

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

▶ **FILE #:** 1-H-17-UR

AGENDA ITEM #: 63

AGENDA DATE: 1/12/2017

▶ **APPLICANT:** URBAN ENGINEERING, INC.

OWNER(S): Scott Word

TAX ID NUMBER: 131 05401

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 118 Lovell Rd

▶ **LOCATION:** Northeast side of Lovell Rd., northwest of Kingston Pk.

▶ **APPX. SIZE OF TRACT:** 7.7 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Lovell Rd., a minor arterial street with a pavement width 60' to 70' at this location within a 95' wide right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **ZONING:** C-3 (General Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Special Exception for housing for senior citizens

HISTORY OF ZONING: The site was zoned C-3 (General Commercial) in 2002 (2-M-02-RZ)

SURROUNDING LAND USE AND ZONING: North: Church & self storage / CA & C-6 commercial

South: Business offices & church / C-3 commercial

East: Residences & lumber yard / RA residential & CB commercial

West: Costco / C-1 (Farragut)

NEIGHBORHOOD CONTEXT: The site is surrounded by general commercial and office uses. Costco is located on the east side of Lovell Rd., across from site. Zoning in the area is a mixture of City, County and Town of Farragut commercial zones. This site was a former campground / RV park.

STAFF RECOMMENDATION:

▶ **APPROVE the special exception request for up to 114 residential units limited to occupancy by senior citizens as shown on the site plan subject to 14 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of parking spaces at the rate required for an assisted living facility per the interpretation of the Chief Building Official
3. Rebuild the current shared driveway from Lovell Rd. to this site per the recommendations of the Knox County Dept. of Engineering, TDOT and the Knoxville Engineering Dept.

4. Make all changes to the existing traffic signal (signal heads, phasing, etc.) located on Lovell Rd. at the driveway entrance as required by the Knox County Dept. of Engineering and Public Works
5. Install a right turn decel lane to feed into the driveway and reconfigure the existing sidewalk as needed on Lovell Rd. if required by TDOT
6. Construction of all sidewalks shown on the site plan. All sidewalk construction must comply with the Americans With Disabilities Act.. The sidewalk shown on the south side of the shared driveway must be set back 2' from the curb or constructed to a width of 7'
7. Replatting this site as may be required by the Knoxville Engineering Dept.
8. Provision of a cross access easement agreement for the shared driveway
9. Meeting all applicable requirements of the Knoxville City Arborist./ Urban Forester
10. Installation of landscaping as shown on the plan within six months of the issuance of occupancy permits for this project.
11. Meeting all other applicable requirements of the Knoxville Department of Engineering.
12. Meeting all other applicable requirements by the Tenn. Dept. of Transportation (TDOT)
13. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
14. Meeting all applicable requirements of the Knoxville Zoning Ordinance

With the conditions noted, this plan meets the requirements for approval of a Special Exception via the Use-on-Review process in a C-3 (General Commercial) district

COMMENTS:

This applicant is requesting approval of a project that will provide housing for senior citizens. The development will contain 114 units in a two story structure. Efficiency along with one and two bedroom units will be provided. Only a small fraction of the units will meet the definition of a dwelling unit. In order to be defined as a dwelling unit, living space, sanitation and cooking facilities must be provided. Most of these units will not have cooking facilities. Residents of this development will be provided at least 2 meals per day as part of their rent.

In the C-3 (General Commercial) district, residential uses are prohibited unless they are directly connected with a permitted principal use or permitted as a "special exception" by the planning commission (Article 4, Section 2.2.6.D.1.). While the greatest number of the proposed units do not meet the definition of a dwelling unit, the City's Chief Building Official has determined that they are a residential use that may be considered as a special exception.

Access to this site will be via a shared driveway that presently provides access to an office building. The development of this project will necessitate the reconstruction of the current driveway. The site is located in the City of Knoxville and review of the plans for this project will primarily fall to the City. However, Lovell Rd. is a State Highway under the control of the Tennessee Department of Transportation, and the existing traffic signal, at the location of the proposed driveway, is owned and maintained by the Knox County Department of Engineering and Public Works. All three entities will be involved in the review of the plans for this project.

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

1. The proposal will have no impact on schools.
2. Senior housing does not have a significant traffic impact.
3. All utilities are in place to serve this site.

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

1. This proposed senior housing project in a C-3 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.

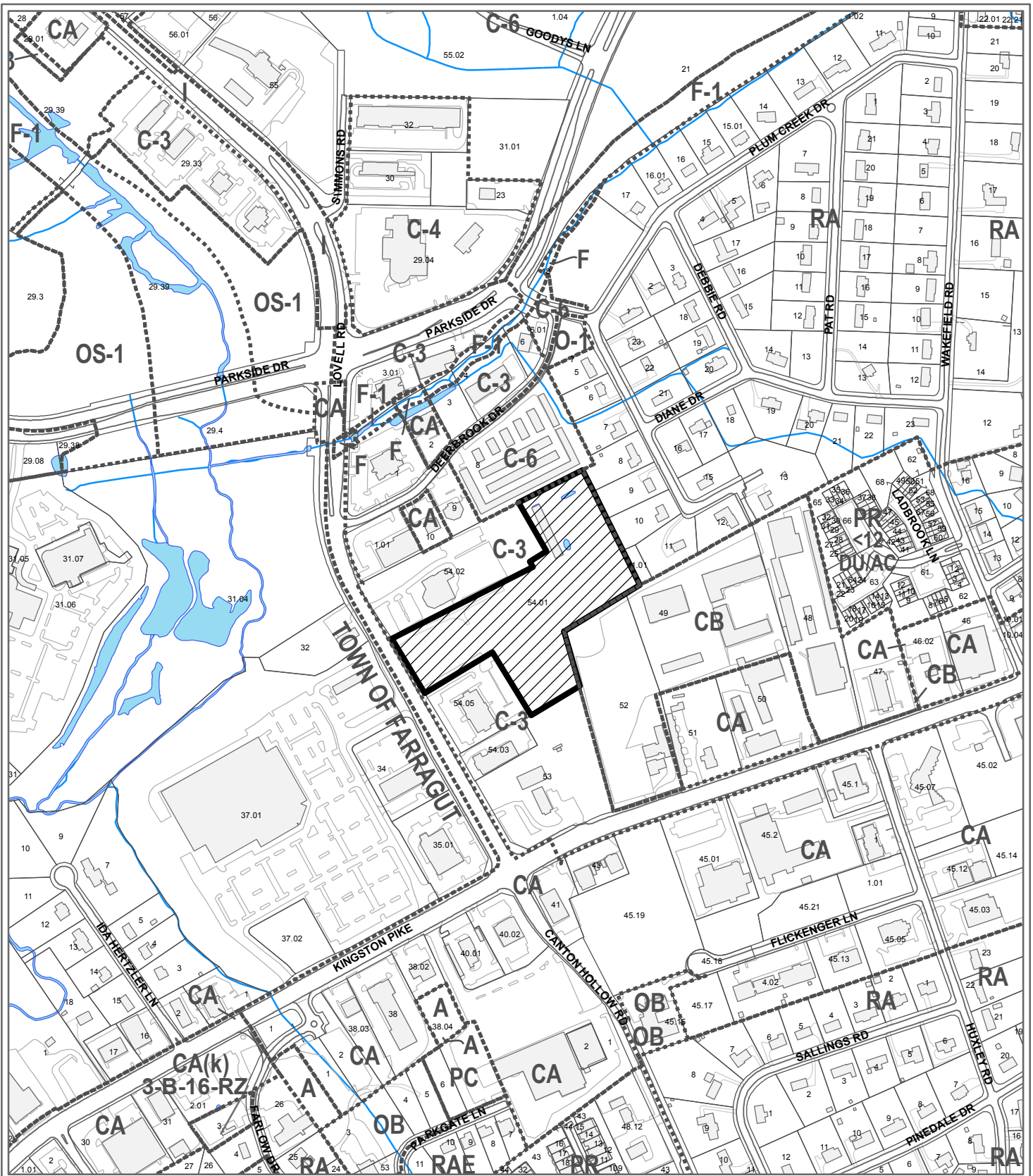
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The One Year Plan and Southwest County Sector Plan propose GC (General Commercial) uses for this site.
- .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.



**1-H-17-UR
USE ON REVIEW**

Petitioner: Urban Engineering, Inc.

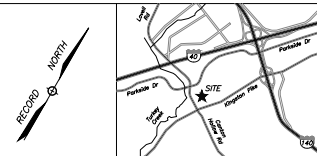
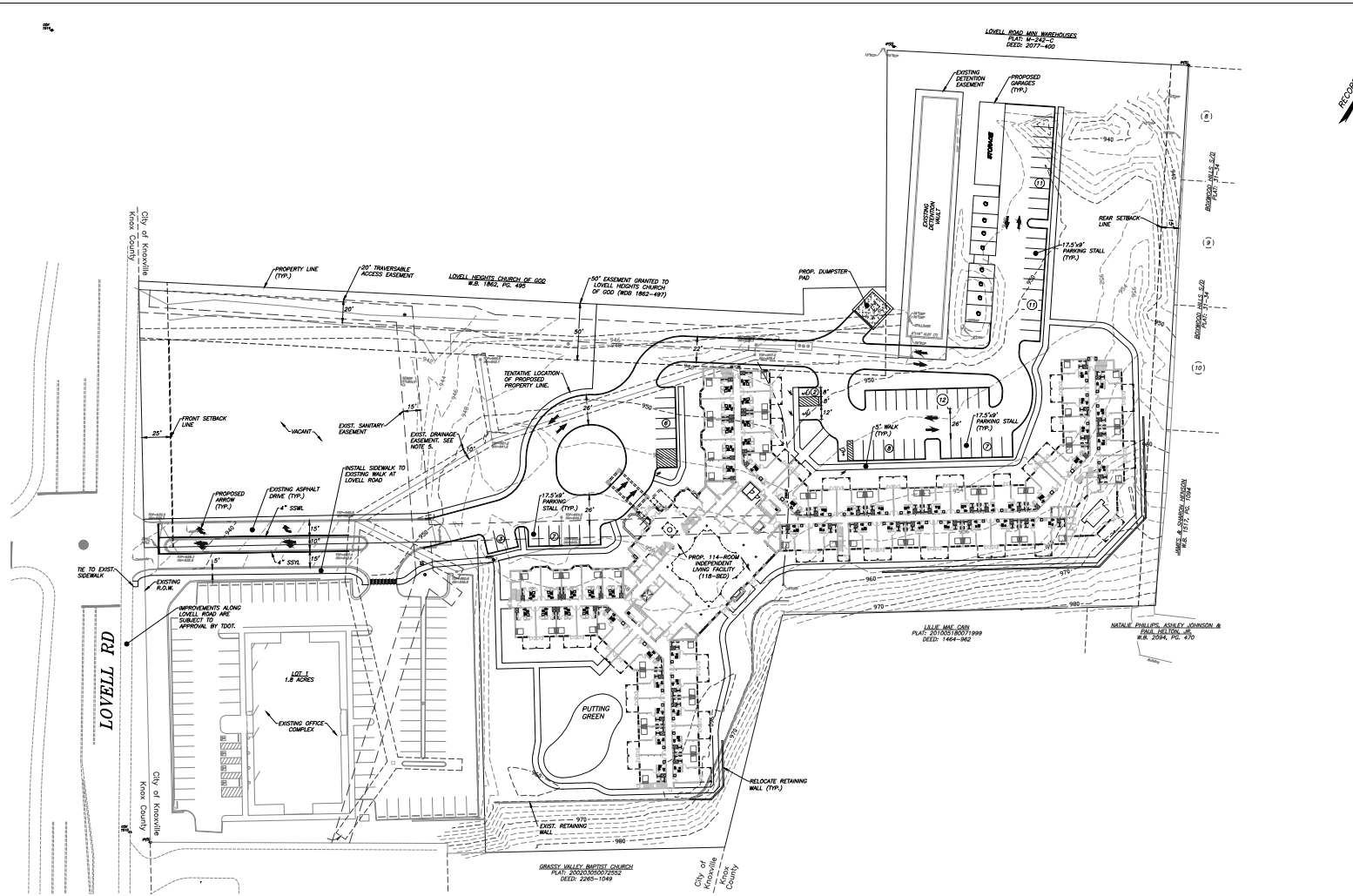


Special Exception for apartments for senior citizens in C-3 (General Commercial)

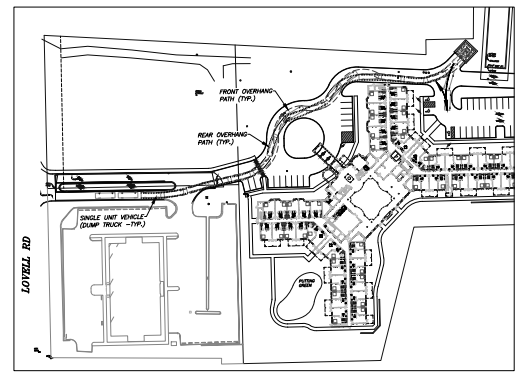
Map No: 131
Jurisdiction: City



Original Print Date: 12/21/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



- SITE PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF POWER UTILITIES SUCH AS POWER POLES, MANHOLES, WATER MAINS, ETC., AND CONDUIT INFORMATION FROM PLANS SUPPLIED BY SERVICES UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL VERIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO OBTAIN ONE-CALL PRIOR TO ANY EXCAVATION WORK. TO VERIFY INFORMATION SHOWN AND DETERMINE THE DEPTH OF THE UTILITY SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY BE NEEDED.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
 4. SUBJECT TO NOTES & EASEMENTS ON FINAL PLAT, TYPED TREATY OF LOVELL POINTS LOTS 1 & 2 - LOVELL POINTS BUSINESS PARK PLAT INSTRUMENT #20080220071999, REGISTER OF DEEDS OFFICE, KNOX COUNTY, TN.
 5. PARKING SUMMARY - 2 PER DWELLING UNIT FOR 125 20 UNITS, PLUS ONE AND ONE-HALF (1.5) SPACES FOR EACH DWELLING UNIT EXCEEDING TWENTY UNITS.
 40 + (1.5) x (84) = 181 SPACES (INCLUDING 6-H.C.)
 PROPOSED PARKING = 67 SPACES (INCLUDING 3-H.C.)
PARKING NOTE: NUMBER OF PROPOSED PARKING STALLS IS SUBJECT TO APPROVAL BY CITY OF KNOXVILLE DDA.
 6. THERE ARE EXISTING EASEMENTS THAT WILL HAVE TO BE RELOCATED/REMOVED DURING PERMITTING.
 7. TOTAL GROSS SQUARE FOOTING: 94,273
 TOTAL SQUARE FOOTAGE: 108,308



SU-VEHICLE ACCESS EXHIBIT
SCALE: 1"=80'

Revised: 12/28/2016

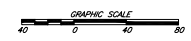
LOT COVERAGE SUMMARY	
CURRENT USE	VACANT
PROPOSED USE	INDEPENDENT LIVING SENIOR APARTMENTS
ZONING	C-3
TOTAL AREA	7.7-ACRES
MAIN BUILDING AREA	55,273 S.F.
ACCESSORY BUILDING AREA	4,288 S.F.
WALKS AND ASPHALT	53,314 S.F.
TOTAL IMPERVIOUS AREA	112,870 S.F.
PERCENT IMPERVIOUS	34%

MPC FILE# 11-H-17-UR
SHEET C-2 (SHEET 3 OF 11)

SITE PLAN
LOVELL POINTS SENIOR APARTMENTS
SITE ADDRESS: 118 LOVELL ROAD, KNOXVILLE, TN 37922
CITY OF KNOXVILLE KNOX CO., TN
WARD NO. 47 CITY BLOCK NO. 46108
CLT MAP 131 PARCEL 54.01
SCALE: 1"=40' NOVEMBER 28, 2016

DEVELOPER: WDS GROUP
P.O. BOX 4512
CHATTAHOOGA, TENNESSEE 37402
(423) 596-2558

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(865) 966-1924



REVISION	DATE	REVISION PER KNOX MPC COMMENTS	DESCRIPTION	BY
1	12/27/16			BDG

DWG. NO.	CHK. BY	DATE
1611032	GAS	

SITE: 7.7 ACRES
 TREE REQUIREMENTS:
 8 TREES/ACRE
 (HALF TO REACH 50' HEIGHT)

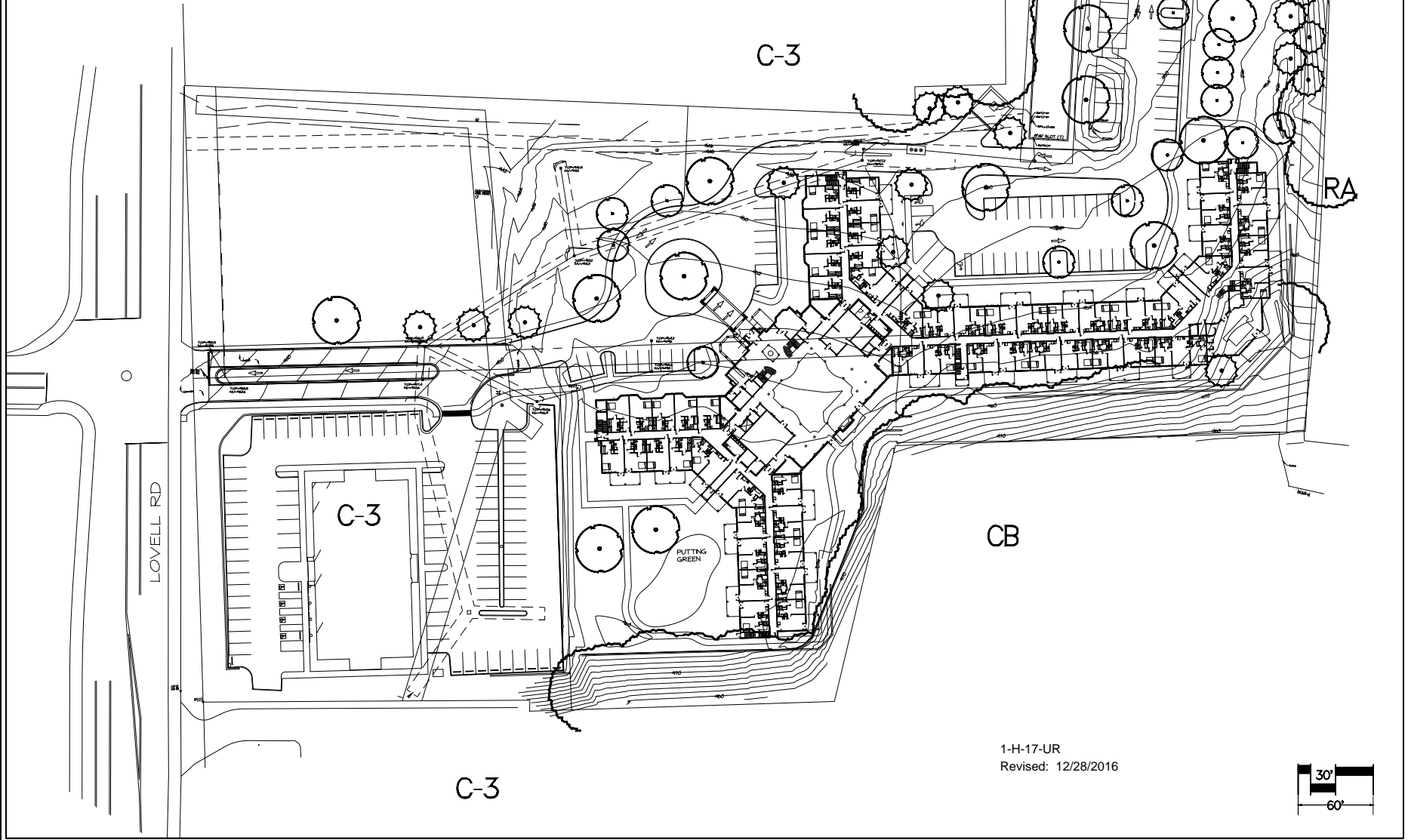
7.7 X 8 = 62 TREES REQ'D.
 EXISTING FORESTED AREA
 TO FULFILL A PORTION OF
 THE TREE REQUIREMENTS

PROPOSED NEW TREE PLANTINGS:
 (15) 2" MIN. CALIPER SHADE TREES
 (50' AT MATURITY)

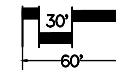
(37) 125" MIN. CALIPER
 ORNAMENTAL TREES

QNTY.	SYM.	DESCRIPTION	SIZE	SPECIES
15		PROPOSED SHADE TREES (REACHING 50' AT MATURITY)	2" CALIPER MINIMUM	ACER RUBRUM QUERCUS PHELLOS NYSSA SYLVATICA
19		PROPOSED ORNAMENTAL TREES (DECIDUOUS)	125" CALIPER MINIMUM	CERCIS CANADENSIS PRUNUS X YEDOENSIS CORNUS KOUSA
18		PROPOSED ORNAMENTAL TREES (EVERGREEN)	125" CALIPER MINIMUM	CEDRUS DEODARA ILEX X ATTENUATA CRYPTOMERIA JAPONICA

52 TOTAL TREES



1-H-17-UR
 Revised: 12/28/2016



LAND DESIGN GROUP
 MASTER PLANNING
 PROJECT MANAGEMENT

WWW.LAND-DESIGNGROUP.COM
 ADELPHI-LAND-DESIGNGROUP.COM
 1815 NORTHSIDE HILLS BLVD
 KNOXVILLE, TN 37922
 615.599.3050

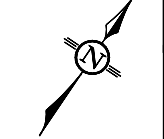
LOVELL POINTE
 Senior Apartments

PROJECT
 PARCEL ID: B1 05401
 7.7 ACRES
 WARD 47
 CITY OF KNOXVILLE

DATE	REVISION	DATE
12-28-2016		

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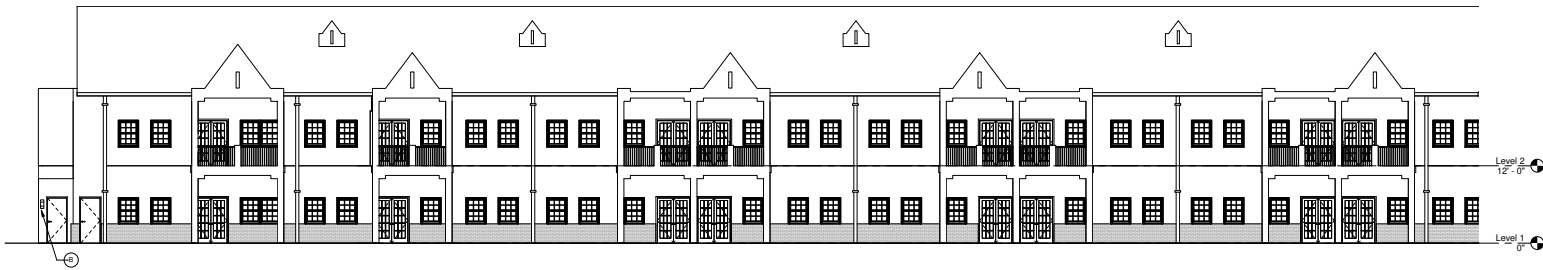
SCALE: 1"=30'-0"
 DATE: NOVEMBER 16, 2016
 DRAWN BY: W. ALLEN DUKE



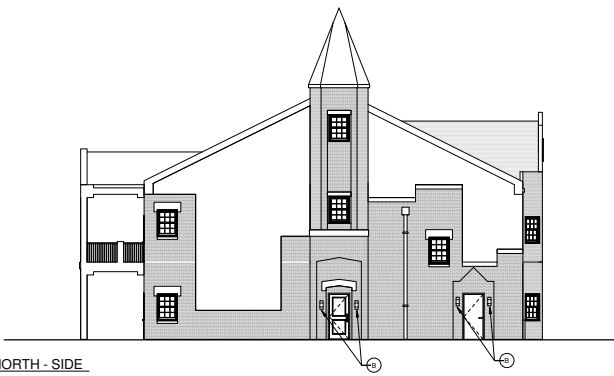
USE ON REVIEW
 LANDSCAPE PLAN
LA-1



1 01 - CORE - FRONT
A3.0 1/8" = 1'-0"



2 14 - NORTH - COURT 3
A3.0 1/8" = 1'-0"



3 11 - NORTH - SIDE
A3.0 1/8" = 1'-0"

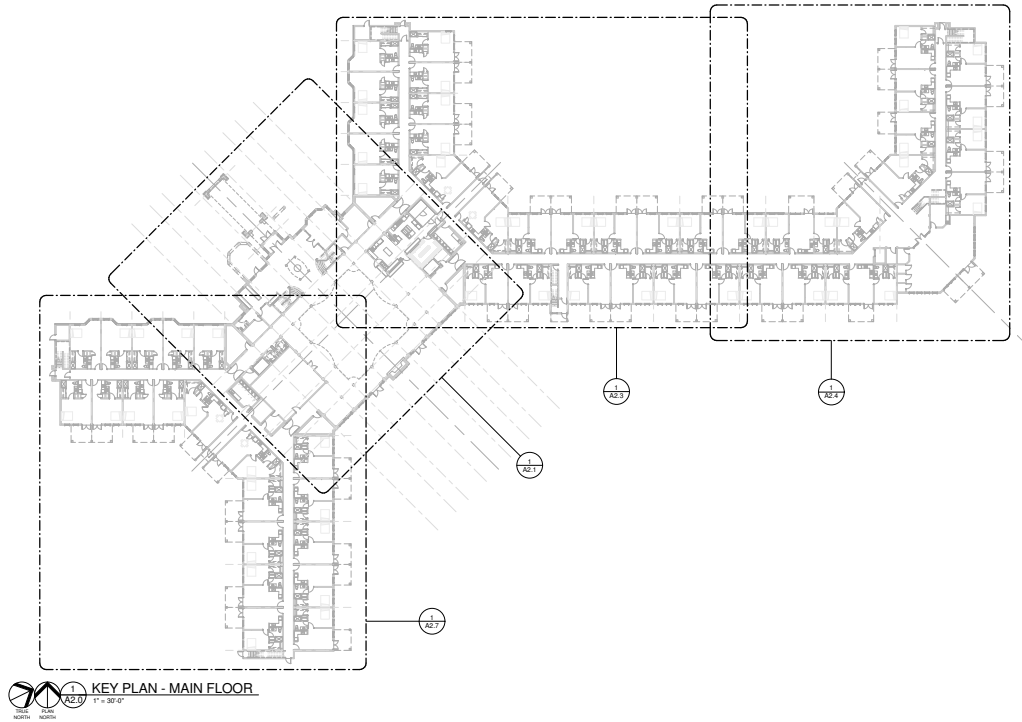
NIGHT SKY LIGHTING

A: Minka Lavery 72253-66
B: Hinckley Perry 10T79 (19-3/4")

1-H-17-UR
Revised: 12/28/2016

ELEVATIONS

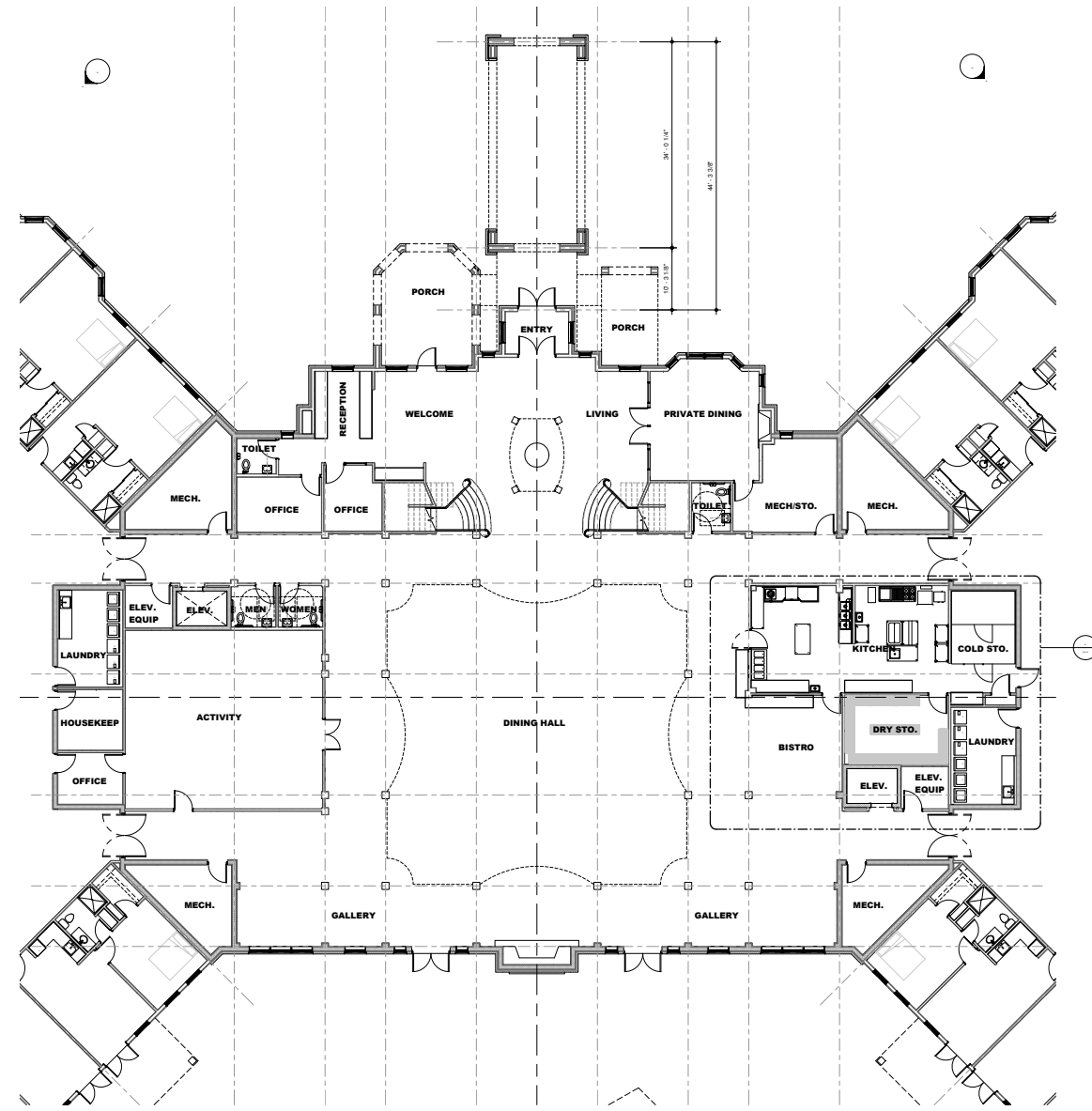
PRELIMINARY
- NOT FOR
CONSTRUCTION



KEY PLAN

PRELIMINARY
- NOT FOR
CONSTRUCTION

1-H-17-UR
Revised: 12/28/2016

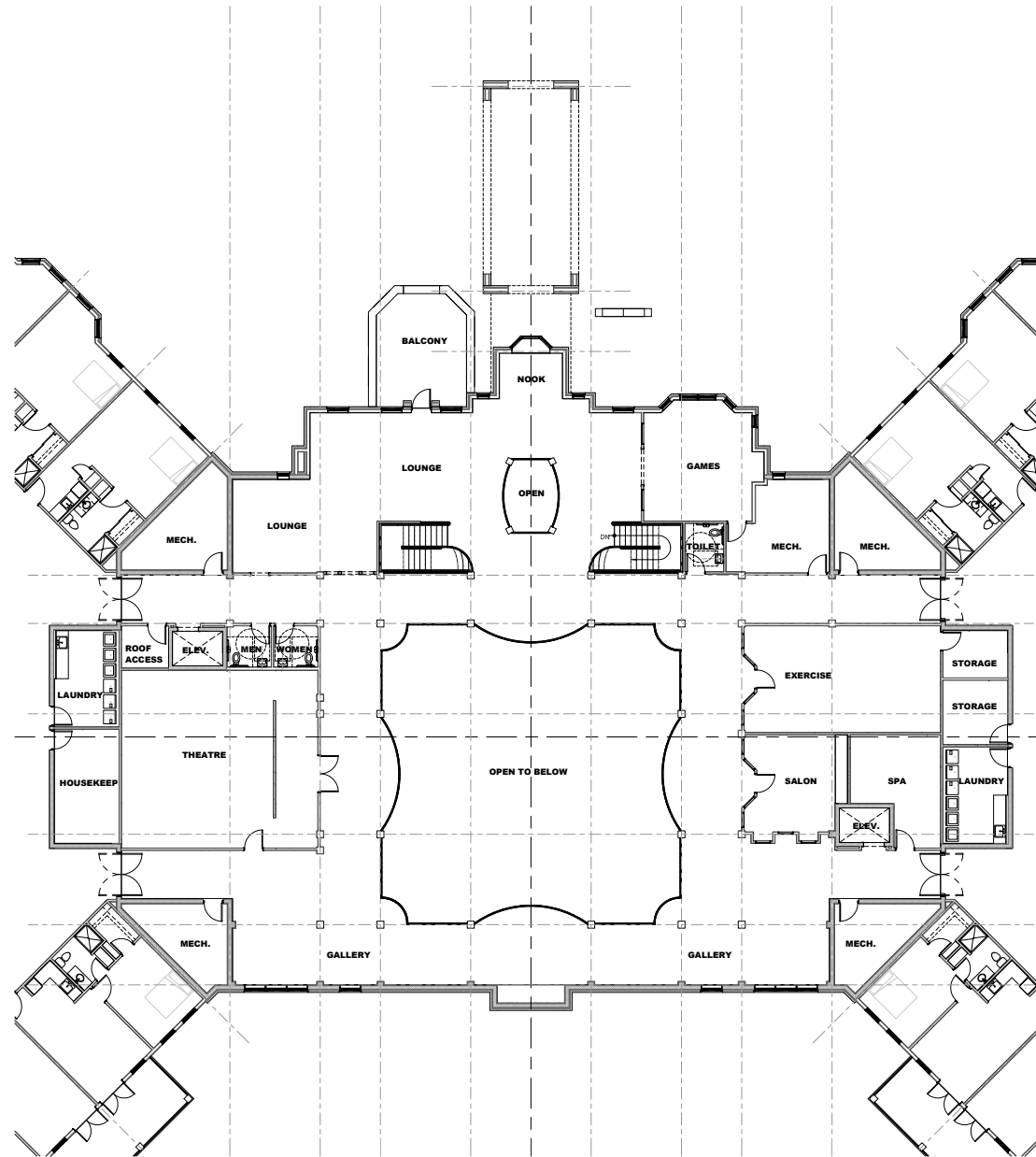


1-H-17-UR
Revised: 12/28/2016

17 217 (CORE) MAIN FLOOR PLAN
1/8" = 1'-0"

(CORE) MAIN FLOOR PLAN

PRELIMINARY
- NOT FOR
CONSTRUCTION

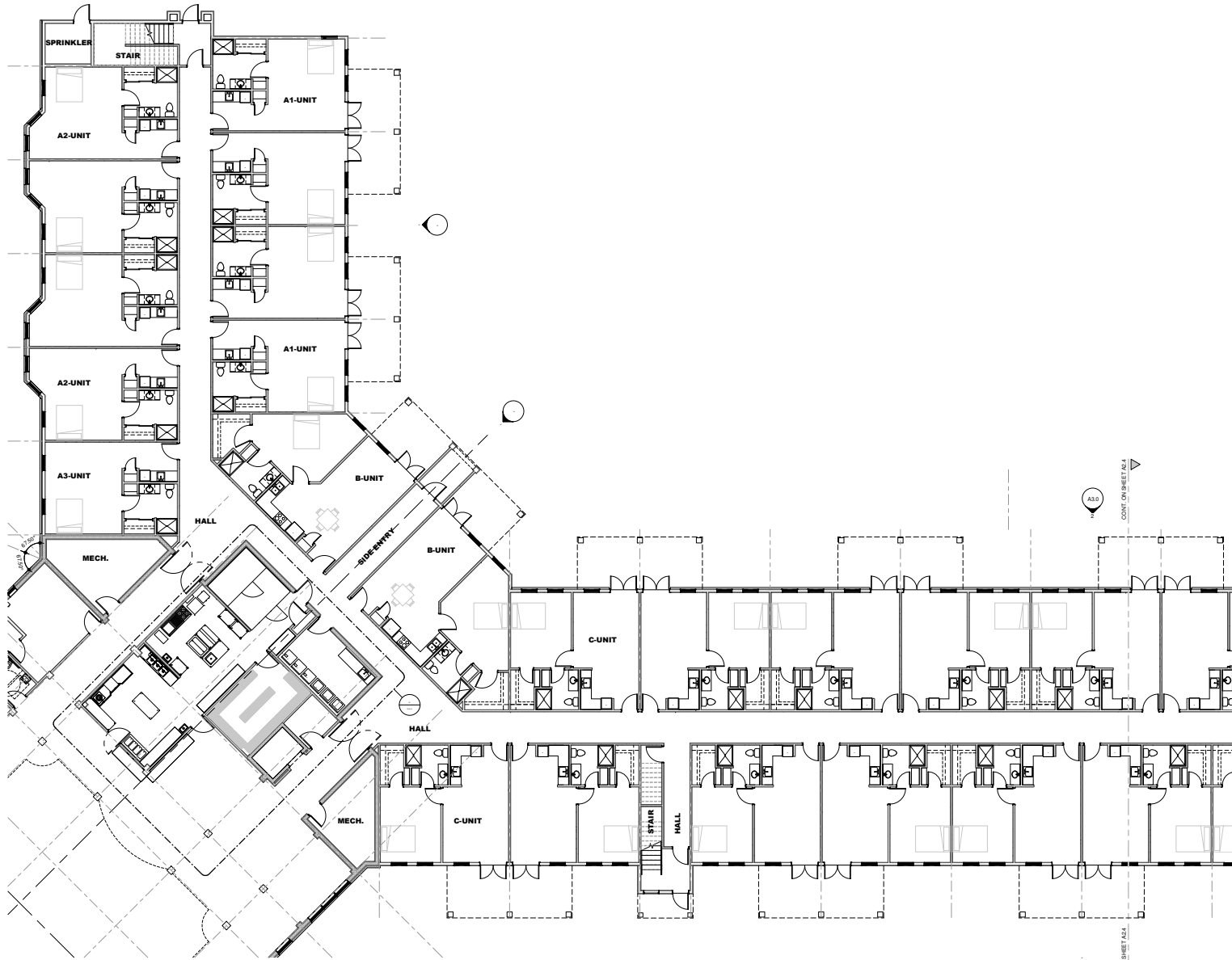


1-H-17-UR
Revised: 12/28/2016

(CORE) UPPER FLOOR PLAN
1/8" = 1'-0"

(CORE) UPPER
FLOOR PLAN

PRELIMINARY
- NOT FOR
CONSTRUCTION

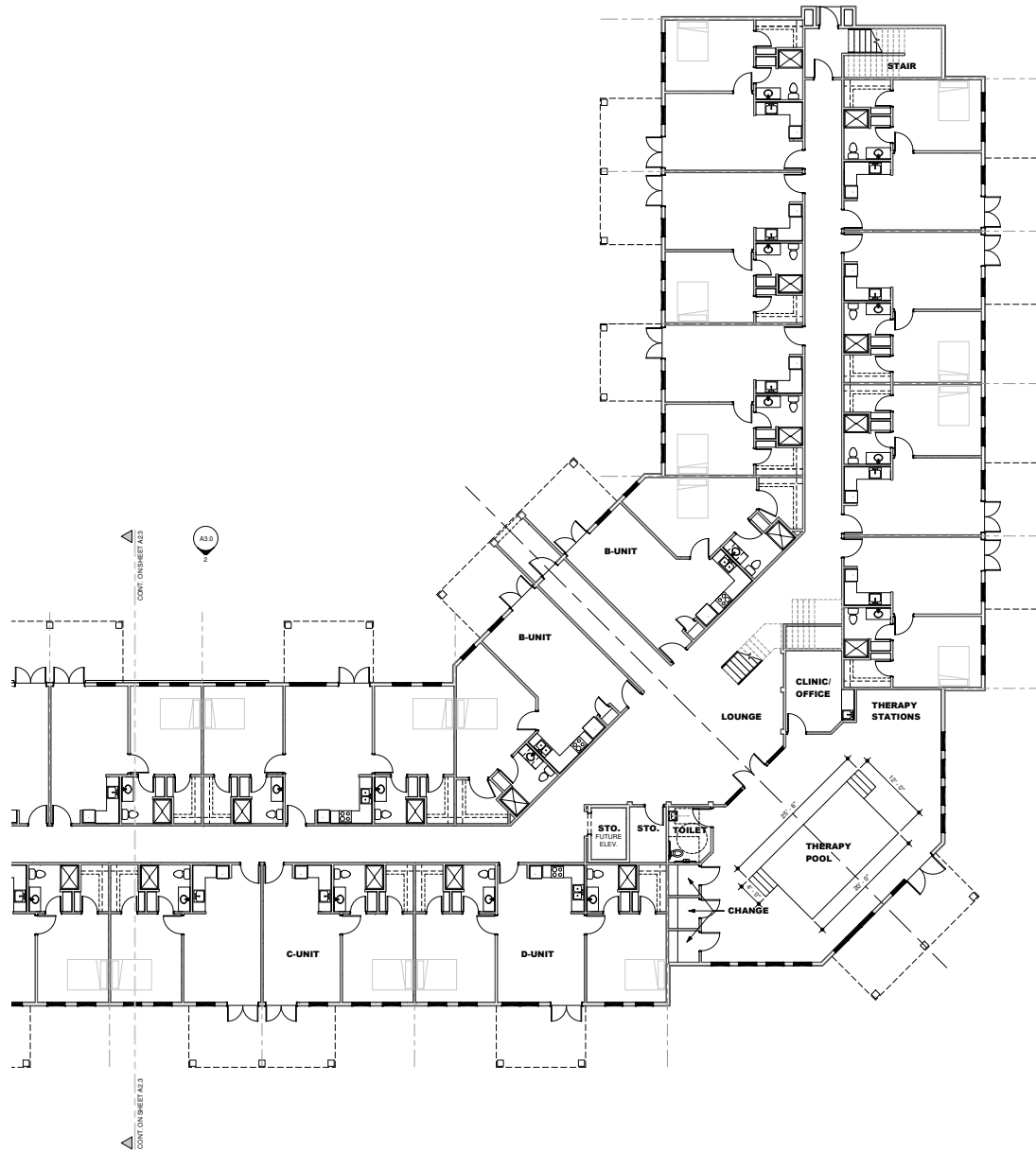


(NORTH WING) MAIN FLOOR PLAN
1/23
1/8" = 1'-0"

1-H-17-UR
Revised: 12/28/2016

(N. WING) MAIN
FLOOR PLAN

PRELIMINARY
- NOT FOR
CONSTRUCTION



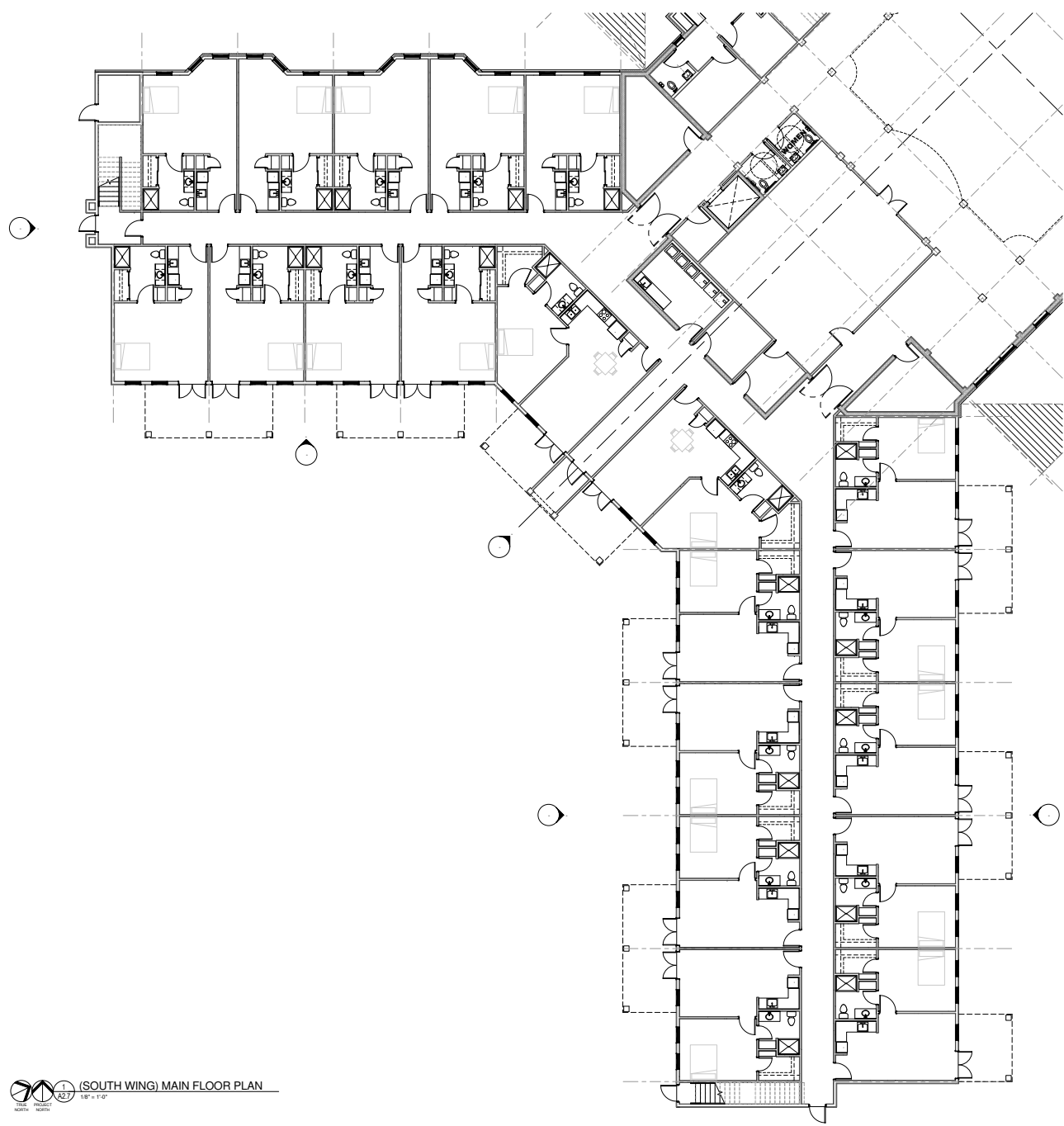
1-H-17-UR
Revised: 12/28/2016

(N. WING) MAIN PLAN
CONT.

PRELIMINARY
- NOT FOR
CONSTRUCTION

(NORTH WING) MAIN FLOOR PLAN CONT.
1/8" = 1'-0"

11/28/16 FOR REVIEW
1635 PROJECT NUMBER **A2.4**



(SOUTH WING) MAIN FLOOR PLAN
1/8" = 1'-0"

1-H-17-UR
Revised: 12/28/2016

(S. WING) MAIN
FLOOR PLAN

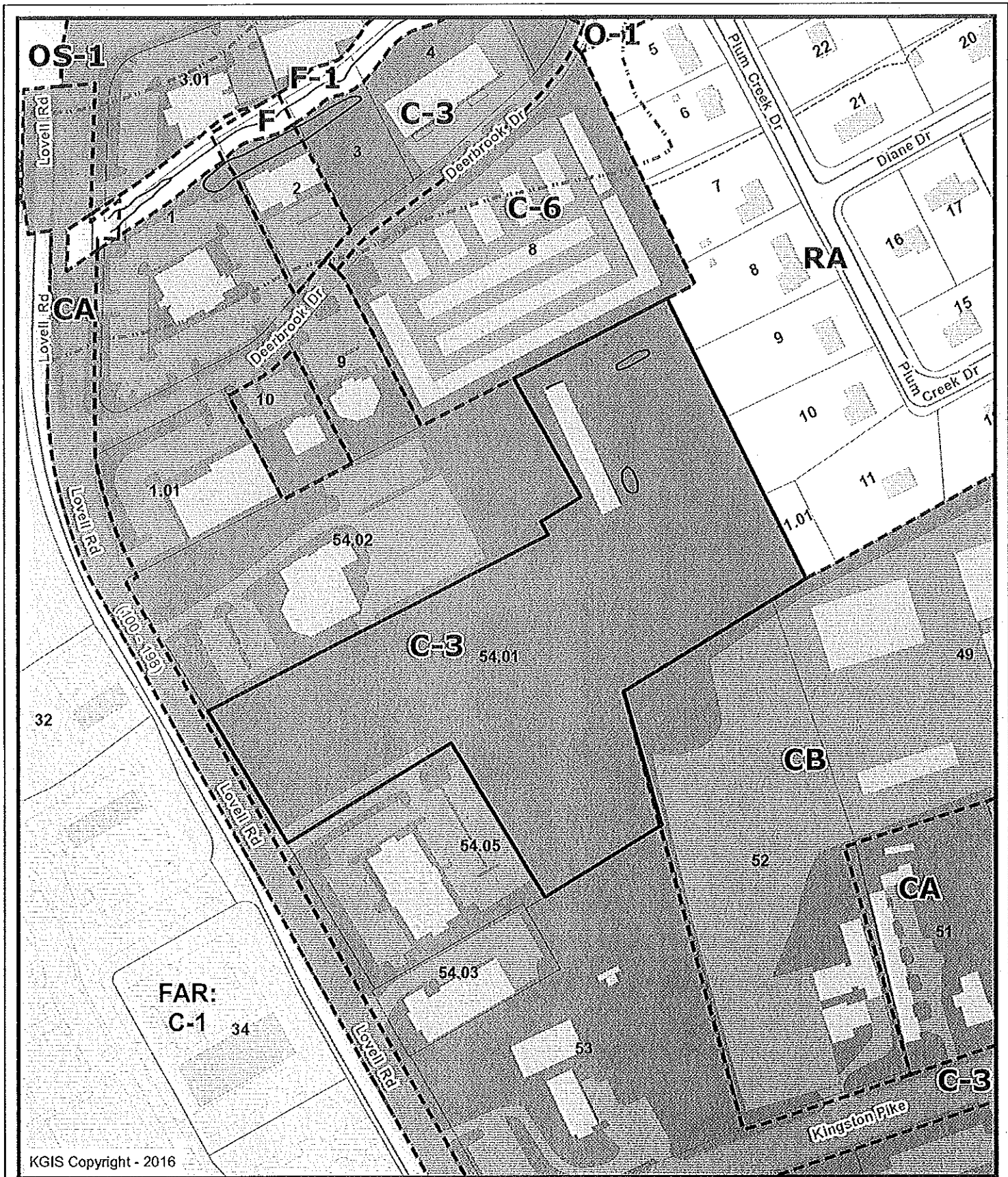
PRELIMINARY
- NOT FOR
CONSTRUCTION

KNOXVILLE-KNOX COUNTY
MPC
 METROPOLITAN
 PLANNING
 COMMISSION
 TENNESSEE
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2600
 FAX • 215 • 2068
 www.knoxmpc.org

Use on Review **Development Plan**

Name of Applicant: URBAN ENGINEERING, INC.
 Date Filed: 11/28/16 Meeting Date: 1/12/17
 Application Accepted by: Thomas Brechko
 Fee Amount: — File Number: Development Plan —
 Fee Amount: 1500 File Number: Use on Review 1-17-UR
H

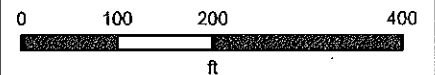
<p align="center">PROPERTY INFORMATION</p> <p>Address: <u>118 LOVELL ROAD</u> <u>NE side LOVELL RD. BETWEEN</u> <u>I-40/75 AND KINGSTON PK</u> Tract Size: <u>7.7 AC</u> No. of Units: <u>100</u> Zoning District: <u>BC-3</u> Existing Land Use: <u>VACANT</u></p> <hr/> <p>Planning Sector: <u>SW COUNTY</u> Sector Plan Proposed Land Use Classification: _____</p> <hr/> <p>Growth Policy Plan Designation: <u>GC</u> Census Tract: <u>58.03</u> Traffic Zone: <u>230</u> Parcel ID Number(s): <u>13105401</u> Jurisdiction: <input checked="" type="checkbox"/> City Council <u>2</u> District <input type="checkbox"/> County Commission _____ District</p>	<p align="center">PROPERTY OWNER/OPTION HOLDER</p> <p>PLEASE PRINT Name: <u>SCOTT WORD</u> Company: <u>WDS GROUP</u> Address: <u>P.O. Box 4512</u> City: <u>CHATTANOOGA</u> State: <u>TN</u> Zip: <u>37402</u> Telephone: <u>(423) 596-2558</u> Fax: _____ E-mail: <u>SCOTT@HOLSTONVALLEYFARMS.com</u></p> <hr/> <p align="center">APPLICATION CORRESPONDENCE</p> <p>All correspondence relating to this application should be sent to:</p> <p>PLEASE PRINT Name: <u>CHARIS SHEAR</u> Company: <u>URBAN ENGINEERING, INC</u> Address: <u>118.52 KINGSTON PK.</u> City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37934</u> Telephone: <u>(865) 966-1924</u> Fax: _____ E-mail: <u>WEIC@TDS.NET</u></p>
<p align="center">APPROVAL REQUESTED</p> <p><input type="checkbox"/> Development Plan: <u>Residential</u> <u>Non-Residential</u> <input type="checkbox"/> Home Occupation (Specify Occupation) _____</p> <hr/> <p><input checked="" type="checkbox"/> Other (Be Specific) <u>Special Exception for Senior</u> <u>Apartments.</u></p>	<p align="center">APPLICATION AUTHORIZATION</p> <p>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.</p> <p>Signature: <u>[Signature]</u></p> <p>PLEASE PRINT Name: <u>CHARIS SHEAR</u> Company: <u>URBAN ENGINEERING</u> Address: <u>118.52 KINGSTON PK</u> City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37934</u> Telephone: <u>966-1924</u> E-mail: <u>WEIC@TDS.NET</u></p>



Letter Portrait

Printed: 11/28/2016 at 3:40:18 PM

Knoxville - Knox County - KUB Geographic Information System



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LOVELL POINTE SENIOR INDEPENDENT LIVING

The WDS Group proposes to build a 100 unit Senior Living project at 118 Lovell Road. This project will be located on a 6.7 acre site just inside the city limits of west Knoxville. The project will share the current entrance with Lovell Pointe Business Park. This entrance connects into the lighted intersection at Lovell Road that is shared with Costco. The senior living nature of our project will not generate significant additional traffic to the area.

Lovell Pointe will consist of a two story, main building containing approximately 92,000 sf. We are also planning two out buildings for car and resident storage as amenities on the northeast portion of the site. The site will be heavily landscaped in two locations. The rear of the site adjacent to the residential neighborhood and the front of the site will utilize berms, trees and ground cover to block traffic and noise along Lovell Road. Storm water detention is being planned utilizing existing site construction.

This project will be an *independent living* facility. Under MPC description, the project also meets the *congregate housing* definition. The facility does not require licensure by the state and residents will not require assistance in essential daily activities or nursing care. Our target market will be senior citizens downsizing from single family residences. Market research shows current, unmet demand of at least 219 beds in the Turkey Creek area. We expect this demand to increase with the residential growth in and around the Turkey Creek, Farragut and Karns areas. A large segment of the US population is approaching the target age of independent living type properties.

Our projected resident capacity will be approximately 100 residents. We anticipate a staff of 10 employees. Our units will be a mix of studio / efficiency, and one and two bedroom apartments. Unit sizes will range from 460 sf to 700 sf. The residential units will occur in wings radiating off of a central core. The core will house administrative offices, dining and food service, theater, lounge, fitness center and other amenities. We hope to also provide a lap pool, putting green and walking track for residents' physical activities. Parking requirements are less than half the normal multifamily use. Night sky lighting will be designed for the building and site lighting to carefully control exterior lighting sensitivity for the adjoining neighborhood properties.

The proposed construction start date is Spring 2017 with an estimated completion of Spring 2018. Our estimated project investment will be around \$21.6M. Brewer Ingram Fuller Architects Inc. of Knoxville will provide architectural and design services, Urban Engineering of Farragut will provide site civil engineering services and Dillard Construction of Dayton, TN will be the general contractor.

The independent living facility is the highest and best use for the property and this is the right time to proceed with this project.