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October 10, 2017

Metropolitan Planning Commission
City-County Building, Suite 403
400 Main Street
Knoxville, TN 37902

via hand-delivery

Re: Agenda Item No. 58 – 10-D-17-UR – Prime Senior Living

Dear Commissioners:

I represent Prime Senior Living ("Prime") in its proposed development of the property located at 1920 Falling Waters Road (the "Property").¹ The proposed development is for a senior living facility (the "Development"). As you may recall, Prime appeared before you at the August 10, 2017 MPC meeting at which time the Planning Commission denied the request of a four story approximate 50 foot tall building. At this meeting, the Planning Commission requested that Prime come back before it with a proposed development that complied with the Tennessee Scenic Highway Act building height restriction of 35 feet.

Prior to submitting the instant application, Prime met with MPC Executive Director, Gerald Green, and Professional Staff member, Tom Brechko, to enlist their guidance to assist it in preparing a concept/development plan that fully complied with the requirement of the zoning ordinance.

MPC Professional Staff recommends approval of the Development plan subject to seven conditions. Prime Senior Living submits that it can comply with the seven conditions and requests that this Planning Commission follow staff recommendation and approve the proposed Development.

The Development satisfies the criteria established by the Knox County Zoning Ordinance for uses permitted on review. As more fully set forth in Professional Staff's Use on Review Report, the Development will serve as a proper transition between the commercial development to the south and detached residential development to the north and east. In addition, the proposed Development will not impact traffic. The Development is in harmony with the intent and purpose of the Zoning Ordinance and is consistent with the General Plan and the Southwest County Sector Plan. Furthermore, the Development is compatible with the character of the neighborhood.

The Development plan establishes that an existing 50-foot mature tree buffer will be maintained to provide screening. The Landscape Plan includes numerous hardwood tree plantings in the parking lot and around the building and further provides landscaping screening of the detention basin.

¹ Parcel ID No. 154 CE 009 & 154 09902

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We appreciate your consideration and hope that you will follow MPC Professional Staff's recommendation and approve the instant request.

Respectfully yours,

LONG, RAGSDALE & WATERS, P.C.

By: _____

Taylor D. Forrester

cc: Joel Locker (via email)
Tom Brechko (via email)