

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

▶ **FILE #:** 4-G-18-UR

AGENDA ITEM #: 66

AGENDA DATE: 4/12/2018

▶ **APPLICANT:** DOMINION DEVELOPMENT GROUP

OWNER(S): Dominion Development Group

TAX ID NUMBER: 103 11503

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Gliding Hawk Ln

▶ **LOCATION:** Northeast side of Gliding Hawk Ln., southeast side of Hardin Valley Rd

▶ **APPX. SIZE OF TRACT:** 5.19 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Gliding Hawk Ln., a local street with a 26' pavement width within a 63.5' right-of-way with access to Hardin Valley Rd., a minor arterial street with a 3 lane section with a 44' pavement width within an 80' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Conner Creek

▶ **ZONING:** PC (Planned Commercial) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Assisted Living Facility / Senior Living

HISTORY OF ZONING: Knox County Commission approved the rezoning of this property to PC/TO on October 28, 2013.

SURROUNDING LAND USE AND ZONING: North: Vacant land - PC (Planned Commercial) / TO (Technology Overlay)

South: Vacant land - OB (Office, Medical, and Related Services) / TO (Technology Overlay)

East: Vacant land - A (Agricultural) / TO (Technology Overlay)

West: Apartments - OB (Office, Medical, and Related Services) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of residential, office and commercial uses, under A, PR, OB and PC zoning.

STAFF RECOMMENDATION:

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

The applicant has requested a postponement to allow time to address comments from staff.

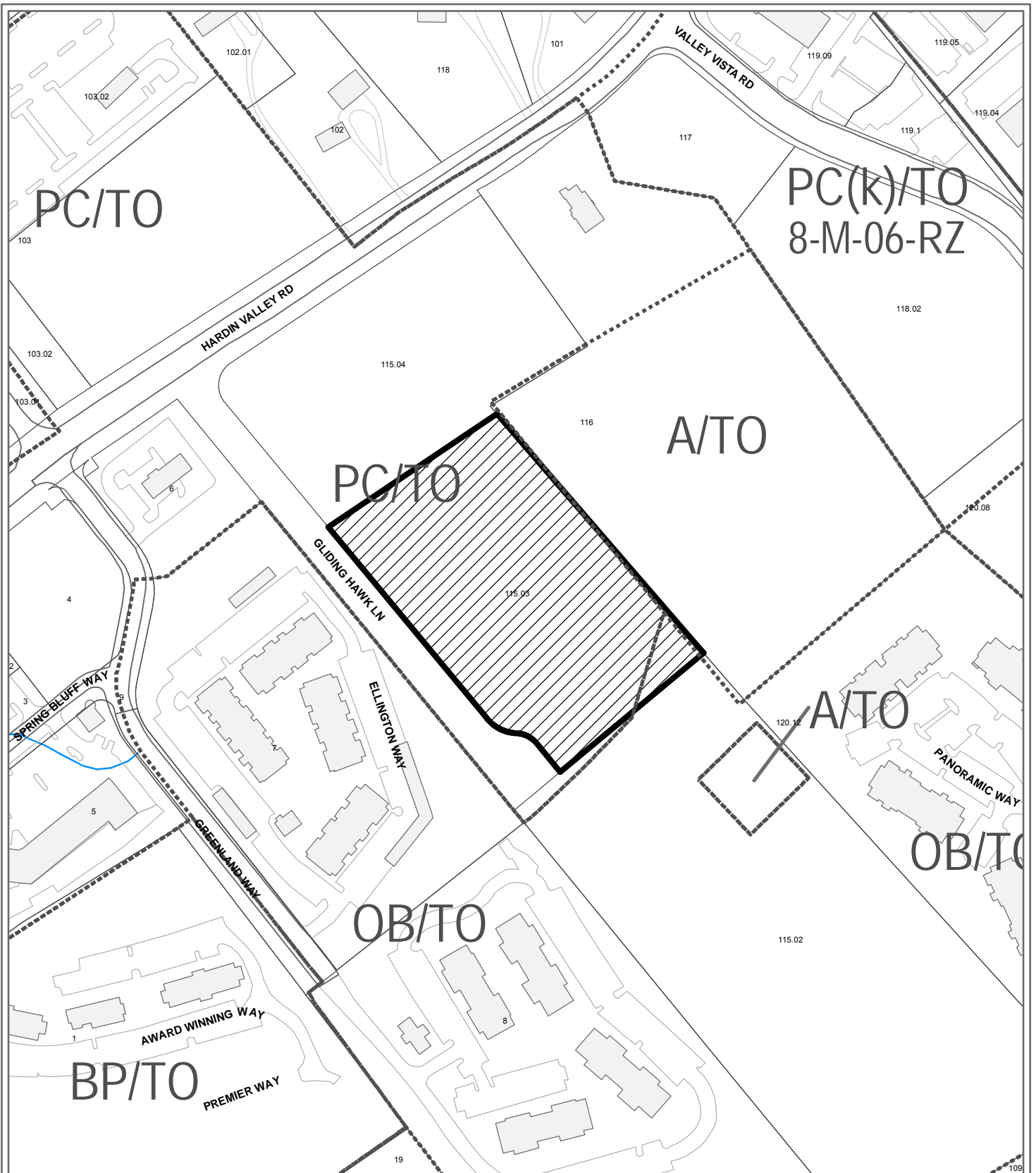
COMMENTS:

The applicant is proposing to develop this 5.19 acre site as an assisted living facility as defined in the Knox County Zoning Ordinance. The facility as proposed includes three stories with a total building area of 77,871 square feet. There will be one and two bedroom units with a total of 80 units.

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 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-G-18-UR
USE ON REVIEW**

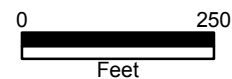


Assisted Living Facility / Senior Living in PC (Planned Commercial) / TO (Technology Overlay)

Petitioner: Dominion Development Group

Map No: 103

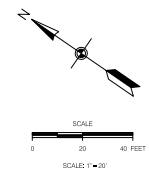
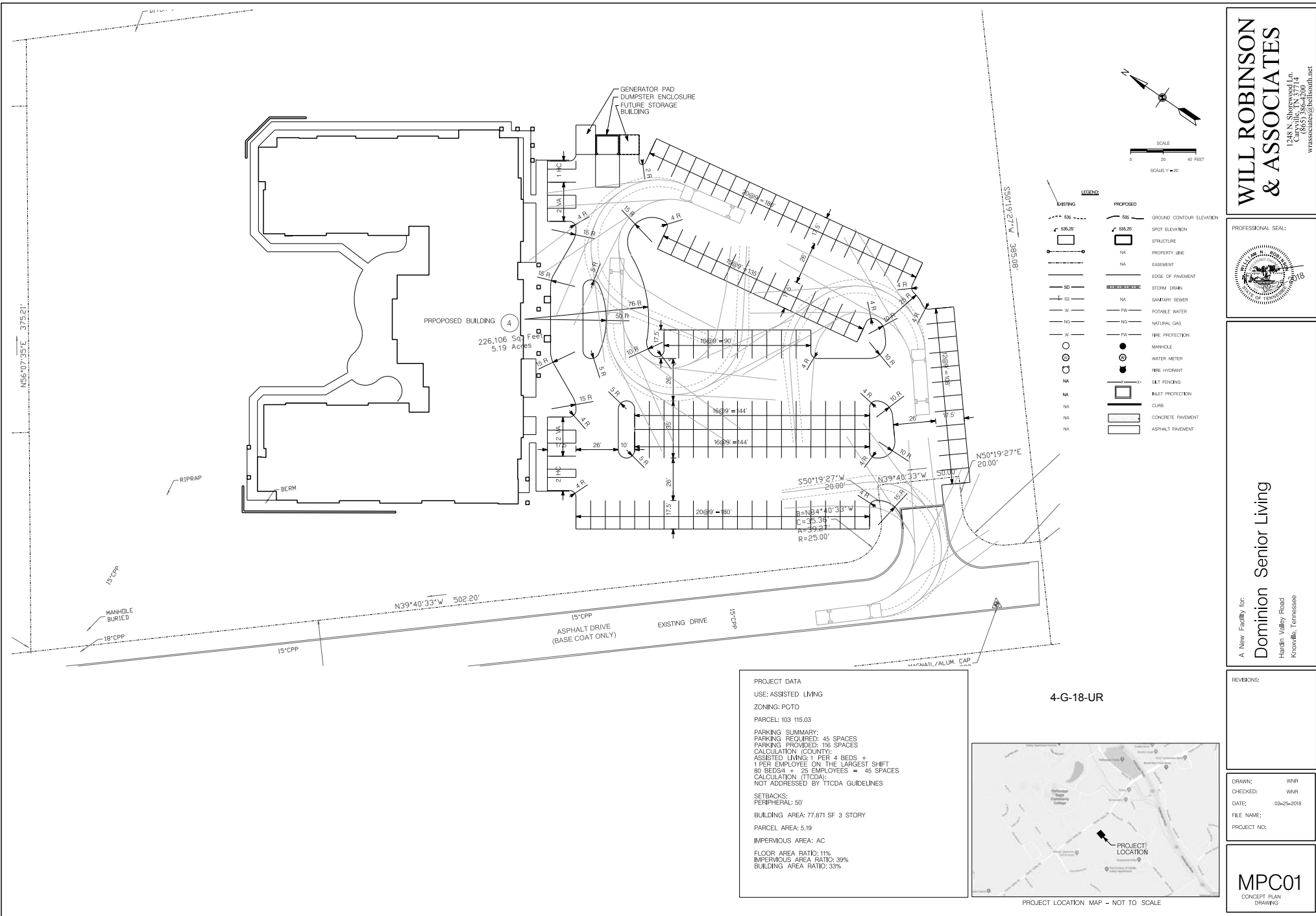
Jurisdiction: County



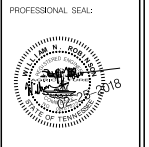
Original Print Date: 3/20/2018

Revised:

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



WILL ROBINSON & ASSOCIATES
1248 N. Shorewood Ln.
Caryville, TN 37714
615-595-1111
wraassociates@bellsouth.net

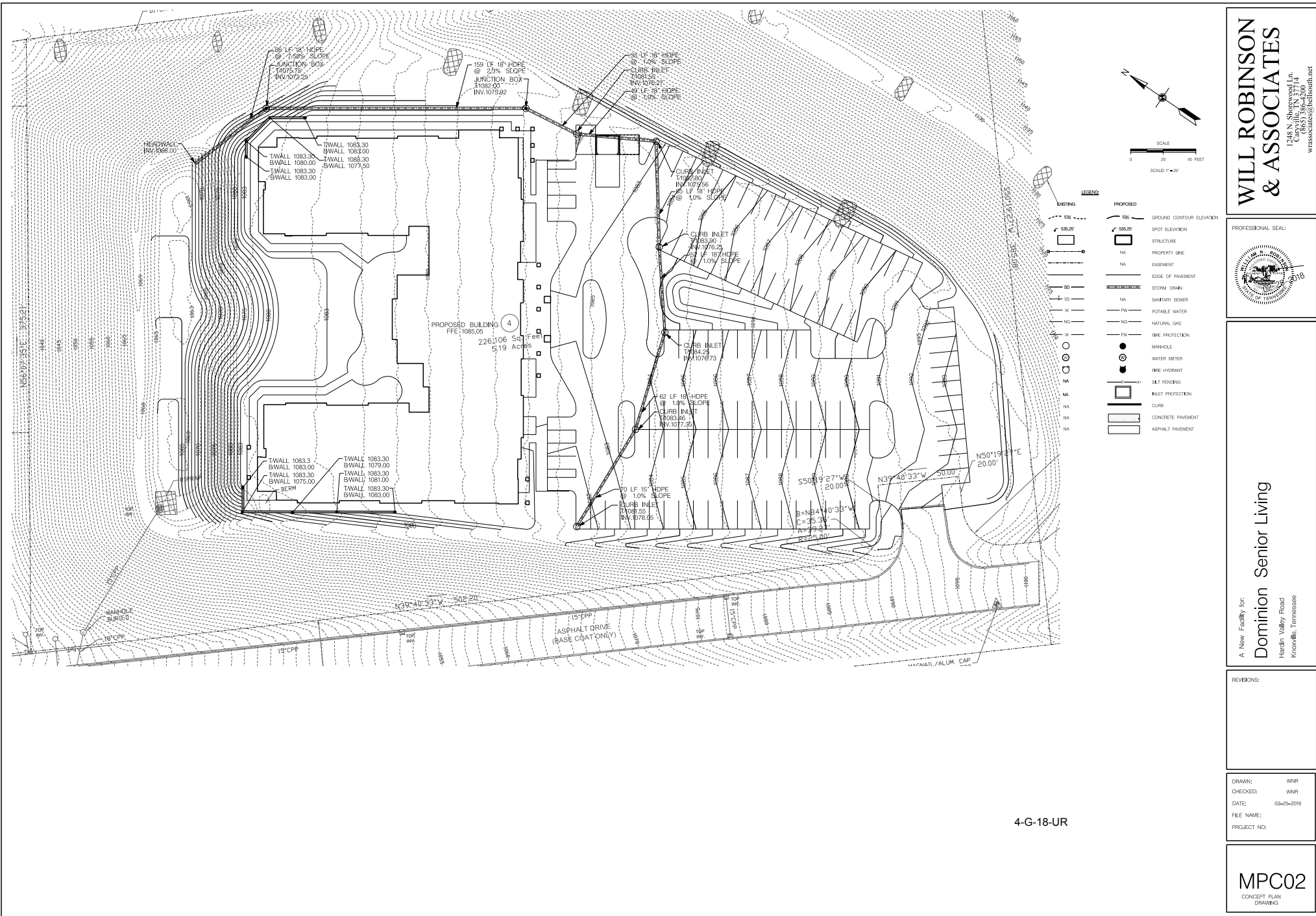


A New Facility for:
Dominion Senior Living
Hordain Valley Road
Knoxville, Tennessee

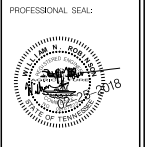
REVISIONS:

DRAWN: WRR
CHECKED: WRR
DATE: 08-25-2018
FILE NAME:
PROJECT NO:

MPC01
CONCEPT PLAN
DRAWING



WILL ROBINSON & ASSOCIATES
 1248 N. Shorewood Ln.
 Caryville, TN 37714
 wraassociates@bellouth.net



A New Facility for:
Dominion Senior Living
 Horizon Valley Road
 Knoxville, Tennessee

REVISIONS:

DRAWN: WRR
 CHECKED: WRR
 DATE: 08-25-2018
 FILE NAME:
 PROJECT NO:

MPC02
 CONCEPT PLAN
 DRAWING

4-G-18-UR



4-G-18-UR-PP-4-12-18

Tom Brechko <tom.brechko@knoxmpc.org>



Delay Request 4-G18-UR Dominion Hardin Valley

3 messages

Daniel Levy <dlevy@dklevydesign.com>

Thu, Mar 29, 2018 at 2:07 PM

To: tom.brechko@knoxmpc.org, Sean Chalmers <SeanC@dominiondg.com>, Peter Hall <PeterH@dominiondg.com>

Tom, please find this email as written documentation for a delay request for the Dominion Hardin Valley Project. Please move this to the May 10th meeting. Thank you.

--

Daniel Levy, AIA, NCARB

DKLEVY architecture + design

865.323-8495

www.dklevy.com

Unless the LORD builds the house, the builders labor in vain. Psalm 127:1

Tom Brechko <tom.brechko@knoxmpc.org>

Tue, Apr 3, 2018 at 12:40 PM

To: Daniel Levy <dlevy@dklevydesign.com>

Cc: Sean Chalmers <SeanC@dominiondg.com>, Peter Hall <PeterH@dominiondg.com>

Daniel,

I also need an official request to postpone the TTCDA application for Dominion Development Group (4-C-18-TOB) until the TTCDA meeting of May 7, 2018.

Thanks you.

Tom Brechko

[Quoted text hidden]

Daniel Levy <dlevy@dklevydesign.com>

Tue, Apr 3, 2018 at 12:46 PM

To: Tom Brechko <tom.brechko@knoxmpc.org>

Cc: Sean Chalmers <SeanC@dominiondg.com>, Peter Hall <PeterH@dominiondg.com>

Tom please find this email as the official request to delay the TTCDA meeting to May 7th. Thank you.

[Quoted text hidden]

KNOXVILLE-KNOX COUNTY
M P C
 METROPOLITAN
 PLANNING
 COMMISSION
 T E N N E S S E E
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 F A X • 215 • 2068
 www.knoxmpc.org

Use on Review Development Plan

Name of Applicant: Dominion Development Group
 Date Filed: 2-26-2018 Meeting Date: April 12, 2018
 Application Accepted by: Thomas Breckler
 Fee Amount: 1500.00 File Number: Development Plan -
 Fee Amount: 1200.00 File Number: Use on Review 4-G-18-UR



PROPERTY INFORMATION

Address: 0 Gliding Hawk Ln.
~~40800 Hardin Valley Road~~

General Location: Pellissippi Parkway
and Hardin Valley Road

Tract Size: 5.19 No. of Units: _____

Zoning District: PC (Planned Commercial) / TO

Existing Land Use: Vacant

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification:
MU-SD NWCO-5

Growth Policy Plan Designation: _____

Census Tract: 59.05

Traffic Zone: 237

Parcel ID Number(s): 103 11503

Jurisdiction: City Council _____ District
 County Commission 6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Dominion Development Group
 Company: -
 Address: 5107 Homburg Drive
 City: Knoxville State: TN Zip: 37919
 Telephone: 865-207-1480
 Fax: 865-381-0601
 E-mail: peterh@dominiondg.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Peter Hill
 Company: Dominion Development Group
 Address: 5107 Homburg Drive
 City: Knoxville State: TN Zip: 37919
 Telephone: 865-207-1480
 Fax: 865-381-0601
 E-mail: peterh@dominiondg.com

APPROVAL REQUESTED

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

Other (Be Specific)
Assisted Living / Independent Living

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: Peter Hill
 Company: -
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 E-mail: _____

DOMINION G R O U P

February 15, 2018

Dear Knox County,

Dominion Senior Living of Hardin Valley will be constructed as a 55 plus Independent Living Community. Our luxury community will be comprised of 80 well-appointed apartments with hospitality in mind. All of our residences are designed to enhance an active, gratifying way of life. Prepare a favorite recipe in a well-equipped kitchen, share a festive dinner with friends in our custom-designed café, or enjoy take-out inspired by our director of holistic nutrition. Tend to a garden or relax while our staff cares for your home and yard maintenance. Spend the morning swimming or attending class and the afternoon reading in the cozy quiet of a den designed for you. Redecorate your living room or plan a trip, knowing your home will be secure and maintained while you're away.

Retirement meets hospitality and support services. The support services of Dominion Senior Living of Hardin Valley will be available as our resident's age in place. These support services will aid with activities of daily living. These support services will include, but not limited to, assistance with bathing/dressing/grooming, access to dining and pharmaceutical support. Dominion Senior Living of Hardin Valley will not be licensed by the State of TN, as support services will be provided by licensed third-party entities.

Should you have any questions, please feel free to call me directly at 865-207-1480.

Sincerely,



Peter Hall

Vice President

Dominion Development Group

PO Box 52067 | Knoxville, TN 37950

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 March 28, 2018 consistent with the guidelines provided above; and remove the sign(s) within one week after the MPC/BZA public hearing.

Signature: _____

Printed name: Daniel Levy

Date: 2/26/2018

MPC/BZA File #: 4-G-18-UR and 4-C-18-TOB