

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

▶ **FILE #:** 2-F-17-UR

AGENDA ITEM #: 50

AGENDA DATE: 2/9/2017

▶ **APPLICANT:** AUTUMN LEAVES OF KNOXVILLE

OWNER(S): MWW Development Company, LLC

TAX ID NUMBER: 121 A C 013

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 6505 Deane Hill Dr

▶ **LOCATION:** Northwest side of Deane Hill Dr., east of Lockett Rd.

▶ **APPX. SIZE OF TRACT:** 3 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Deane Hill Dr., a major collector street with a 22' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Assisted living facility

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Parking lot and vacant land - O-1 (Office, Medical, and Related Services)

South: Mixed businesses - C-3 (General Commercial) and I-2 (Restricted Manufacturing and Warehousing)

East: Mixed businesses - O-1 (Office, Medical, and Related Services)

West: Residence - O-1 (Office, Medical, and Related Services)

NEIGHBORHOOD CONTEXT: The site is located in an area along Deane Hill Dr. that is close to Kingston Pike and includes a mix of businesses that have developed under O-1, C-3, C-4 and I-2 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for an assisted living/memory care facility with up to 48 bedrooms in a building with approximately 32,289 square feet, subject to the following 9 conditions:**

1. Connecting to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Providing certification that 400' of sight distance will be available in both directions along Deane Hill Dr. at the proposed access driveway.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.

4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
5. Meeting all applicable requirements of the Knoxville Fire Marshal's Office.
6. Proposed signage shall meet all the applicable requirements of Article 8 (Signs, billboards, and other advertising structure) of the Knoxville Zoning Ordinance.
7. Obtaining approval and recording a plat for the combination of the two platted lots identified on the City of Knoxville Ward Map.
8. Installation of all landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
9. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval of an assisted living facility in the O-1 zoning district, and the other criteria for approval of a use on review.

COMMENTS:

The applicant received approval from the Planning Commission on October 13, 2016 for this assisted living/memory care facility on a 3 acre tract located on the northwest side of Deane Hill Dr., east of Royal Crown Dr. The proposed facility will have a total of 48 bedrooms and will be in a one story building with approximately 32,289 square feet. A total of 40 parking spaces are being provided for the facility.

In order to reduce traffic congestion in this area of Deane Hill Dr. staff had recommended a condition that the assisted living facility obtain an access easement from the owner of property to the east for the use of their existing driveway for access to the assisted living facility. The existing driveway to the east lines up with the driveway on the south side of Deane Hill Dr.

The applicant has not been able to obtain an access easement from the adjoining property owner and is back before the Planning Commission to obtain an approval to utilize their own driveway for access. The proposed access driveway is designed for unrestricted access into the site but will only allow right turns out. This proposed access driveway is supported by the Knoxville Department of Engineering. The applicant will be required to certify that 400' of sight distance will be available in both directions along Deane Hill Dr. at the proposed access driveway.

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 water and sewer utilities are available to serve this site, and there will not be an impact on public schools.
2. The size of the facility is compatible with the surrounding nonresidential development and the traffic generated should not have a negative effect on the area.

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

1. The proposed assisted living facility meets the standards for development within a O-1 zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed facility is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted One Year 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 since it is located on a major collector street.

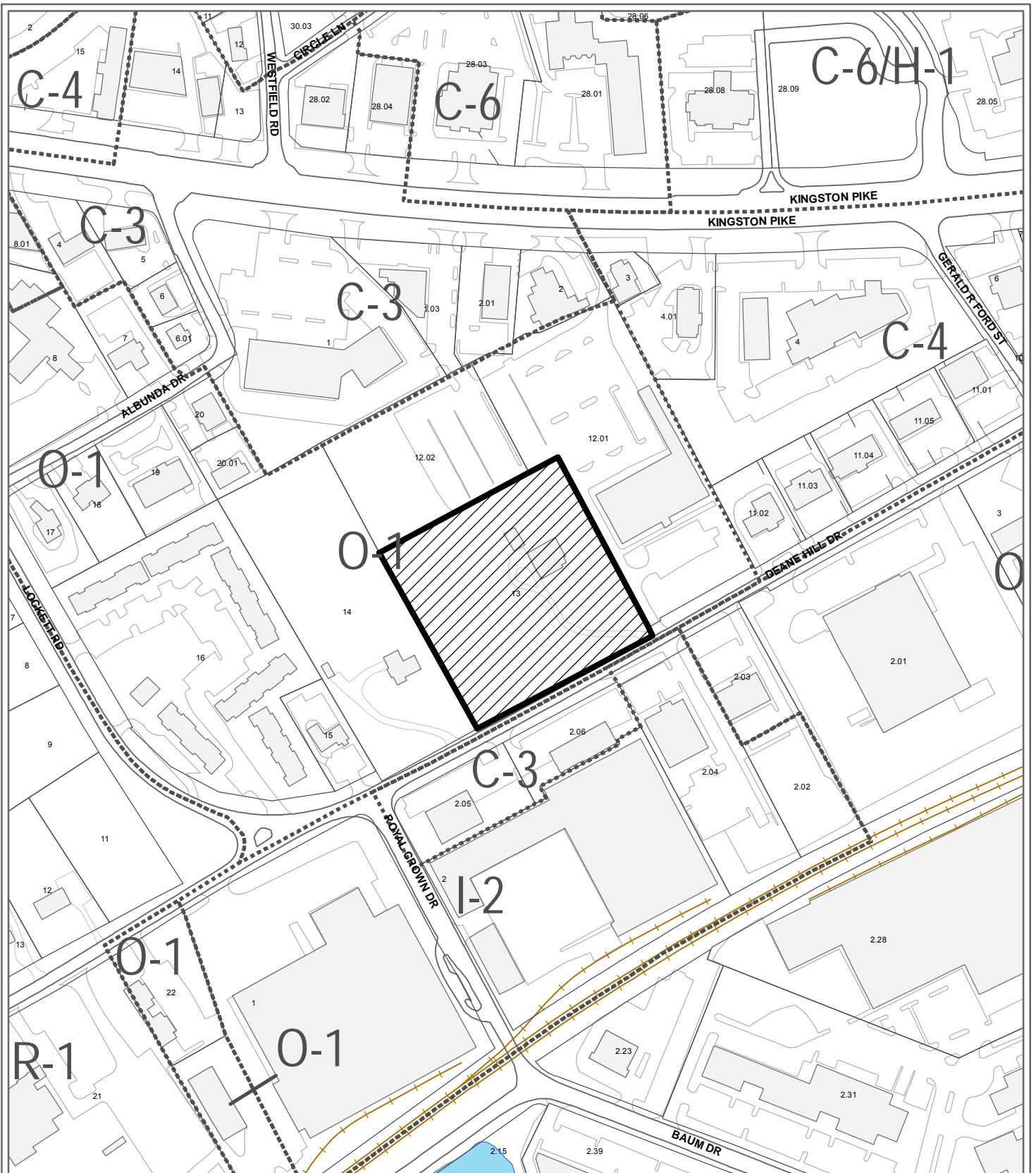
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan and Knoxville One Year Plan designate this property for office and related uses. The proposed assisted living facility is consistent with the adopted plans.
2. The site is located within the Urban Growth Boundary (Inside City) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

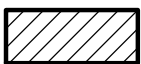
ESTIMATED STUDENT YIELD: Not applicable.

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-F-17-UR
USE ON REVIEW**

Petitioner: Autumn Leaves of Knoxville



Assisted living facility in O-1 (Office, Medical, and Related Services)

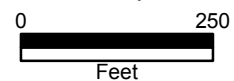
Map No: 121

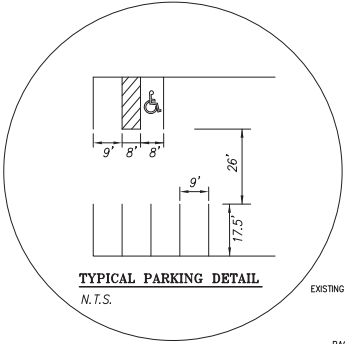
Jurisdiction: City

Original Print Date: 1/18/2017

Revised:

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

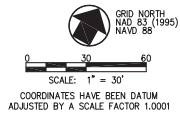
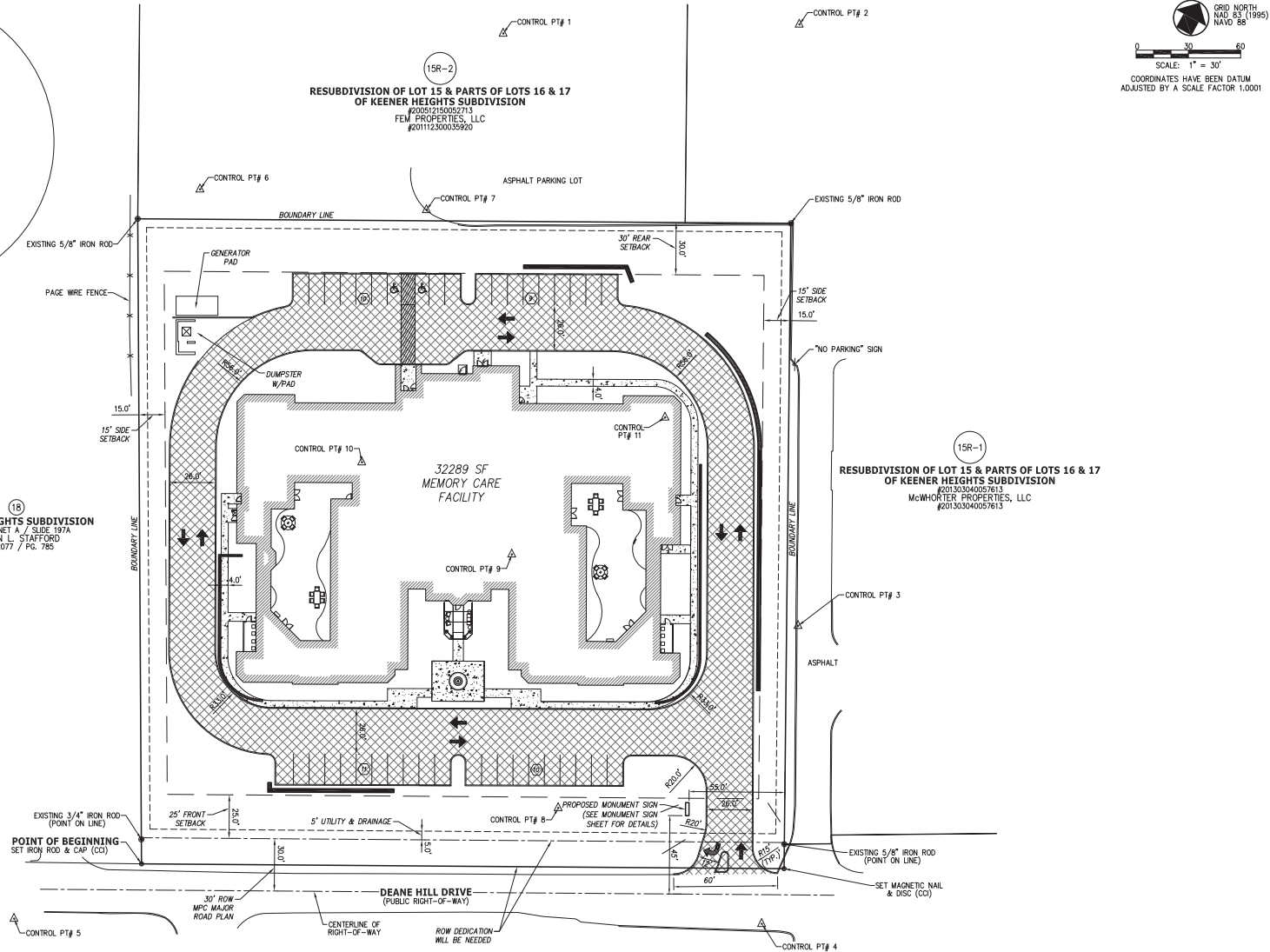




18
KEENER HEIGHTS SUBDIVISION
 PLAT CABINET A / SLIDE 197A
 EVELYN L. STAFFORD
 D.B. 2077 / PG. 785

15R-2
**RESUBDIVISION OF LOT 15 & PARTS OF LOTS 16 & 17
 OF KEENER HEIGHTS SUBDIVISION**
 #201112300035920
 FEM PROPERTIES, LLC

15R-1
**RESUBDIVISION OF LOT 15 & PARTS OF LOTS 16 & 17
 OF KEENER HEIGHTS SUBDIVISION**
 #201303040057613
 McWHORTER PROPERTIES, LLC



- NOTES:**
1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON AND CANNON, INC. DATED JULY 17, 2016.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
 3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS.
 4. PROPERTY CONCERNED REFLECTS PARCEL 13 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 121. ZONING FOR THE PROPERTY IS O-1 "OFFICE, MEDICAL AND RELATED SERVICES DISTRICT". TOTAL AREA IS 3.006 ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 2.54 ACRES. CITY BLOCK NUMBER IS 47550.
 5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 6. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCE.
 7. OWNER: OTIS HELTON AND MOLLIE FAY HESTER
 949 KEVIN ROAD
 KNOXVILLE, TN 37923
 DEVELOPER: MWW DEVELOPMENT COMPANY, LLC
 9525 KATY FREEWAY, SUITE 445
 HOUSTON, TEXAS 77024
 8. PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROVIDED BY A GEOTECHNICAL ENGINEER.
 9. PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.
 10. PROPOSED PARKING SHALL MEET THE CITY OF KNOXVILLE REGULATIONS.
 11. PROPOSED SITE LIGHTING PLAN SHALL MEET M.P.C. AND CITY OF KNOXVILLE REGULATIONS.

LEGEND

	NUMBER OF PARKING SPACES
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER LINE
	UNDERGROUND GAS LINE
	CATCH BASIN
	STORM MANHOLE
	REINFORCED CONCRETE PIPE
	LIGHT POLE
	POWER EQUIPMENT
	TELEPHONE LINE RISER
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	SANITARY MANHOLE
	SANITARY CLEAN OUT
	SIGN
	EXISTING SHRUB
	EXISTING TREE

CANNON & CANNON INC.
 CONSULTING ENGINEERS - FIELD SURVEYORS
 8550 Kingston Pike
 Knoxville, TN 37919
 865.570.8555

CLIENT: **MWW DEVELOPMENT, LLC**
 9525 KATY FREEWAY, SUITE 445
 HOUSTON, TEXAS 77024

PROJECT: **AUTUMN LEAVES OF KNOXVILLE**
6505 DEANE HILL DRIVE
 KNOXVILLE, TN 37919

**USE ON REVIEW
 SITE LAYOUT PLAN**

CCI PROJECT NO.	01255-0000
DRAWING DATE	AUGUST 26, 2016
PREPARED BY	FILE
DRAWN BY	CHECKED
NOT FOR CONSTRUCTION	UOR1.01

PARKING REQUIREMENTS:

PROPOSED NO. OF BEDS	= 48
PROPOSED NO. OF EMPLOYEES ON LARGEST SHIFT	= 18
REQUIRED PARKING SPACES:	
1 SPACE PER FOUR BEDS (48/4)	=12
AND 1 SPACE PER EACH EMPLOYEE OF THE LARGEST SHIFT.	=18
TOTAL REQUIRED PARKING SPACES	=30
PROPOSED PARKING SPACES:	
TOTAL STANDARD SPACES PROVIDED	=38
TOTAL ACCESSIBLE SPACES PROVIDED (26 TO 50 SPACES REQUIRE 2 ACCESSIBLE SPACES)	=02
TOTAL PROPOSED PARKING SPACES	=40

2-F-17-UR
 Revised: 1/25/2017



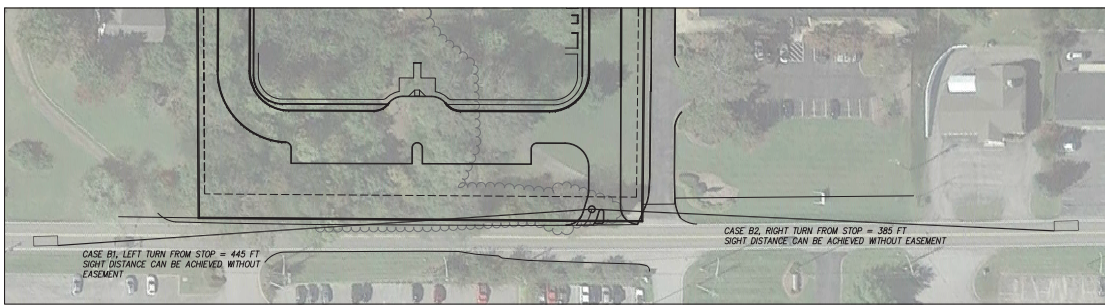
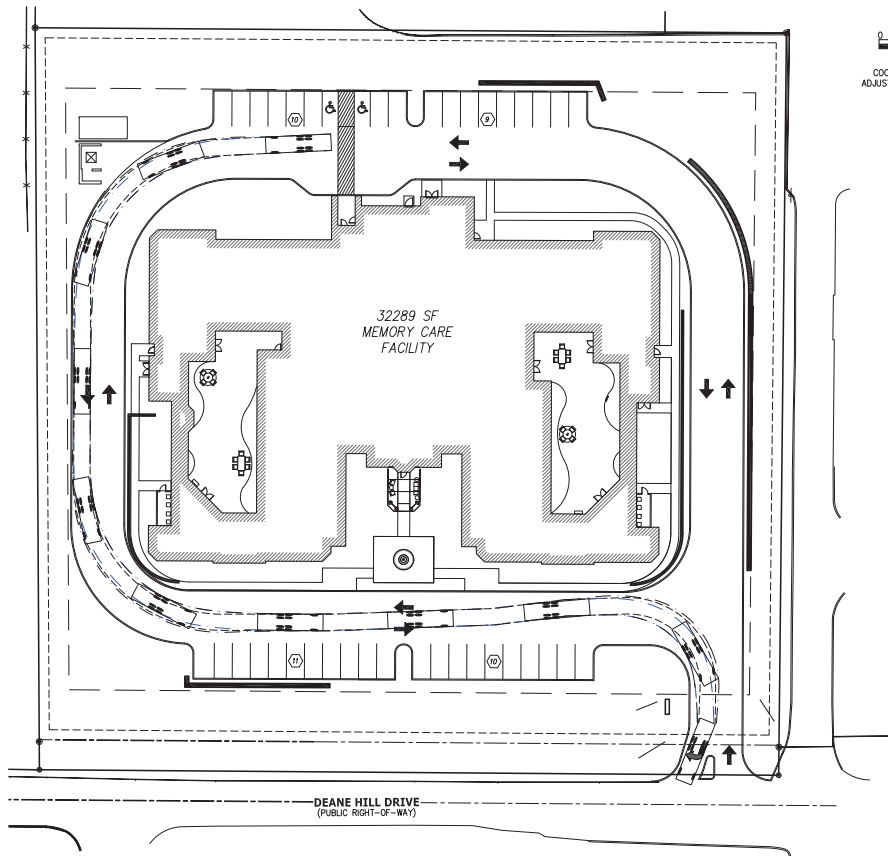
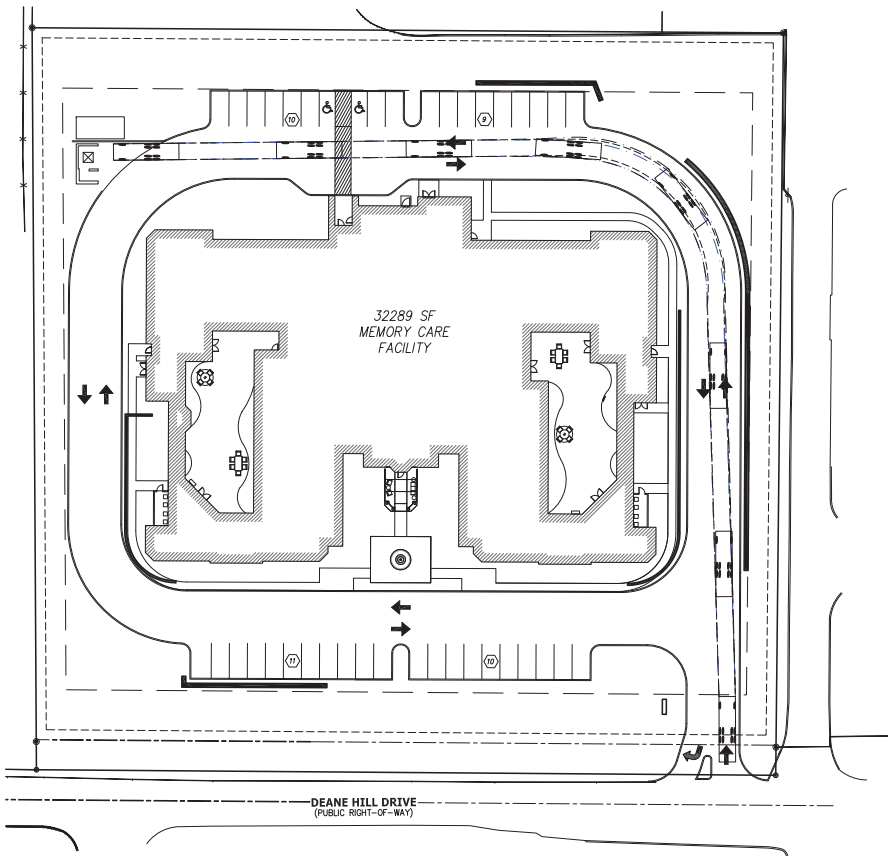
FOR USE ON REVIEW SUBMITTAL ONLY - NOT FOR CONSTRUCTION



GRID NORTH
NAD 83 (1995)
NAVD 83

SCALE: 1" = 30'

COORDINATES HAVE BEEN DATUM
ADJUSTED BY A SCALE FACTOR 1.0001



SIGHT DISTANCE FROM AASHTO STANDARDS
(40 MPH POSTED SPEED LIMIT)
TURNING VEHICLE 15 FT FROM EDGE OF PAVEMENT

CASE B1, LEFT TURN FROM STOP = 445 FT
SIGHT DISTANCE CAN BE ACHIEVED WITHOUT EASEMENT

CASE B2, RIGHT TURN FROM STOP = 385 FT
SIGHT DISTANCE CAN BE ACHIEVED WITHOUT EASEMENT

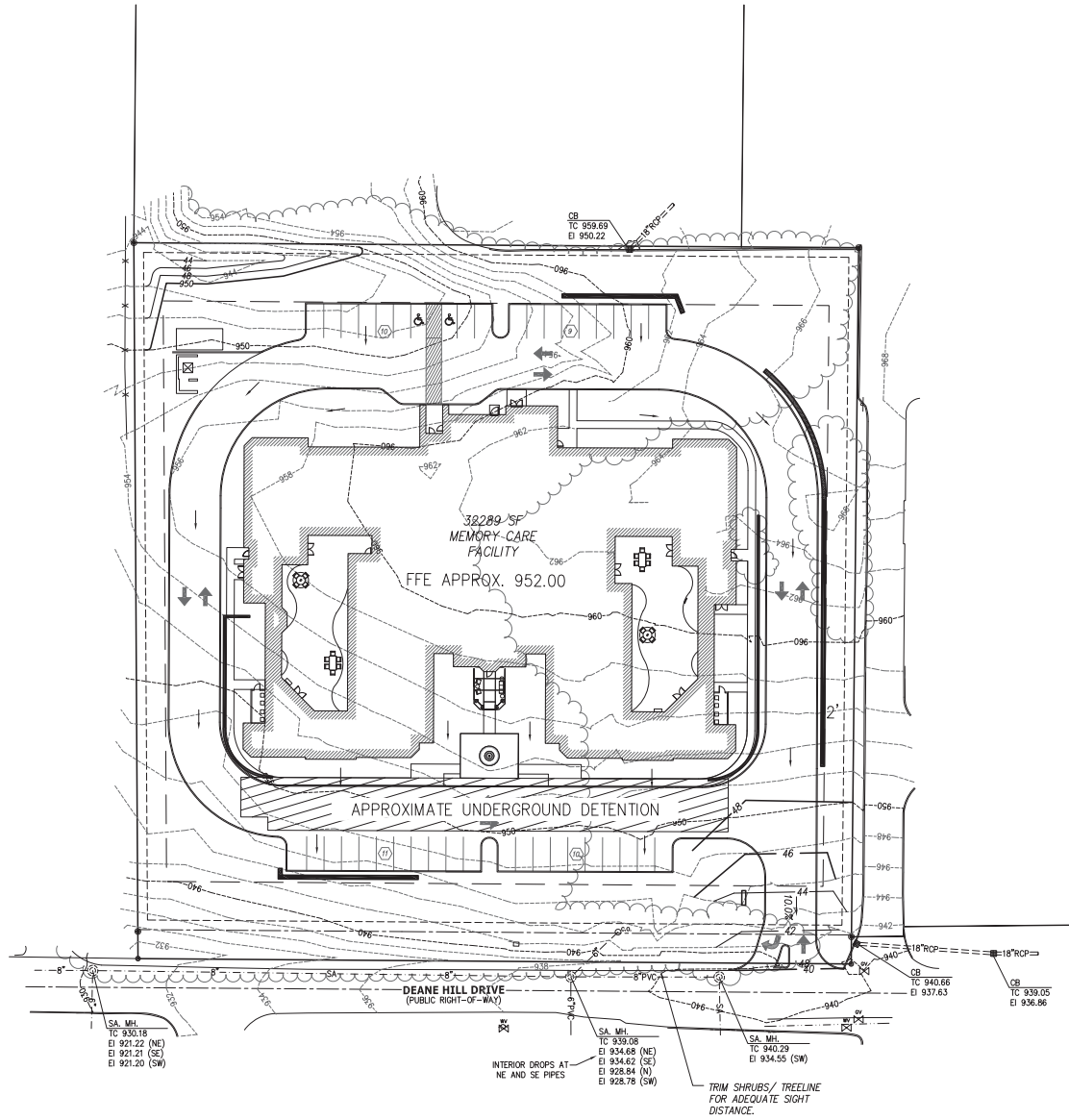
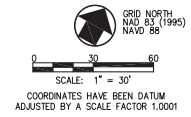
ENGINEER TO VERIFY SIGHT DISTANCE DURING
CONSTRUCTION

2-F-17-UR
Revised: 1/25/2017

MPC COMMENTS	01-23-2017						
MPC RESUBMITTAL	12-27-2016						
MPC COMMENTS	08-27-2016						
REVISIONS	DATE						
CANNON & CANNON INC CONSULTING ENGINEERS - FIELD SURVEYORS							
805.870.8555 8550 Kingston Pike www.cannon-cannon.com Knoxville, TN 37919							
CLIENT:	MWW DEVELOPMENT, LLC 9525 KATY FREEWAY, SUITE 445 HOUSTON, TEXAS 77024						
PROJECT:	AUTUMN LEAVES OF KNOXVILLE 6505 DEANE HILL DRIVE KNOXVILLE, TN 37919						
USE ON REVIEW TRUCK TURNS TO/FROM DUMPSTER; SIGHT DISTANCE							
NOT FOR CONSTRUCTION	C&C PROJECT NO. 01256-0000						
	DRAWING DATE AUGUST 26, 2016						
	<table border="1"> <tr> <td>PM</td> <td>AG</td> <td>PEC</td> </tr> <tr> <td>DRAWN</td> <td>LED</td> <td>CHECKED</td> </tr> </table>	PM	AG	PEC	DRAWN	LED	CHECKED
	PM	AG	PEC				
DRAWN	LED	CHECKED					
UOR1.02							



FOR USE ON REVIEW SUBMITTAL ONLY - NOT FOR CONSTRUCTION



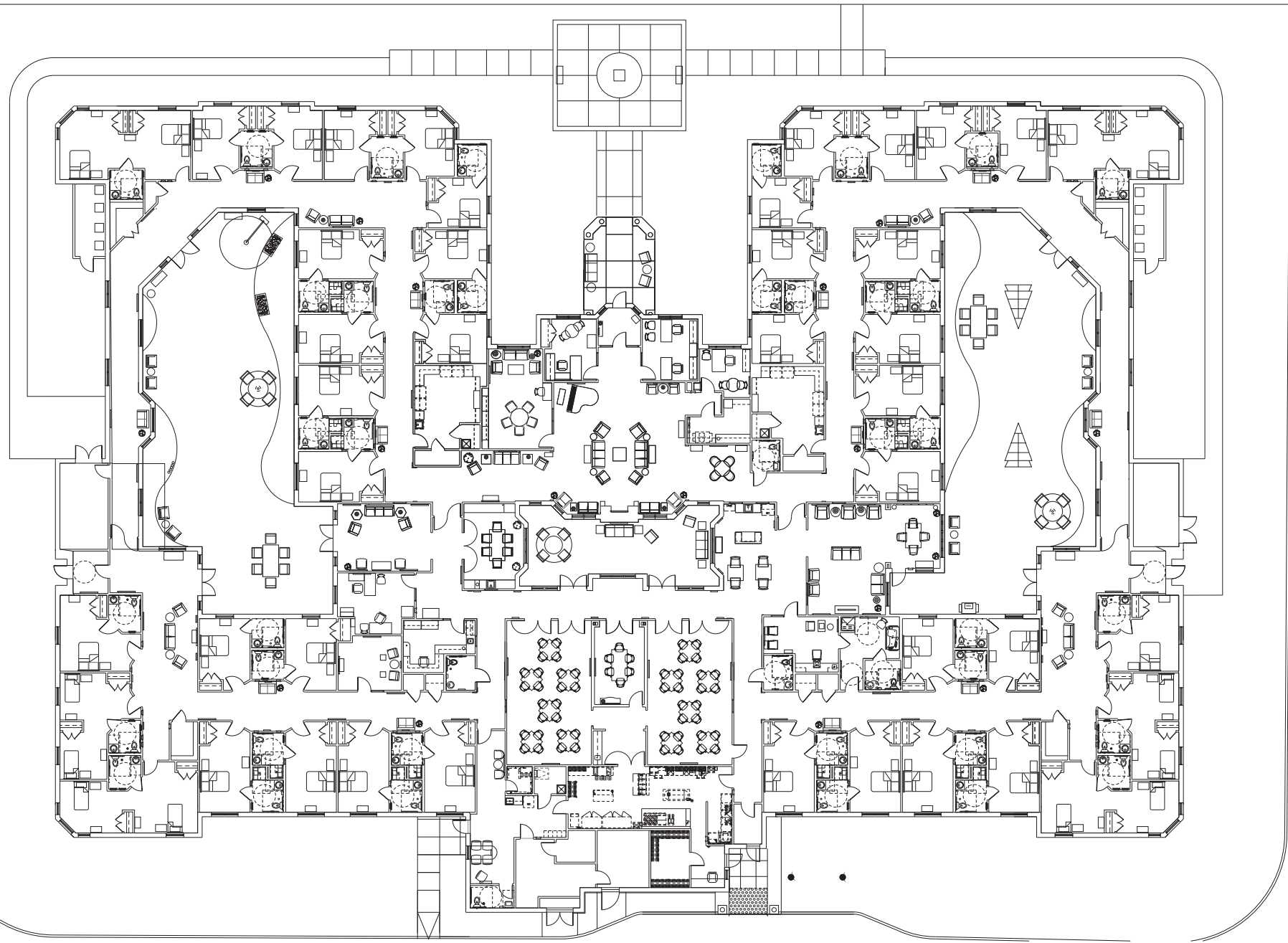
2-F-17-UR
 Revised: 1/25/2017

- NOTES:**
1. STORM WATER DETENTION AND WATER QUALITY TO BE EVALUATED AS PART OF FINAL DRAINAGE DESIGN.
 2. DETAILED LANDSCAPING PLAN SHALL BE SUBMITTED FOR MPC STAFF APPROVAL PRIOR TO OBTAINING BUILDING PERMIT.

LEGEND	
—1040—	PROPOSED CONTOUR LINE
- - -1040-	EXISTING CONTOUR LINE
- - -ST-	STORM SEWER LINE
- - -SA-	DRAINAGE ARROW
- - -W-	SANITARY SEWER LINE
- - -G-	WATER LINE
- - -C-	UNDERGROUND GAS LINE
■	CATCH BASIN
⊙	STORM MANHOLE
RCP	REINFORCED CONCRETE PIPE
⊕	LIGHT POLE
⊕	POWER EQUIPMENT
⊕	TELEPHONE LINE RISER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	WATER METER
⊕	GAS VALVE
⊕	SANITARY MANHOLE
⊕	SANITARY CLEAN OUT
⊕	SON
⊕	EXISTING SHRUB
⊕	EXISTING TREE

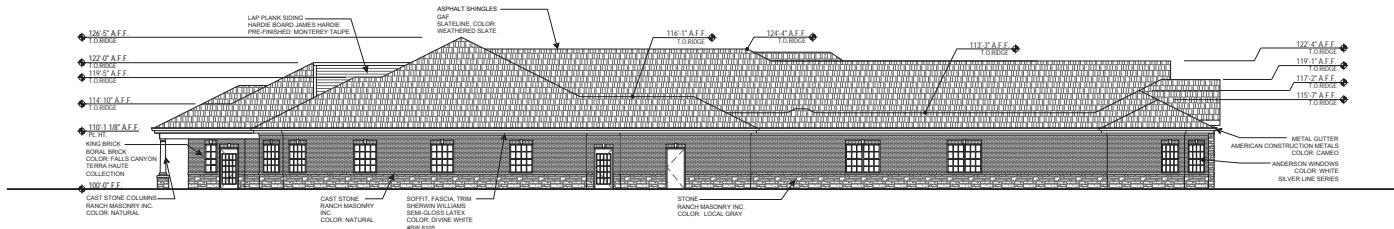
MPC COMMENTS	01-23-2016	
MPC RESUBMITTAL	12-27-2016	
MPC COMMENTS	09-27-2016	
REVISIONS	DATE	
CANNON & CANNON INC CONSULTING ENGINEERS - FIELD SURVEYORS 9550 Kingston Pike Knoxville, TN 37919		
CLIENT:	MWW DEVELOPMENT, LLC 9525 KATY FREEWAY, SUITE 445 HOUSTON, TEXAS 77024	
PROJECT:	AUTUMN LEAVES OF KNOXVILLE 6505 DEANE HILL DRIVE KNOXVILLE, TN 37919	
USE ON REVIEW SITE GRADING AND DRAINAGE PLAN		
NOT FOR CONSTRUCTION		
CCJ PROJECT NO.	01256-0000	
DRAWING DATE	AUGUST 26, 2016	
PH	AG	PKC
DRAWN	LED	CHECKED
UOR2.01		

FOR USE ON REVIEW SUBMITTAL ONLY - NOT FOR CONSTRUCTION

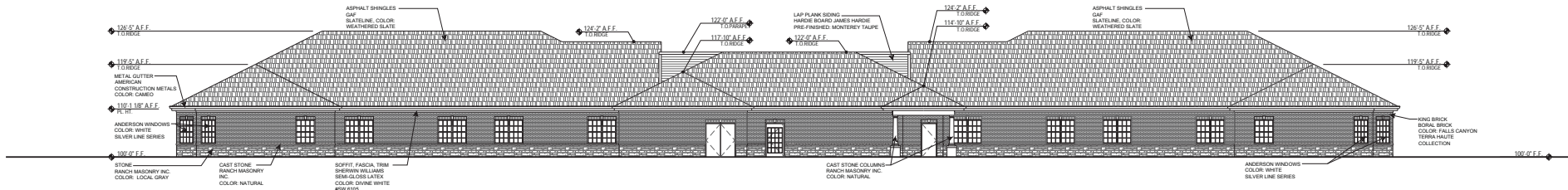


1 FURNITURE PLAN

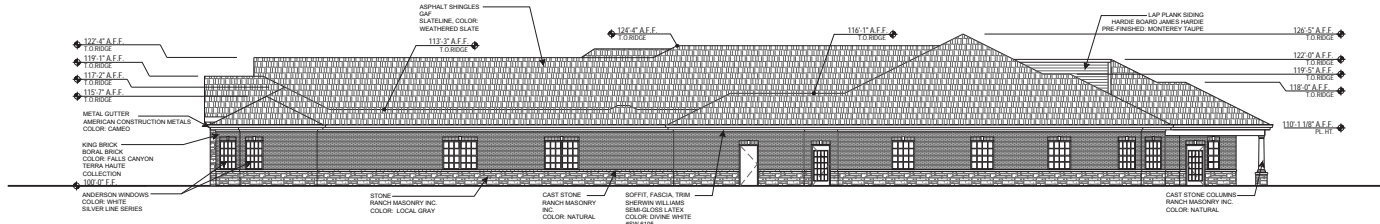
2-F-17-UR
Revised: 1/25/2017



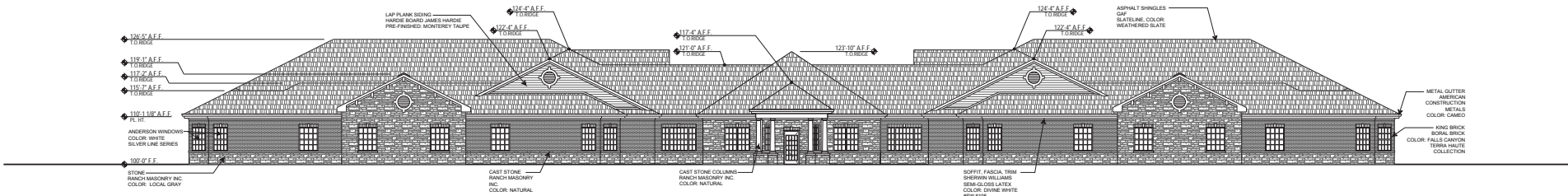
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



Autumn Leaves

Knoxville, TN

The LaSalle Group
 MPC February 9, 2017

5310 HARVEST HILL ROAD SUITE 136
 DALLAS, TEXAS 75230
 972-788-1010 FAX 972-788-1024

ELEVATIONS

Date: 08.15.2016 Scale: 3/32" = 1'-0"
 Agenda Item # 50

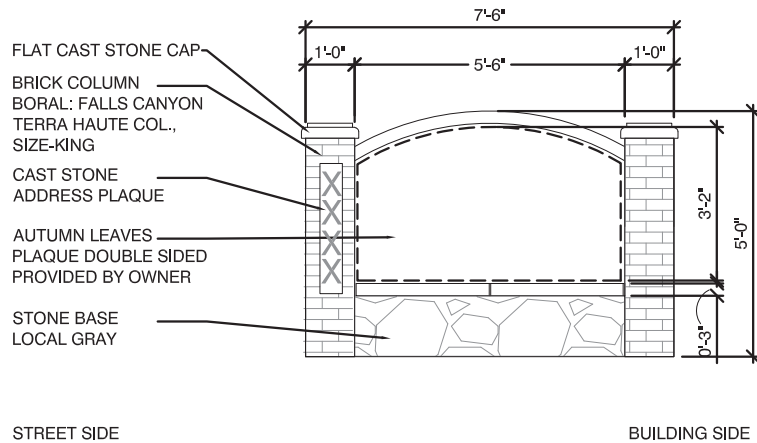
MONUMENT SIGN

AUTUMN LEAVES OF KNOXVILLE

THESE DOCUMENTS ARE NOT INTENDED FOR CONSTRUCTION PURPOSES PRIOR TO APPROVAL.

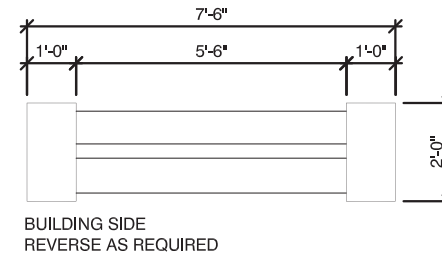
ISSUE DATE: 06.23.16

SHEET: 1 of 1



STREET SIDE

BUILDING SIDE



BUILDING SIDE
REVERSE AS REQUIRED

1

MONUMENT SIGN ELEVATION

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

2

MONUMENT SIGN PLAN VIEW

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



2-F-17-UR
Revised: 1/25/2017

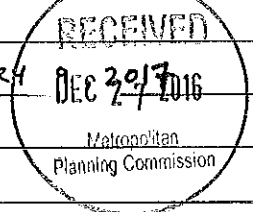
- NOTES:
- REFERENCE ARCHITECTURAL DRAWINGS FOR LOCATION
 - SELECTION OF MATERIALS TO MATCH BUILDING
 - FINAL SIZE PENDING JURISDICTION.

. RESUBMITAL FROM MEETING DATE 10.13.16

KNOXVILLE AND COUNTY
MPC
METROPOLITAN
PLANNING
COMMISSION
TENNESSEE
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2088
www.knoxmpc.org

Use on Review **Development Plan**

Name of Applicant: Autumn Leaves of Knoxville
Date Filed: DECEMBER 27, 2016 Meeting Date: FEBRUARY
Application Accepted by: Mike Reynolds
Fee Amount: _____ File Number: Development Plan
Fee Amount: \$1,500 File Number: Use on Review 2-F-17-UR



PROPERTY INFORMATION

Address: 6505 Deane Hill Drive Knoxville, Tn 37919
 General Location: 1.5 miles southwest from Kingston Pike @ Deane Hill Drive
 Tract Size: 3.00 +/- No. of Units: 48 Beds
38 Units
 Zoning District: O-1
 Existing Land Use: Residential House

Planning Sector: West City
 Sector Plan Proposed Land Use Classification: O & SLPA
 Growth Policy Plan Designation: N/A
 Census Tract: 44.04
 Traffic Zone: 117
 Parcel ID Number(s): 121AC013
 Jurisdiction: City Council 2 District
 County Commission 4 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: MWW Development Company, LLC
 Company: MWW Development Company, LLC
 Address: 9525 Katy Freeway, Suite 445
 City: Houston State: Tx Zip: 77024
 Telephone: 713-429-1480
 Fax: 214-845-4500
 E-mail: jglover@lasallegroup.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Alan Grissom
 Company: Cannon & Cannon, Inc.
 Address: 8550 Kingston Pike
 City: Knoxville State: Tn Zip: 37919
 Telephone: 865-670-8555
 Fax: 865-670-8866
 E-mail: agrissom@cannon-cannon.com

APPROVAL REQUESTED

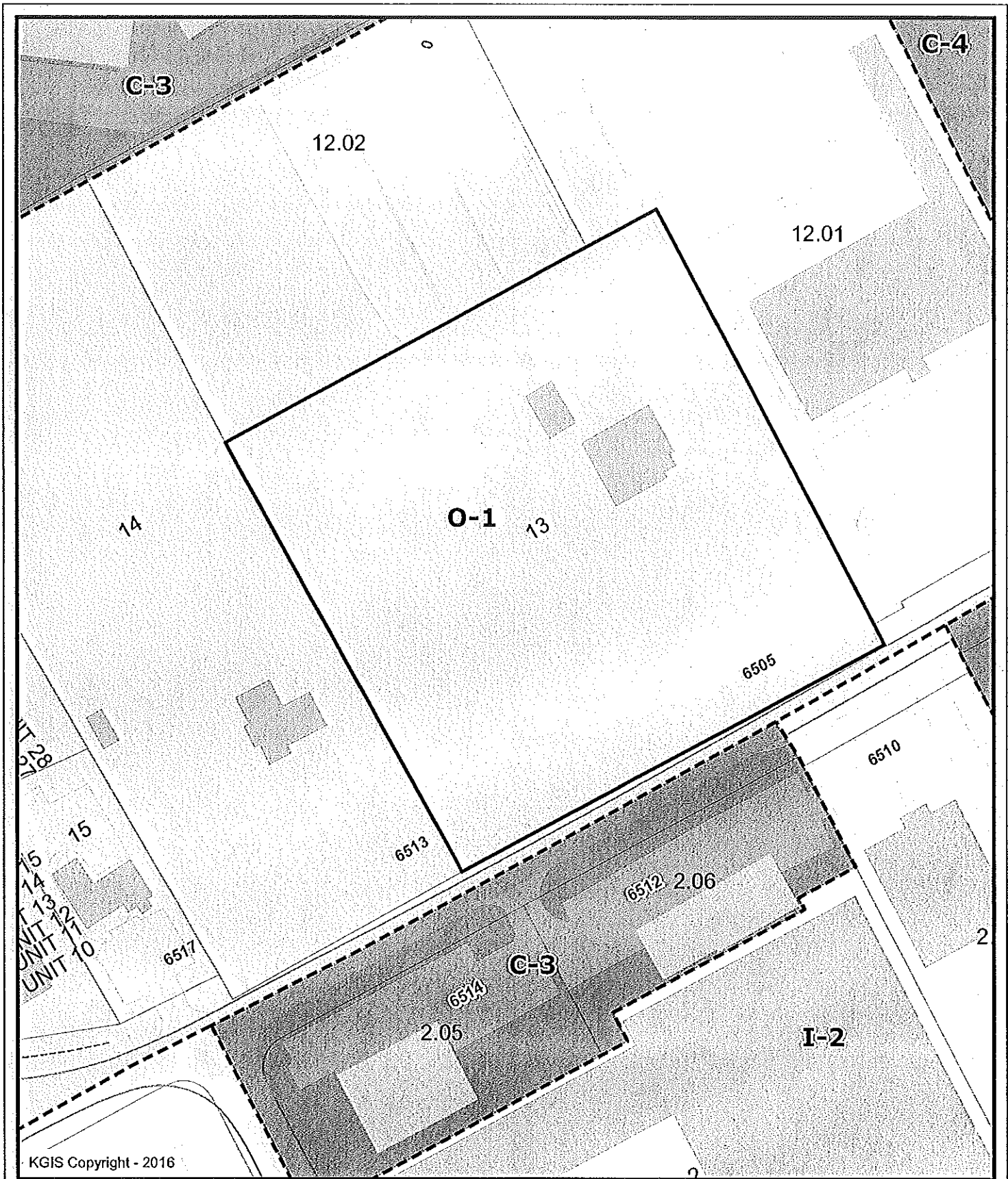
Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation)

 Other (Be Specific)
UOR

APPLICATION AUTHORIZATION

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

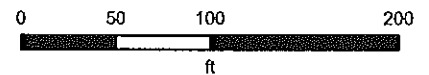
Signature: Alan Grissom
 PLEASE PRINT
 Name: Alan Grissom
 Company: Cannon & Cannon, Inc.
 Address: 8550 Kingston Pike
 City: Knoxville State: Tn Zip: 37919
 Telephone: 865-670-8555
 E-mail: agrissom@cannon-cannon.com



Letter Portrait

Printed: 12/27/2016 at 2:53:38 PM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.