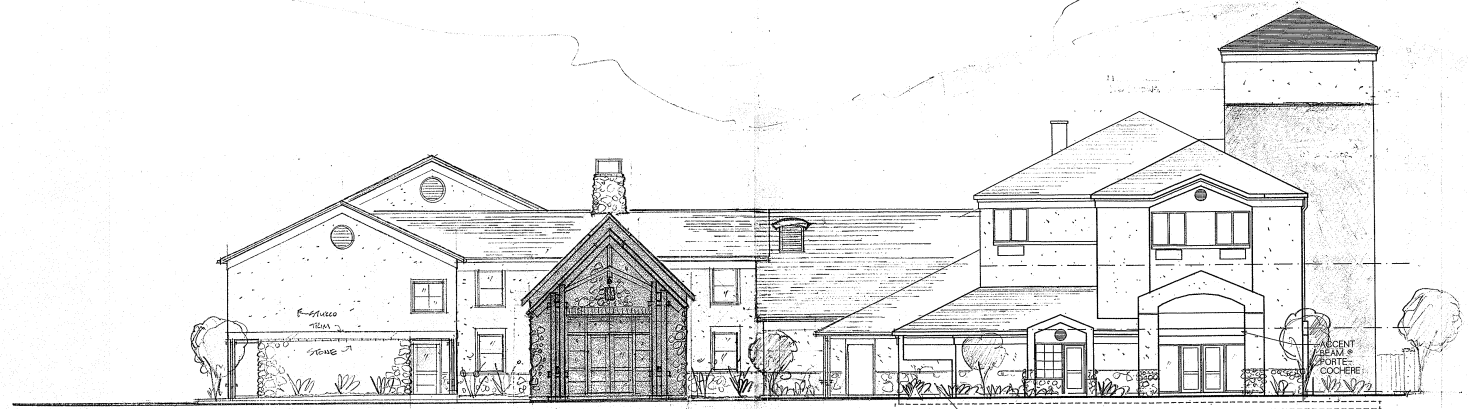


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O'ysk3 ARCHITECTS, INC
 1545 WESTERN AVE.
 KNOXVILLE, TN 37921
 865-523-8266 FAX
 OFFICE@OYARCHITECTS.COM
 WWW.OYARCHITECTS.COM

The Pinnacle Assisted Living - Phase II -

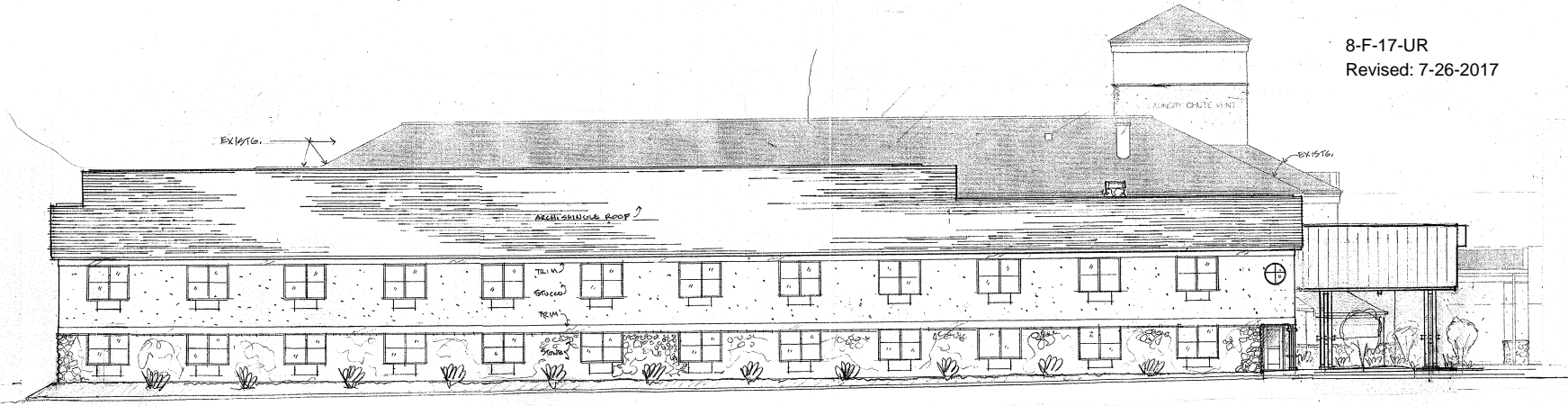
214 Prosperity Drive
 Knoxville, Tennessee 37923



NEW ← → EX.

WEST ELEVATION - FRONT
 SCALE - 1/8" = 1'-0"

8-F-17-UR
 Revised: 7-26-2017



NORTH ELEVATION
 1/8" = 1'-0"

MARK	DATE	ISSUE FOR
	6-16-17	ISSUE FOR PERMITS
	7-13-17	REVISIONS TO PERMITS

PROJECT #	17014
DRAWN BY	SEV
CHECKED	
SHEET TITLE	PHASE II ELEVATIONS
SHEET	U. on R. 02
PROJECT NAME	Pinnacle Assisted Living II

Use on Review Development Plan

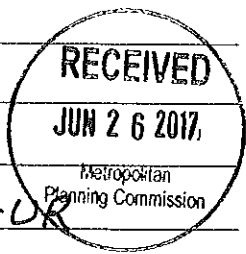
Name of Applicant: STEVE YOUNG

Date Filed: 6.26.17 Meeting Date: 8/10/17

Application Accepted by: M. Payne

Fee Amount: X File Number: Development Plan X

Fee Amount: 1,500.00 File Number: Use on Review 8-F-17-UR



PROPERTY INFORMATION

Address: 214 PROSPERITY DRIVE

General Location: east corner of intersection of Prosperity & Executive Park; E/S Prosperity Drive

Tract Size: 1.57 AC No. of Units: 99

Zoning District: O1

Existing Land Use: ASSISTED LIVING

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification: OFFICE

Growth Policy Plan Designation: Urban

Census Tract: 46.10

Traffic Zone: 220

Parcel ID Number(s): 119KA01401

Jurisdiction: City Council _____ District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: DR NOI NUYEN

Company: NU-SOUTH LLC

Address: 9955 CORAL SPRINGS LN.

City: KNOXVILLE State: TN Zip: 37922

Telephone: 212 744 2000

Fax: _____

E-mail: nnuyen@prosperitypointe.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: STEVE YOUNG

Company: OYSK³ ARCHITECTS

Address: 1545 WESTERN AVE

City: KNOXVILLE State: TN Zip: 37921

Telephone: 865 803 4238

Fax: 865 523 8266

E-mail: Syoung@oyarchitects.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Assisted Living - 2nd edition 2 story
44 units.

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Steve Young

PLEASE PRINT

Name: STEVE YOUNG

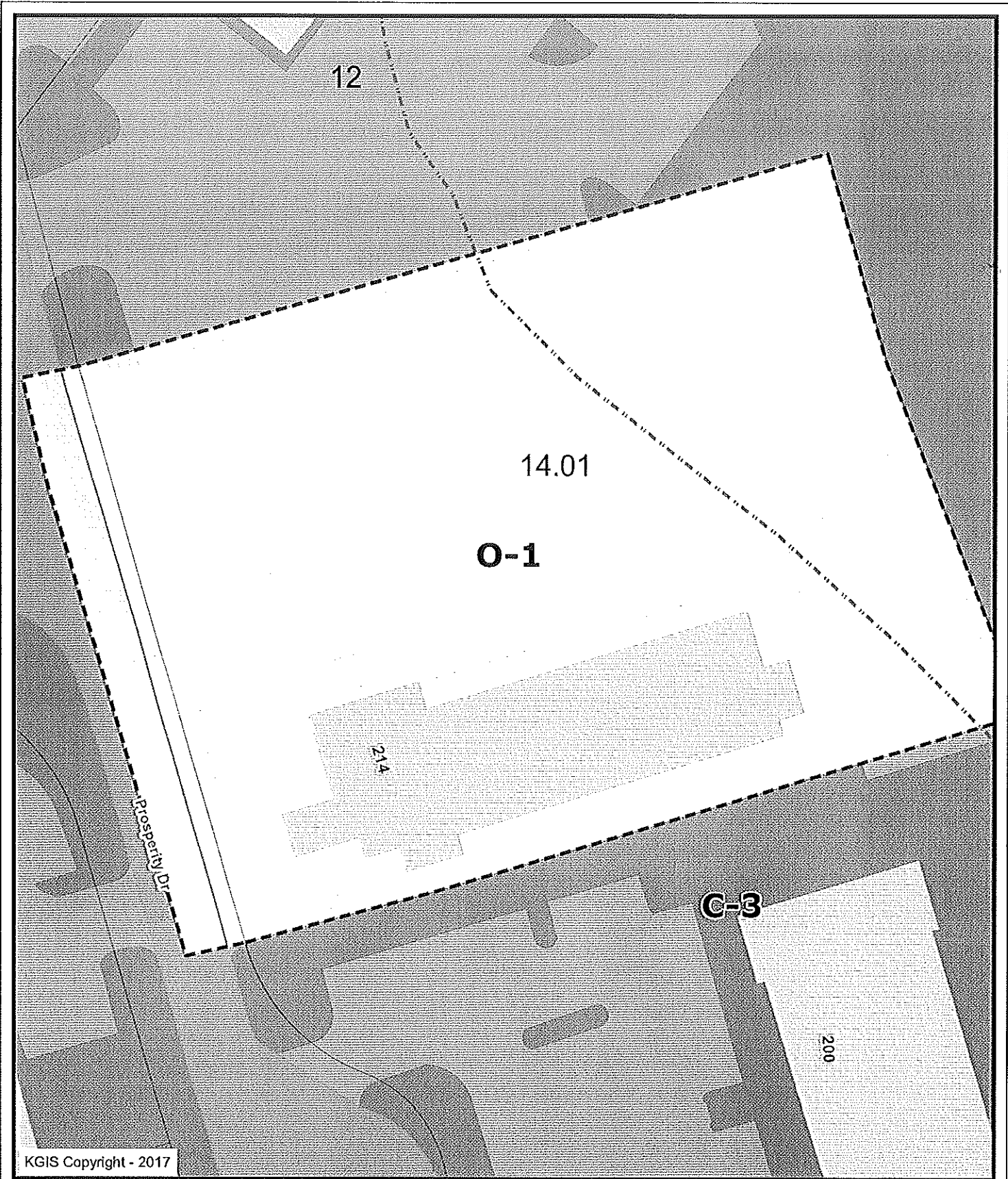
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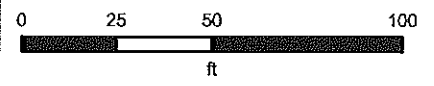


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Knoxville - Knox County - KUB Geographic Information System



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