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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

Letter to MPC Commissioners

October 10, 2017

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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)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: MPC File No. 10-D-17-UR

2 messages

Terry Gilhula <terry.gilhula@knoxmpc.org>

Mon, Oct 16, 2017 at 7:56 AM

To: "Brechko, Tom" <tom.brechko@knoxmpc.org>, "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>, Gerald Green <gerald.green@knoxmpc.org>, "Brooks, Amy" <amy.brooks@knoxtrans.org>

----- Forwarded message -----

From: Mark Warren <mark.warren08@yahoo.com>

Date: Sat, Oct 14, 2017 at 9:48 AM

Subject: MPC File No. 10-D-17-UR

To: "contact@knoxmpc.org" <contact@knoxmpc.org>

To whom it may concern,

My name is Mark Warren; and my family and I reside directly across from the proposed development at [1933 Falling Waters Road](#). I was unable to attend the meeting Thursday to discuss the Prime Senior Living Use on Review hearing due to my shift schedule as a Captain with Rural/Metro Fire Department. I hoped to express my concerns to your body today but was obviously unable to do so. I did have the ability to view this hearing on television and witness the neighborhood's concerns continue to be neglected. This development has been poorly approached from the beginning and has continued to present an ongoing problem for the neighborhood. First, the original notice to the residents was sent approximately one week prior to a meeting with the developers to discuss the proposal. These notices were sent to a very limited number of families that did not fully address all affected parties. This shows little respect to the schedules of the residents the development would impact during the busy summer months. With the short notice, I was unable to attend that meeting. Second, my wife met with other neighbors and a commissioner to discuss the impacts to the neighborhood in a spur of the moment meeting in the roadway that she happened to notice while coming home. Fortunately she was able to address some of our concerns and felt that some progress was made. Third, little notice was given to the residence to attend this meeting, but the development met resistance based on height restrictions for the area. This is a major concern for our neighborhood. No portion of the original plans mentioned the four-story height of the building but rather focused on praising the supposed buffer zones the developers had included to provide some barrier for the area. The developers have reduced the height of the building to three stories but this only pays lip service to the greater issue at hand. Because the concerns we addressed to the commissioner who met the neighborhood have seemed to not be brought up during Thursday's meeting, let me readdress them now.

1. No nursing facility exists in Knox County that is positioned in a residential neighborhood like this proposal does. Yes, some do lay adjacent to neighborhoods but have clear access to much more major roadways rather than residential streets.
2. The developers have indicated a low impact to the area but have proposed something entirely different. 190 beds requires a large nursing and support staff 24 hours a day, 7 days a week. The original letter mentioned low automobile traffic based on the age of residence and the benefit of a bus for outings provided by the home. With the entry directly across from my residence, this "minimal impact" will be extremely magnified from the first start of construction to the close of this business. This increased traffic will need street lights to illuminate the parking lot at night and congest narrow roads leading to the subdivision. These parking areas will alter the run off for the area, despite the proposed retention pond area.
3. With regards to the increased traffic, Falling Waters Road has no left turn onto Northshore Drive. This will create a massive increase in traffic through Kroger Park Drive, an already congested road. The short roadway area just before the traffic light at Northshore and Kroger Park Drive will cause serious traffic jams and increased accidents. With traffic patterns already congested in the area, this will only be magnified.
4. The letter sent by the developers stated a limited impact due to the expected average age of the residence, I believe the stated it was 82. Due to average life expectancy in the United States being just over 78 years old, there is an increased need for emergency and non-emergency care for residence at this facility. As a member of the emergency response community, I can assure you that the quantity of ambulance transports for routine doctors appointments, emergency calls for strokes, heart attacks, and falls, and fire alarms caused by a variety of sources will cause a constant flow of emergency vehicles to the area.
5. A facility housing that many individuals will require regular commercial traffic to maintain food service, medical supplies, trash service, and maintenance.
6. Heavy machinery will destroy the road during development and cause damage to vehicles while tracking debris through the area.

7. The plans do not provide a barrier for the portion of the property along Falling Waters Road. While the developers brag about the barrier they are implementing, it provides no such barrier to several properties. Considering I view this preexisting buffer area everyday, I can assure you that the trees are not mature as the developers have attempted to portray. The uncared for brush and scrub will not provide the proposed buffer nor block the imposing three-story structure.

8. The entry to this facility is directly across from by driveway and property. This will cause a dramatic impact to the resale value of my home. While we always understood this property was commercial, there is a marked difference between an office that operates during normal work hours and a 24 hour care facility.

9. The property has a very uneven terrain and will require heavy ground work to produce a footprint suitable for such a large structure. Considering the surrounding ground type even on my own property, I believe the question presented today concerning blasting in the area was ignored. Even if blasting is not required, significant excavation will be required. Consider the most recent nursing facility built at Northshore and Tooles Bend, again a nursing facility not in a residential neighborhood.

While I am not opposed to the ongoing development of commercial properties in the Knox County area, the intentions of these developers do not demonstrate any care for the neighborhood. There are multiple properties that do not impact the community in such a negative way that would be much better suited for such a proposal. I look forward to reading your reply to this email. Thank you.

In the Fight,

Mark A. Warren

Rural/Metro Fire Department
Station 28
Captain/NRP

Gerald Green <gerald.green@knoxmpc.org>
Reply-To: gerald.green@knoxmpc.org
To: Planning Commissioners <commission@knoxmpc.org>

Mon, Oct 16, 2017 at 12:26 PM

FYI

Gerald Green AICP
Executive Director
Knoxville-Knox County
Metropolitan Planning Commission
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This message was directed to commission@knoxmpc.org