

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

▶ **FILE #:** 4-E-18-UR

AGENDA ITEM #: 64

AGENDA DATE: 4/12/2018

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

OWNER(S): John McBride

TAX ID NUMBER: 47 075.04, 075.08

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 961 E Emory Rd

▶ **LOCATION:** North side E. Emory Rd, west end of Ideal Dr.

▶ **APPX. SIZE OF TRACT:** 7.2 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Rd., a major arterial street with 4 lanes and a center turning lane within 85' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Rural & Single Family Residential

▶ **PROPOSED USE:** Independent Living Facility

HISTORY OF ZONING: Rezoned to PR < 5 du/ac in January 2018 (12-K-17-RZ)

SURROUNDING LAND USE AND ZONING: North: Detached residential subdivision / PR (Planned Residential) @ up to 5 du/ac

South: E. Emory Rd., shopping center / CA (General Business)

East: Detached residences / A (Agricultural)

West: Condominiums / PR (Planned Residential) at 9 du/ac

NEIGHBORHOOD CONTEXT: This section of E. Emory Rd., is developed with a mix of residential, office and commercial uses under A, PR, RA, CA, CB and PC zoning.

STAFF RECOMMENDATION:

▶ **POSTPONE** until the May 10, 2018 MPC meeting as requested by the applicant.

COMMENTS:

The proposed development will provide apartments for senior citizens. The development will contain 103 units (119 beds) in a two story structure, including studio, one and two bedroom units. Approximately 50% of the units will include a full kitchen.

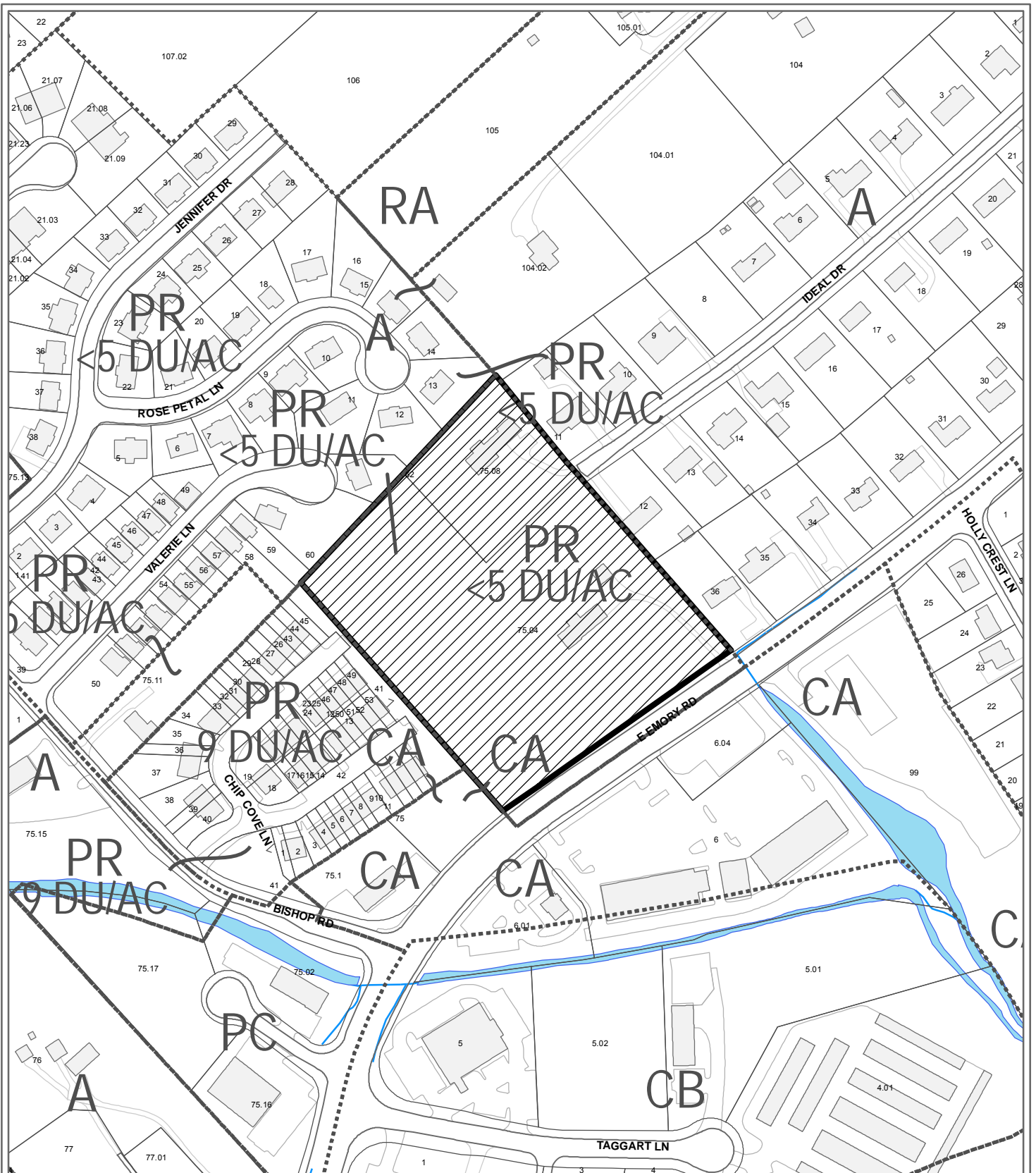
The development will be marketed as "independent living senior apartments" which is similar to an assisted living facility in that senior citizens are required to be the primary occupants, however, are differentiated in that assisted living facilities is licensed by the state and provides nursing services and assistance with medications whereas an independent living facility is not licensed and do not provide healthcare assistance to residents.

Access to this site will be via E. Emory Rd. and no connection is proposed to Ideal Dr. A sidewalk will be provided to the public sidewalk along Emory Rd. An asphalt trail around the property is proposed as a recreational amenity to the residents. A fenced dog park is also proposed.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

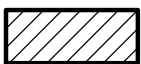
ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**4-E-18-UR
USE ON REVIEW**

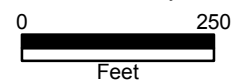
Petitioner: Urban Engineering, Inc.

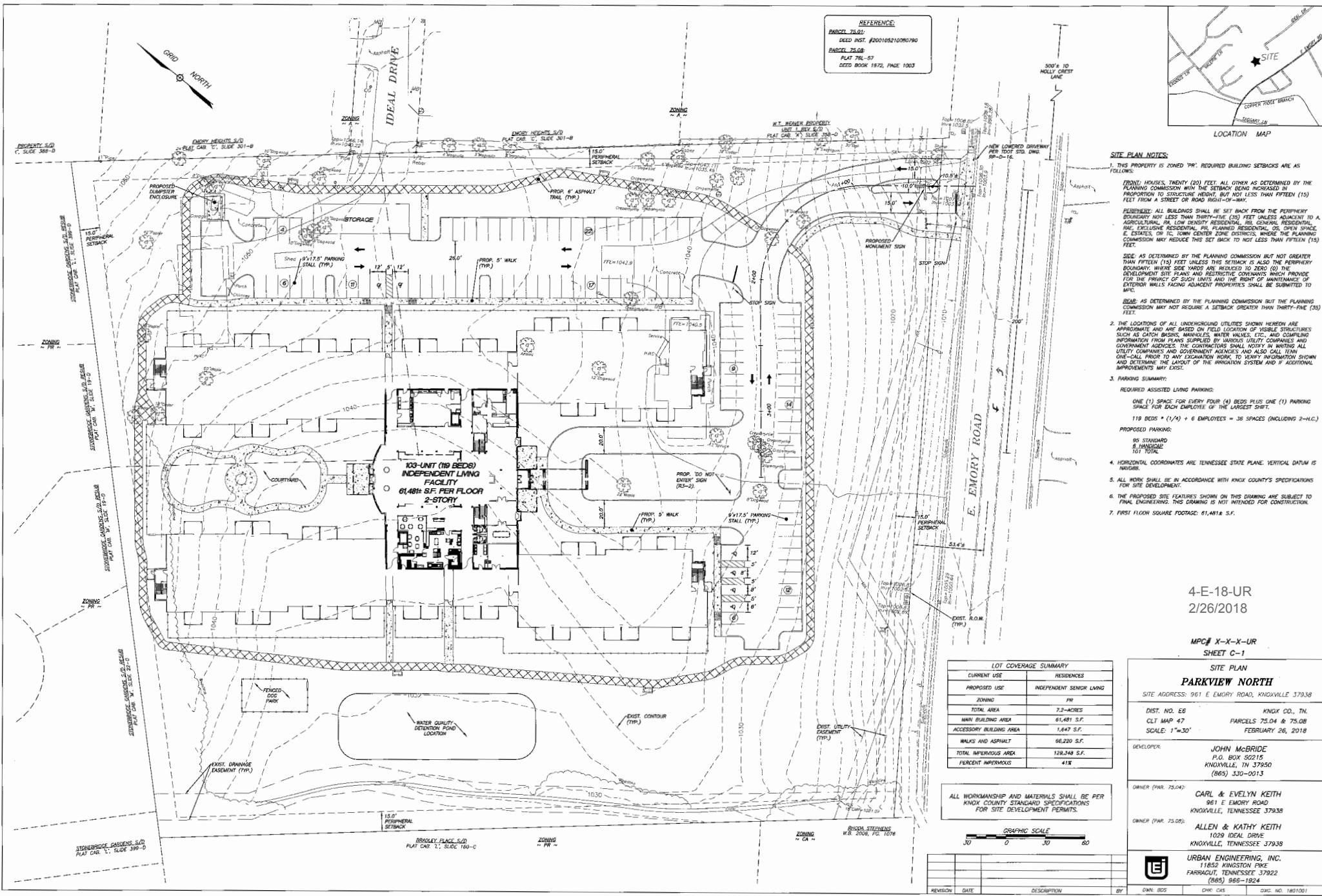


Independent Living Facility in PR (Planned Residential)

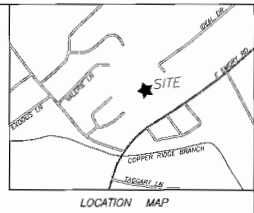
Map No: 47
Jurisdiction: County

Original Print Date: 3/20/2018
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





REFERENCE:
 PARCEL 75.01:
 DEED INST. #200105210050790
 PARCEL 75.02:
 PLAT 76L-87
 DEED BOOK 1972, PAGE 1003



- SITE PLAN NOTES:**
- THIS PROPERTY IS ZONED "PR". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 (FRONT): HOUSES, TWENTY (20) FEET; ALL OTHER AS DETERMINED BY THE PLANNING COMMISSION WITH THE SETBACK BEING INCREASED IN PROPORTION TO STRUCTURE HEIGHT, BUT NOT LESS THAN FIFTEEN (15) FEET FROM A STREET OR ROAD RIGHT-OF-WAY.
 (REAR): ALL BUILDINGS SHALL BE SET BACK FROM THE PERIPHERY BOUNDARY NOT LESS THAN THIRTY-FIVE (35) FEET UNLESS ADJACENT TO A AGRICULTURAL, RURAL LOW DENSITY RESIDENTIAL, R2, GENERAL RESIDENTIAL, R4E, EXCLUSIVE RESIDENTIAL, PLS PLANNED RESIDENTIAL, OS, OPEN SPACE, E, ESTATES, OR TC, TOWN CENTER ZONE DISTRICTS, WHERE THE PLANNING COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET.
 (SIDE): AS DETERMINED BY THE PLANNING COMMISSION BUT NOT GREATER THAN FIFTEEN (15) FEET UNLESS THIS SETBACK IS ALSO THE PERIPHERY BOUNDARY, WHERE SIDE YARDS ARE INDICED TO ZERO (0) THE DEVELOPMENT SITE PLAN AND RESTRICTIVE COVENANTS WHICH PROVIDE FOR THE PRIVACY OF SUCH UNITS AND THE RIGHT OF MAINTENANCE OF EXTERIOR WALLS FACING ADJACENT PROPERTIES SHALL BE SUBMITTED TO MHC.
 (REAR): AS DETERMINED BY THE PLANNING COMMISSION BUT THE PLANNING COMMISSION MAY NOT REQUIRE A SETBACK GREATER THAN THIRTY-FIVE (35) FEET.
 - THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL VERIFY BY WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL THEM ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - PARKING SUMMARY:**
 REQUIRED ASSISTED LIVING PARKING:
 ONE (1) SPACE FOR EVERY FOUR (4) BEDS PLUS ONE (1) PARKING SPACE FOR EACH EMPLOYEE OF THE LARGEST SHIFT.
 119 BEDS = (1/4) + 6 EMPLOYEES = 38 SPACES (INCLUDING 2-H.C.)
PROPOSED PARKING:
 80 STANDARD
 8 HANDICAP
 101 TOTAL
 - HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS MEANS.
 - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 - THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
 - FIRST FLOOR SQUARE FOOTAGE: 61,481 & S.F.

4-E-18-UR
 2/26/2018

MPC# X-X-X-UR
 SHEET C-1

LOT COVERAGE SUMMARY

| CURRENT USE | RESIDENCES |
|-------------------------|---------------------------|
| PROPOSED USE | INDEPENDENT SENIOR LIVING |
| ZONING | PR |
| TOTAL AREA | 7.2-ACRES |
| MAIN BUILDING AREA | 61,481 S.F. |
| ACCESSORY BUILDING AREA | 1,647 S.F. |
| WALKS AND ASPHALT | 66,220 S.F. |
| TOTAL IMPERVIOUS AREA | 128,348 S.F. |
| PERCENT IMPERVIOUS | 41% |

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.



SITE PLAN
PARKVIEW NORTH
 SITE ADDRESS: 961 E EMORY ROAD, KNOXVILLE 37938

DIST. NO. E6 KNOX CO., TN.
 CLT MAP 47 PARCELS 75.04 & 75.08
 SCALE: 1"=30'
 FEBRUARY 26, 2018

DEVELOPER:
JOHN MCBRIDE
 P.O. BOX 50215
 KNOXVILLE, TN 37950
 (865) 330-0013

OWNER (PAR. 75.04):
CARL & EVELYN KEITH
 961 E EMORY ROAD
 KNOXVILLE, TENNESSEE 37938

OWNER (PAR. 75.08):
ALLEN & KATHY KEITH
 1029 IDEAL DRIVE
 KNOXVILLE, TENNESSEE 37938

URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37922
 (865) 866-1824

REVISION DATE DESCRIPTION BY DWN: BCS CHK: CAS DRC: NO. 1801001

Parkview
— NORTH —

Knoxville, Tennessee



1 SOUTH ELEVATION
A31 3/32" = 1'-0"
FRONT



2 WEST ELEVATION
A31 1/8" = 1'-0"
SIDE



3 EAST ELEVATION
A31 1/8" = 1'-0"
SIDE



4 NORTH ELEVATION
A31 3/32" = 1'-0"
REAR

4-E-18-UR
2/26/2018

ELEVATIONS

**PRELIMINARY
- NOT FOR
CONSTRUCTION**

02/23/18 FOR REVIEW ONLY
1803 PROJECT NUMBER

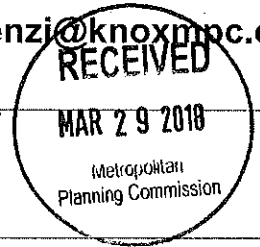
A3.1

3/29/2018

4-E-18-UR-PP-4-12-18



Sherry Michienzi <sherry.michienzi@knoxmpc.org>



Fwd: Parkview North (4-E-18-UR)

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>

Thu, Mar 29, 2018 at 9:47 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Postponement request.

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

From: **Chris Sharp** <chris@urban-eng.com>
Date: Thu, Mar 29, 2018 at 9:04 AM
Subject: Parkview North (4-E-18-UR)
To: Mike Reynolds <mike.reynolds@knoxmpc.org>

Mike:

Please accept this e-mail as our formal request to postpone the above referenced Use on Review for 30 days. I have not posted the public notice sign given that we are postponing. Do I need to post it by next month's correction deadline?

Thanks and have a good day.

Chris



Virus-free. www.avg.com

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37802
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Use on Review **Development Plan**

Name of Applicant: URBAN ENGINEERING, INC.

Date Filed: 2/26/18 Meeting Date: 4/12/18

Application Accepted by: M. Payne

Fee Amount: 4 File Number: Development Plan 4

Fee Amount: \$1000 File Number: Use on Review 4-E-18-UR



PROPERTY INFORMATION

Address: 961 E. EMORY ROAD
1921 IDEAL DRIVE

General Location: EMORY ROAD @
BISHOP ROAD

Tract Size: 7.2 AC No. of Units: 1

Zoning District: PR

Existing Land Use: RESIDENCES

Planning Sector: NORTH COUNTRY

Sector Plan Proposed Land Use Classification:
MDR10 = 40R

Growth Policy Plan Designation: P.G.

Census Tract: 61.06

Traffic Zone: 24B

Parcel ID Number(s): LOT 47 75.04 + 75.08

Jurisdiction: City Council _____ District
 County Commission 7 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: JOHN MARRIDE

Company: _____

Address: 318 NANCY LYNN HAYES #1

City: KNOXVILLE State: TN Zip: 37919

Telephone: 330-0013

Fax: _____

E-mail: JMARRIDE@TIDEV.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: CHRIS SHARP

Company: URBAN ENGINEERING

Address: 11852 KINGSTON PK.

City: KNOXVILLE State: TN Zip: 37934

Telephone: 966-1924

Fax: _____

E-mail: CHRIS@URBAN-ENG.COM

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

V.P.R.

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: [Signature]

PLEASE PRINT
Name: CHRIS SHARP

Company: URBAN ENGINEERING

Address: 11852 KINGSTON PIKE

City: KNOXVILLE State: TN Zip: 37934

Telephone: _____

E-mail: CHRIS@URBAN-ENG.COM

REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide the sign(s) to post on the subject property at the time of application.

The sign(s) must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign(s) should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign(s) to be posted at the time of application.

The sign(s) must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. The applicant is responsible for ensuring that the signs remain posted throughout the two-week period prior to the public hearing. Failure to maintain the signs during this time period may be cause for postponement of the application until the next scheduled meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for additional sign(s) consistent with the agency's cost of purchasing each sign.

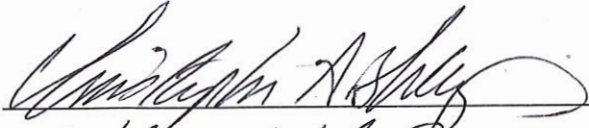
I hereby agree to post the sign(s) provided on the subject property on or before 3/29/18, consistent with the guidelines provided above; and remove the sign(s) within one week after the MPC/BZA public hearing.

Signature: _____

Printed name: _____

Date: _____

MPC/BZA File #: _____



CHARLES SHARP

2/26/2018

A-E-18-UR
