

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

▶ **FILE #:** 6-F-18-UR **AGENDA ITEM #:** 34  
 POSTPONEMENT(S): 6/14/2018 **AGENDA DATE:** 8/9/2018  
 ▶ **APPLICANT:** HELEN ROSS MCNABB CENTER  
 OWNER(S): Helen Ross McNabb

TAX ID NUMBER: 69 E B 01502 [View map on KGIS](#)  
 JURISDICTION: City Council District 4  
 STREET ADDRESS: 2704 Mineral Springs Ave  
 ▶ **LOCATION:** Southeast side of Mineral Springs Ave., east of Whittle Springs Rd  
 ▶ **APPX. SIZE OF TRACT:** 1.9 acres  
 SECTOR PLAN: East City  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 ACCESSIBILITY: Access is via Mineral Springs Ave., a local street with a 19' pavement width within a 40' right-of-way  
 UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board  
 WATERSHED: First Creek

▶ **ZONING:** O-1 (Office, Medical, and Related Services)  
 ▶ **EXISTING LAND USE:** Health Education Center of Knoxville  
 ▶ **PROPOSED USE:** Senior Living Apartments  
 26.32 du/ac  
 HISTORY OF ZONING: The property was rezoned to O-1 (Office, Medical, and Related Services) in 1985 and 1994.  
 SURROUNDING LAND USE AND ZONING: North: Residences - RP-1 (Planned Residential)  
 South: Residences and vacant land - RP-1 (Planned Residential) & O-1 (Office, Medical, and Related Services)  
 East: Residences - RP-1 (Planned Residential)  
 West: Offices - O-1 (Office, Medical, and Related Services)  
 NEIGHBORHOOD CONTEXT: The site is located in an area that includes a mix of detached residences, apartments, offices, institutional and commercial uses that have developed under RP-1, O-1, R-3 and C-3 zoning.

**STAFF RECOMMENDATION:**

▶ **POSTPONE until the September 13, 2018 MPC meeting as requested by the applicant.**  
 As proposed, the senior apartment development will require approval of one or more variances by the Knoxville Board of Zoning Appeals (BZA). The applicant is requesting the postponement to allow the BZA to address the variances before the Planning Commission reviews the application.

**COMMENTS:**

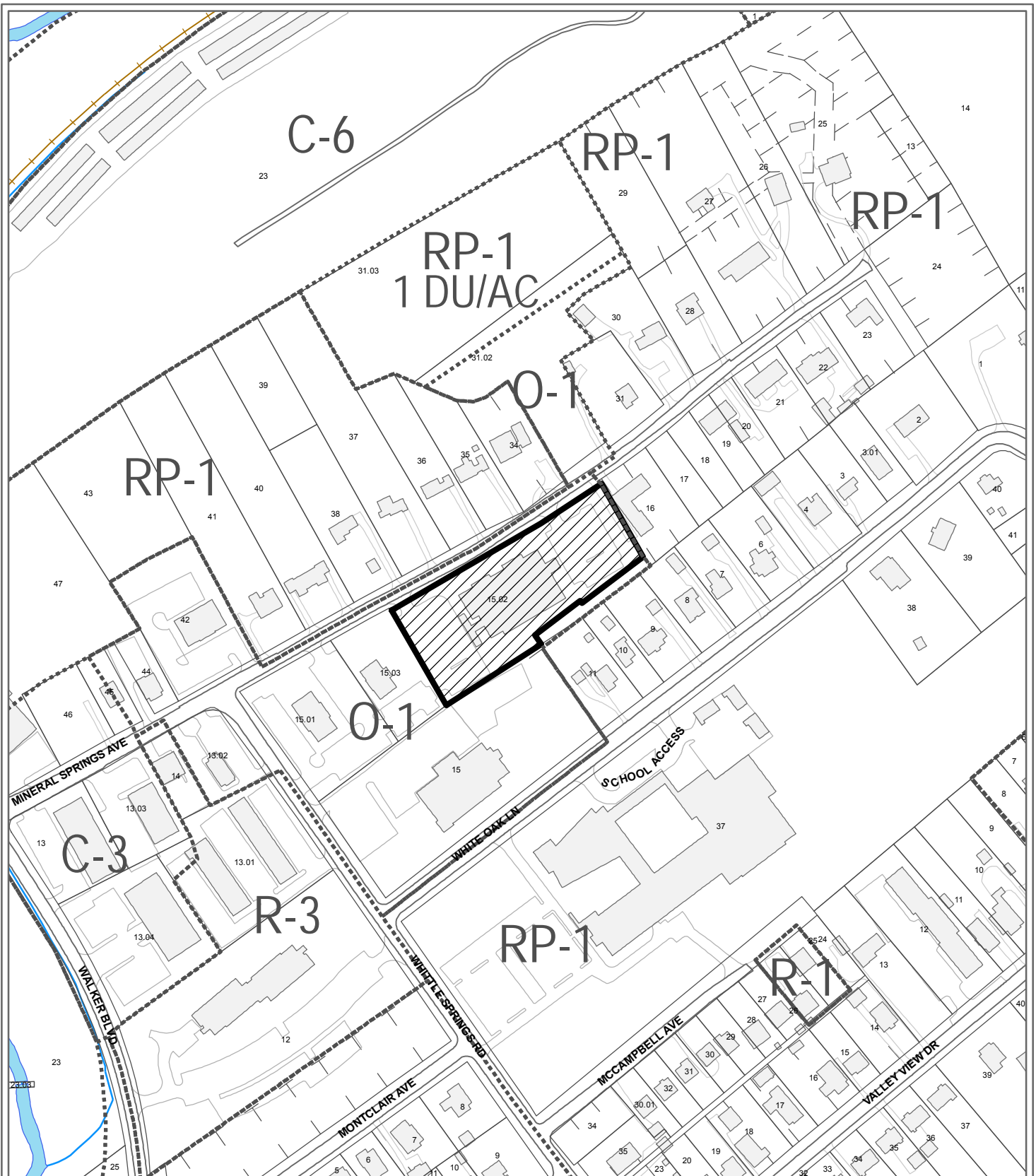
The applicant is proposing to convert the existing building that was the site of the Health Education Center of Knoxville into senior living apartments. The site is located on the south side of Mineral Springs Ave., east of Whittle Springs Rd. The existing building will be converted into 32 one bedroom apartments. A new three story building is proposed on the east side of the property that will include 18 one bedroom apartments for a total of 50 one bedroom apartments. The existing access driveway and parking lot on the west side of the facility will continue to be used for the apartment development. The O-1 zoning district allows consideration of multi-dwelling developments through the use on review process. Multi-dwelling developments are subject to meeting the standards under the R-2 (General Residential) zoning district.

ESTIMATED TRAFFIC IMPACT: 512 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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.



**6-F-18-UR  
USE ON REVIEW**

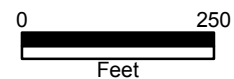


Senior Living Apartments in O-1 (Office, Medical, and Related Services)

Petitioner: Helen Ross McNabb Center

Map No: 69

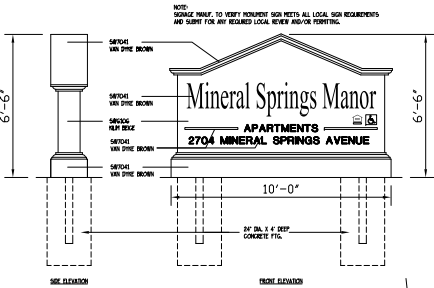
Jurisdiction: City



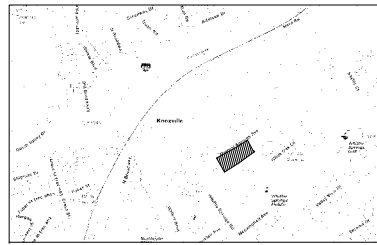
Original Print Date: 5/14/2018

Revised:

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



**SIGN ELEVATION**  
SCALE: 3/8"=1'-0"



**LOCATION MAP**

**PROJECT DATA**

USE: O-1  
 USES PERMITTED ON REVIEW - ANY USE PERMITTED IN THE R-2 GENERAL RESIDENTIAL DISTRICT AND MULTI-DWELLING STRUCTURES. R-2 PERMITTED USES - MULTI-DWELLING STRUCTURE OF DEVELOPMENT

PARCEL: 06R EB 0502

SETBACKS:  
 FRONT - 25'  
 SIDES - 12'  
 REAR - 25'

LOT WIDTH: 100FT MIN. 451/RT PROVIDED

INTENSITY OF USE:  
 170 AC x 4.5500 = 82,765 SF ALLOWED  
 127500 = 73500  
 494500 = 73500  
 50 UNITS @ 15000SF (COMPLEX)

LOT COVERAGE:  
 82354 x30% = 24,706 SF ALLOWED  
 EXISTING BLDG 16000SF + ADDITION 4250SF = 20,250SF (COMPLEX)

USABLE OPEN SPACE:  
 50 UNITS x 400SF = 20,000SF (VARIANCE REQUEST)

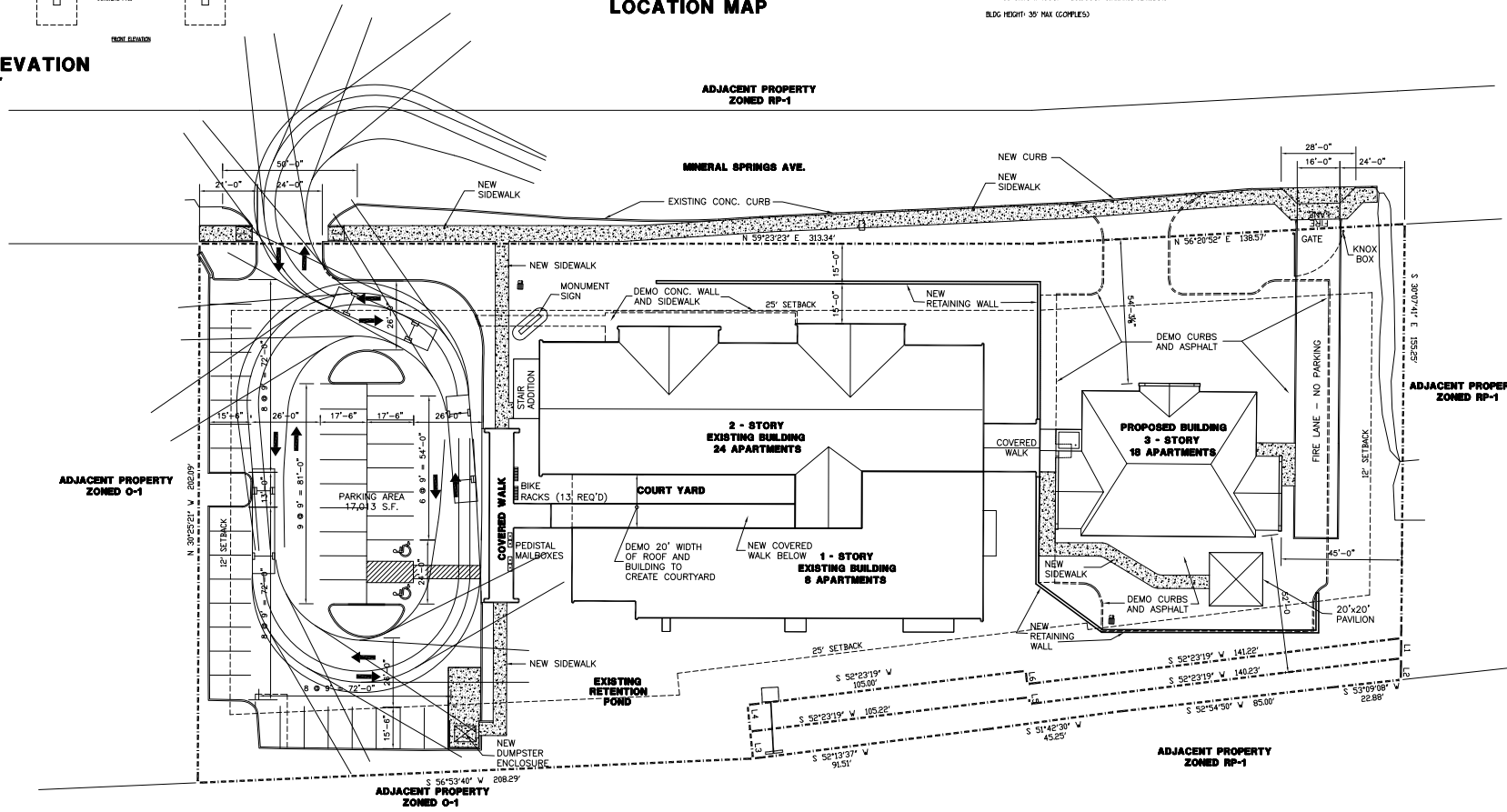
BLDG HEIGHT: 35' MAX (COMPLEX)

REQUIRED:  
 PARKING: SENIOR LIVING (ALF)  
 MIN 50x122 = 1 EMPLOYEE = 11  
 MAX 50x133 = 1 EMPLOYEE = 18

PARKING: MULTIDWELLING GO TO 1 BRD  
 MIN 50x1 = 0.2500 GUEST = 50  
 MAX 50x125 = 0.2500 GUEST = 75

PROVIDED:  
 170' STALLS 3/8  
 ACCESSIBLE 2  
 TOTAL 41 (VARIANCE REQ'D)

PARKING LOT SETBACKS:  
 ALONG ROW 6'  
 SIDE 15' (VARIANCE REQ'D)  
 REAR 15' (VARIANCE REQ'D)



**SITE PLAN - LAYOUT**  
SCALE: 1"=20'-0"

6-F-18-UR  
 Revised: 5/30/2018

CAD FILE	
DRAWN BY: MGA	
CHECKED BY: MDA	
APPROVED BY: MDA	
DATE: 4-27-18	
REVISIONS	
1	5-29-18

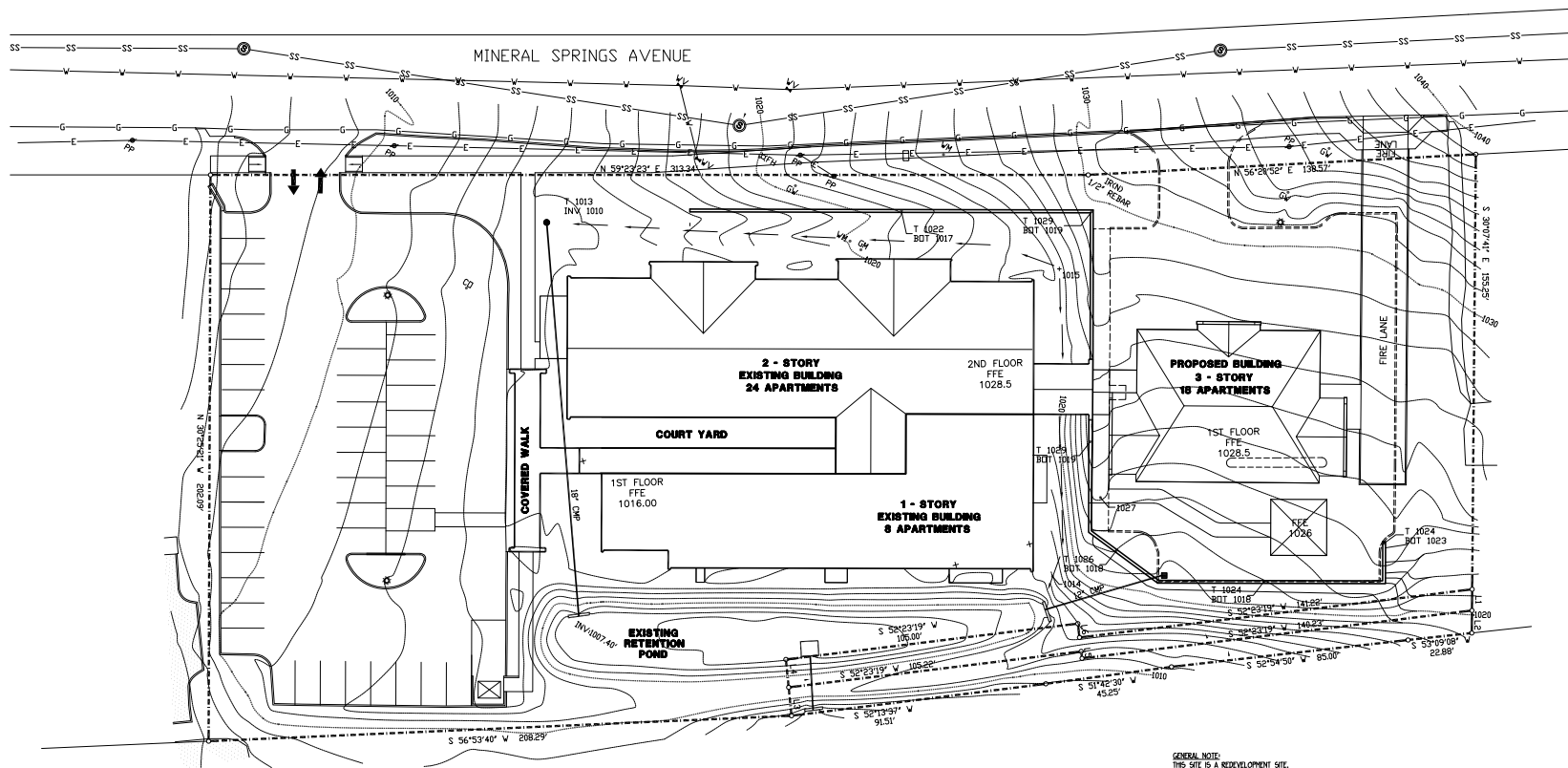
**HELEN ROSS McNABB SITE PLAN - LAYOUT**  
 2704 MINERAL SPRINGS AVE  
 KNOXVILLE, TENNESSEE

**ALLAN ASSOCIATES ARCHITECTS, PLLC**

658 WALLWOOD ROAD  
 KNOXVILLE, TENNESSEE 37912  
 865 / 668-1032



SHEET NUMBER  
**PR-1**



**SITE PLAN - DRAINAGE**  
SCALE: 1"=20'-0"

GENERAL NOTE:  
THIS SITE IS A REDEVELOPMENT SITE.  
THE DETAIL DESIGN WILL ADDRESS  
WATER QUANTITY AND WATER QUALITY  
MANAGEMENT REQUIRED BY THE  
CITY OF KNOXVILLE AS PART OF  
THE PERMITTING FOR THIS SITE.

6-F-18-UR  
Revised: 5/30/2018

CAD FILE:

DRAWN BY: MGA
CHKD. BY: MDA
APPR. BY: MDA
DATE: 4-27-18
REVISIONS
1-25-18

**HELEN ROSS McNABB** SITE PLAN - DRAINAGE  
KNOXVILLE, TENNESSEE  
2704 MINERAL SPRINGS AVE

**ALLAN ASSOCIATES ARCHITECTS, PLLC**



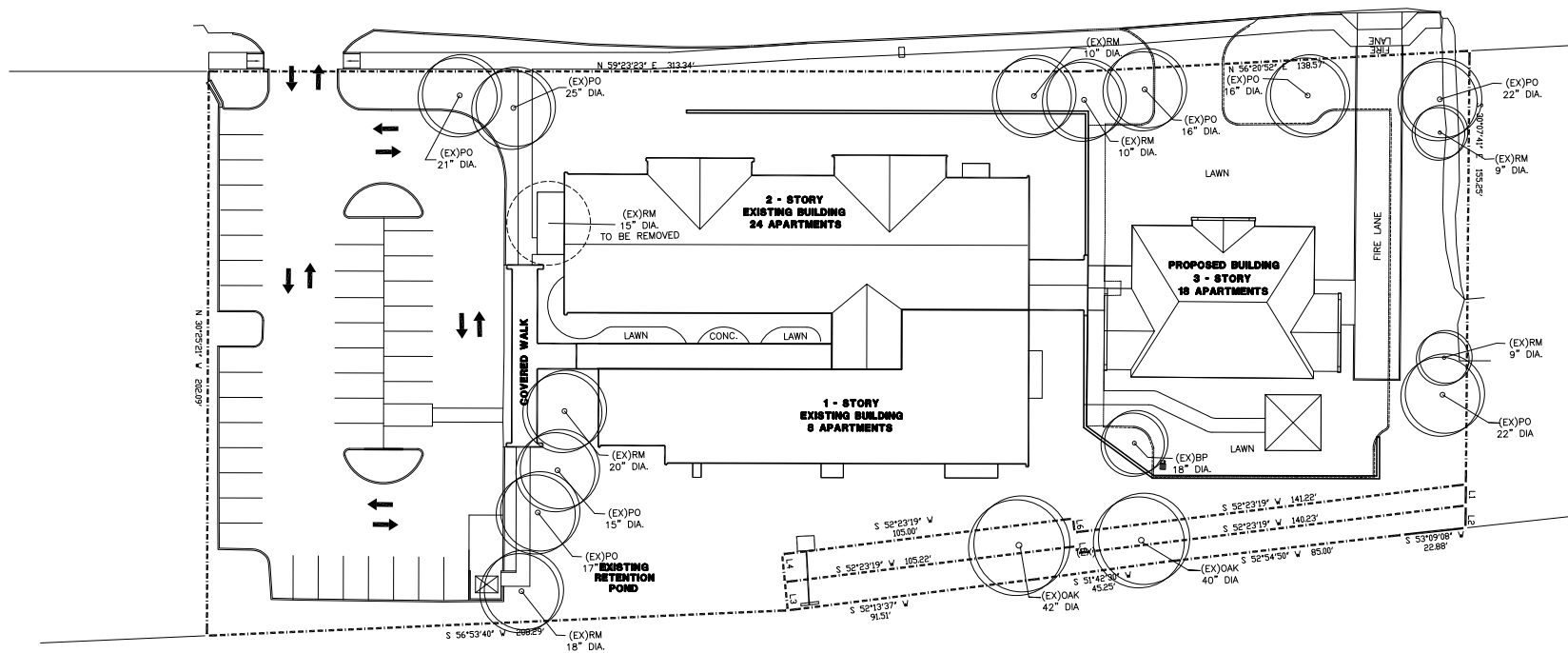
SHEET NUMBER

PR-2

KNOXVILLE, TENNESSEE 37912

865 / 668-1032

6518 WALLWOOD ROAD



6-F-18-UR  
Revised: 5/30/2018

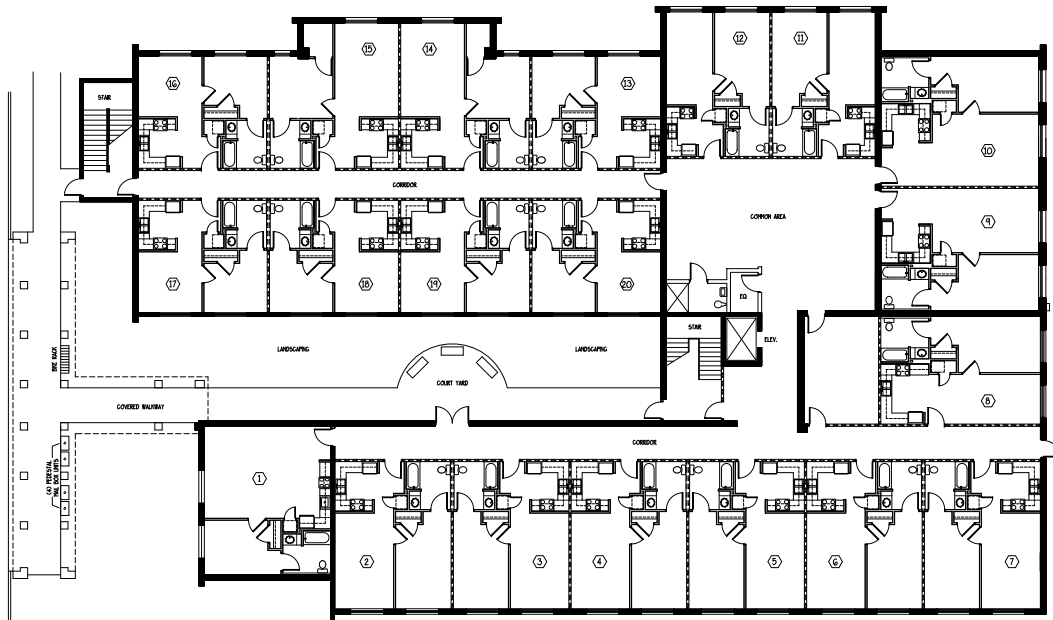
CAD FILE	
DRAWN BY: MGA	
CHKD. BY: MDA	
APPR. BY: MDA	
DATE: 4-27-18	
REVISIONS	
1	6-29-18

**HELEN ROSS McNABB LANDSCAPE PLAN**  
2704 MINERAL SPRINGS AVE  
KNOXVILLE, TENNESSEE

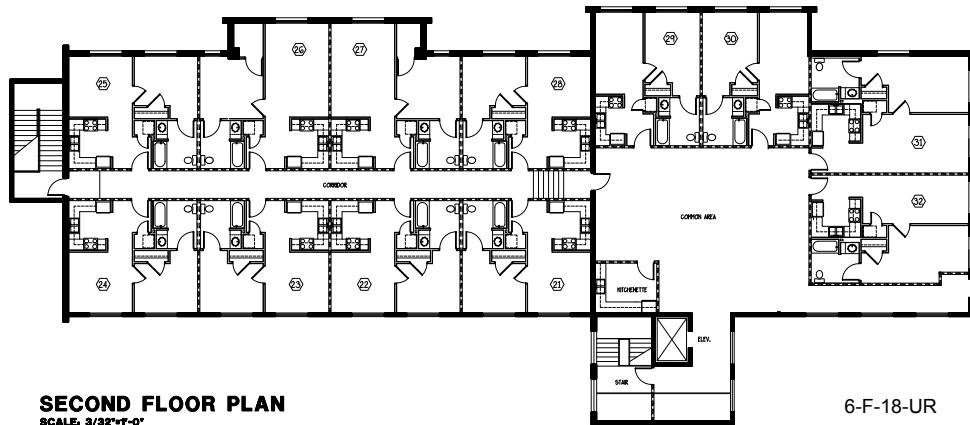
**ALLAN ASSOCIATES ARCHITECTS, PLLC**  
665 / 668-1002  
5616 WALLWOOD ROAD  
KNOXVILLE, TENNESSEE 37912



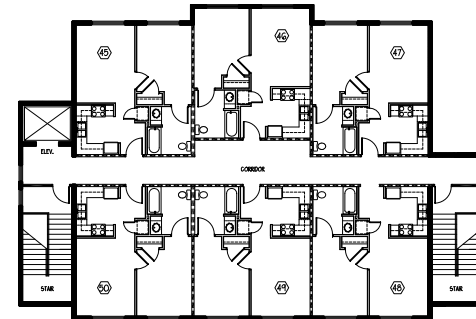
SHEET NUMBER  
**PR-3**



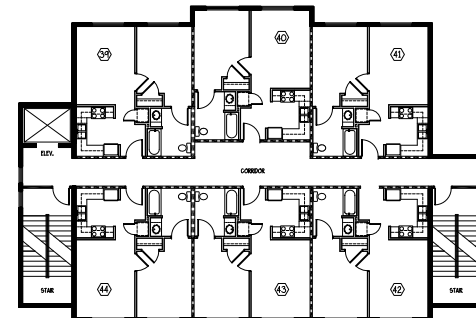
**FIRST FLOOR PLAN**  
SCALE: 3/32"=1'-0"



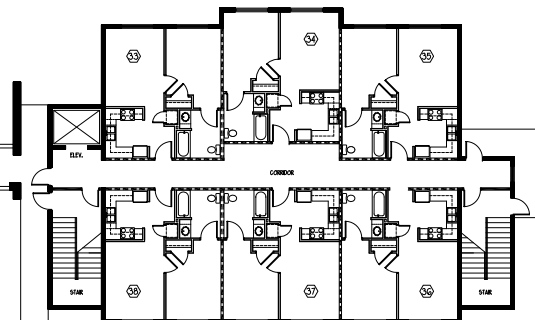
**SECOND FLOOR PLAN**  
SCALE: 3/32"=1'-0"



**THIRD FLOOR PLAN**  
SCALE: 3/32"=1'-0"



**SECOND FLOOR PLAN**  
SCALE: 3/32"=1'-0"



**FIRST FLOOR PLAN**  
SCALE: 3/32"=1'-0"

6-F-18-UR  
Revised: 5/30/2018

EXISTING BUILDING    NEW ADDITION

CAD FILE:

DRAWN BY: MGA  
CHKD. BY: MDA  
APPR. BY: MDA  
DATE: 4-25-18  
REVISIONS

**HELEN ROSS McNABB FLOOR PLANS**  
2704 MINERAL SPRINGS AVE  
KNOXVILLE, TENNESSEE

**ALLAN ASSOCIATES ARCHITECTS, PLLC**

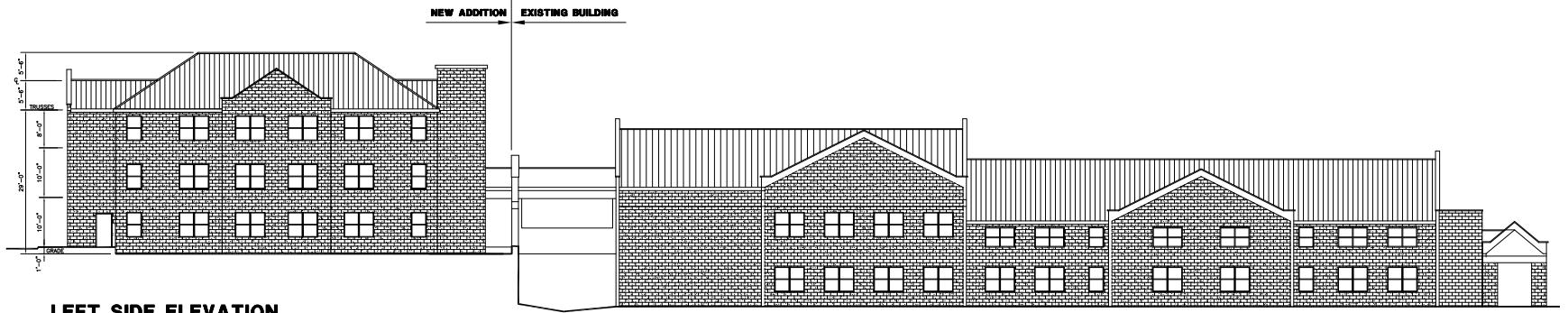
865 / 668-1032

KNOXVILLE, TENNESSEE 37912



SHEET NUMBER

PR-4



**LEFT SIDE ELEVATION**  
SCALE: 3/32"=1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 3/32"=1'-0"



**REAR ELEVATION**  
SCALE: 3/32"=1'-0"



**FRONT ELEVATION**  
SCALE: 3/32"=1'-0"

CAD FILE

DRAWN BY: MGA  
CHKD. BY: MDA  
APPR. BY: MDA  
DATE: 4-27-18  
REVISIONS

**HELEN ROSS MCNABB** EXTERIOR ELEVATIONS  
2704 MINERAL SPRINGS AVE.  
KNOXVILLE, TENNESSEE

**ALLAN ASSOCIATES ARCHITECTS, PLLC**

KNOXVILLE, TENNESSEE 37912

865 / 668-1032

6516 WALLWOOD ROAD



SHEET NUMBER

PR-5





---

[MPC Comment] Comments Regarding Use on Review #6-F-18-UR (Mineral Springs Avenue)

1 message

---

Matthew <mhigdon99@gmail.com>  
Reply-To: mhigdon99@gmail.com  
To: commission@knoxmpc.org  
Cc: lrider@knoxvilletn.gov

Mon, Jun 11, 2018 at 7:28 PM

Dear Commission Members,

Please accept the MPC Staff Recommendation regarding #6-F-18-UR and postpone consideration of this proposal.

My name is Matthew Higdon and I reside at [2811 Mineral Springs Avenue \(37917\)](#). I am writing to express my concerns and opposition to the “Use on Review” application brought by the Helen Ross McNabb Center, which is seeking approval to develop 50 apartments for seniors at [2704 Mineral Springs Avenue](#), currently zoned Office-1. The proposal calls for renovating an existing office building for 32 apartments and building a new 3-story apartment complex on the east side of the property with 18 units.

As explained below, the proposal is inconsistent with the East City Sector Plan, does not comply with standards for R-2 zoning, provides infrastructure and transportation challenges, and thereby, would adversely affect the residents and character of our small neighborhood.

Inconsistencies with the East City Sector Plan (2014):

My primary concern is that the apartment development of this size (with 50 dwelling units) is not suitable at this location because it conflicts with the current neighborhood character and land use. The 2014 Sector Plan identifies the planned use of our portion of Mineral Springs Avenue (the section east of the intersection with Whittle Springs Road) as low density residential. The three properties on the south side of the street currently zoned as Office-1 are generally consistent with the low density residential setting in their current use as medical offices/facilities.

This proposal would create a density on the property of greater than 27 units per acre, which the Sector Plan defines as a “high density” multi-dwelling residential development (see page 47). The residential and historic character of our street is clearly low density and primarily occupied by single family units on relatively large lots. The placement of high density residential housing on our street, in the middle of and surrounded by low density residential and office use is clearly inconsistent with the Sector Plan land use classifications.

The Sector Plan is explicit. The plan highlights the “Whittle Springs Corridor” as an “Opportunity Area” on page 28 and includes important objectives and recommendations for the corridor that includes Mineral Springs Avenue, including:

“Retain the low density residential character in the adjoining neighborhoods.”

Notably, the plan also states that past development along the corridor has occurred in a pattern that provides neighborhood stability which “needs to continue.” The plan goes so far as to recommend that R-2 areas near our street be rezoned to R-1 to ensure the low density character of the neighborhood. The McNabb Center proposal is clearly inconsistent with this recommendation.

The location criteria identified in the Sector Plan for high density residential states that such development belongs on “major collector and arterial streets, adjacent to regional shopping and major office districts...”

and “along corridors with transit and sidewalks .” The location criteria for medium density residential states that projects should be “along corridors that are served by or proposed to be served by transit” and recommends sidewalks. Because our portion of Mineral Springs Avenue is classified as a “local” street, the McNabb Center apartment development clearly fails to meet these criteria.

Our street does not have suitable public transit or sidewalks for such a development, especially for seniors that may have limited transportation options. The location is on a hill, along a narrow local street, and several blocks from the nearest bus stop. The local commercial areas along Broadway are not close enough for many seniors to walk and there are no sidewalks available (without substantial detours). It is also unclear whether emergency service vehicles can adequately come and go from the proposed facility or the fire lane.

The Sector Plan recommendations and location criteria are evident when reviewing the Sector Plan Planned Use Map (page 24), which clearly illustrates the intent to preserve the low residential character of our street and the Whittle Springs Corridor, and to concentrate medium density residential along collector streets near our neighborhood, primarily along Valley View Drive to the east. There is no location on this map that where a high density residential development is planned on a small parcel surrounded by low density residential areas because such land use decisions are clearly undesirable to citizens, property owners or the planners who work to identify ways to improve our communities.

#### Inconsistencies with the Zoning Ordinances for R-2:

The fact that this location is not suitable for a 50-unit apartment development is evident when you consider that the proposal does not meet the General Description for R-2 districts or the basic standards for the district.

First, the General Description of the R-2 district in the Code of Ordinances states that “This is a residential district to provide medium population density. The principle uses of land may range from houses to low density multi-dwelling structures and developments.” This proposal would establish a high density use in the middle of a low density (other residences along our street are RP-1, also a low density use zone), which is clearly inconsistent with the description of an R-2 district.

Preliminary drawings provided by the Helen Ross McNabb Center to Mineral Springs residents reflect a proposal that does not have enough parking spaces, does not meet the open space standard, and fails to meet the “intensity of use” standard. While MPC may choose to waive these standards and approve the proposal anyway, I ask the MPC to consider whether waiving three key standards is appropriate given that MPC is already being asked to consider a use of the property that differs from its current land use zone designation. I understand why waiving some standards may be necessary when a similar project is planned in an R-2 zone, but it seems an applicant that wishes MPC to consider a “Use on Review” at a location that has a different zoning designation should meet each of the basic standards.

Regarding the “intensity of use” standard, the McNabb Center’s architects informed residents that this project complies with this standard and will likely make the same claim before MPC. However, please note that only by “rounding up” the size of the lot do they meet this standard. The lot is identified on [kGis.org](http://kGis.org) as being 1.85 acres in size, yet the applicant has used the more convenient 1.9-acre figure. Without rounding up, they do not meet the standard. The fact that they need to do this to meet the “intensity of use” standard exemplifies how tightly packed they would place apartment units into the 1.85-acre lot.

Regarding the parking standard, while it may be true that a senior living facility may not need 1.2 spaces per unit, it should be noted that our street is very narrow and if this lot ever fills, it’s likely that visitors would park along the street. This would be very problematic and inconvenient to residents because the street is so narrow. The Helen Ross McNabb Center’s assertion that their residents would not need more parking only reinforces the importance of adequate transit and sidewalk options for residents of the facility, of which there are none on our street.

The extent to which the proposal fails to meet open space requirements is troubling as well. Anyone who drives by the Northgate and Love Towers (Old North Knox) can attest to the number of residents who enjoy

open space and spend time out-of-doors. These residents enjoy ample open areas, picnic tables, benches, walking paths, and even community gardens. At the proposed site, residents would be confined to small backyard with a pavilion.

### Design of New Building and Other Concerns

Residents of Mineral Springs Avenue are also concerned about other aspects of the proposal. The design of the current Associated Therapeutics building has always been inconsistent with the architecture of residences on the street, contrasting negatively with the traditional rancher, single-level homes along the street, as well as with the two other office buildings, that are attractive, red brick, colonial style structures. Under their proposal, a 3-story building similar in design to the Associated Therapeutics building is proposed. We have been told that the new building would also have cream-colored walls and an ugly, bright green/teal/turquoise colored metal pitched roof. The contrast in style would be most evident if the building is placed just feet from the traditional brick, single level rancher that will be next door to the east.

More concerning to me is the contrasts that would be created by having a three story structure in the middle of the neighborhood. Most residences along the street are brick ranchers and the three stories of the proposed building greatly conflict with the character of the residences. The relatively consistent roof lines along the street, when viewed driving up the street, would be disrupted by the three story structure (made worse by its pitched metal turquoise roof). The City's General Plan, Sector Plan and every design guidance document produced by the MPC and City for developers all emphasize appropriate design principles to avoid such contrasts and unappealing development.

It is also apparent that the Landscape Plan created by the Allan & Associates firm do not accurately show the location of several large trees that would act as visual buffers to the new 3-story building. The fire lane is shown setting between the trees but in reality, the trees have been misplaced in the drawing and would likely require removal.

Other concerns include uncertainty regarding how the construction would occur without creating challenges for residents; the street on the east side narrows sharply just above and east of the entrance to the Associated Therapeutics property. With construction on the east side of the property, it is unclear if there is enough room for work there without blocking the residences to the east. This is a dead end road and travel may be impacted.

With the narrow street, we also question the ability of emergency services to serve the apartment complex in the case of a health emergency or fire (note, all residents of our general area hear the frequent sirens en route to Northgate Tower on a daily basis). According to preliminary drawings, it is questionable whether fire engines can turn adequately out of the parking lot to travel up the road (eastward) toward the dead end. It is likewise questionable whether a large fire engine can adequately turn into the proposed fire lane, given that the width of the road at that location is only 17.5 feet. This should be reviewed.

In addition, the sidewalks proposed in the design are nice, but they go nowhere! The lot is on a hill and there are multiple utility poles in the middle of the drawn sidewalk, limiting the use for people using walkers or those in wheelchairs.

In conclusion, please postpone consideration until these issues are resolved.

I urge the MPC to carefully consider the intent of the City, planners, and residents involved in developing the Sector Plan. The Sector Plan strongly supports my position that low density residential areas along Whittle Springs Road should be retained and that high density residential should be located elsewhere. The McNabb Center's proposal clearly does not meet the basic description or standards of the R-2 district. And our street is unsuitable to meet the transit needs of seniors.

I admire the work and contributions to our city and region that the Helen Ross McNabb Center and their staff make. I think a senior living facility with fewer units would be acceptable to most residents in our community, at a medium density residential level. This might be done by abandoning the new construction altogether and

simply renovating the current building. Residents are used to the current building and would generally welcome these 32 residents into our neighborhood. Reducing the number of units would resolve the inconsistencies with the plans and with the Code of Ordinances.

Thank you for considering my comments. I request that you postpone this proposal until the July meeting, as recommended by MPC Staff, so that the problems can be reviewed more closely.

Regards,

Matthew Higdon  
2811 Mineral Springs Avenue  
Knoxville, TN 37917

--

---

This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

---

**[MPC Comment] proposed senior living facility by Helen Ross McNabb on Mineral Springs A venue (#6-F-18-UR)**

1 message

---

'Allen Smith' via Commission <commission@knoxmpc.org>  
Reply-To: agsmith008@yahoo.com  
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Mon, Jun 11, 2018 at 7:06 PM

It is my understanding that the above referenced project will come before MPC this week. The drawings that I have seen look to me to be incorrect. I respectfully request that you delay any vote on this project until some of the questions that the neighbors have can be resolved.

Allen G. Smith  
2802 Mineral Springs Avenue  
Knoxville TN 37917  
, TN 37917

--

---

This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

---

[MPC Comment] Fwd: #6-F-18-UR

1 message

---

john david buckwalter <j.david.buckwalter@gmail.com>  
Reply-To: j.david.buckwalter@gmail.com  
To: commission@knoxmpc.org

Wed, Jun 13, 2018 at 3:04 PM

Hello- As owner & resident of [2717 Mineral Springs Ave](#), I am strongly opposed to the current plan to redevelop the property across the street.

Sincerely, J. David Buckwalter

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

From: john david buckwalter <j.david.buckwalter@gmail.com>  
Date: Wed, Jun 13, 2018, 3:00 PM  
Subject: #6-F-18-UR  
To: <commission@knox.org>

Hello- As owner & resident of [2717 Mineral Springs Ave](#), I am strongly opposed to the current plan to redevelop the property across the street.

Sincerely, J. David Buckwalter

--

---

This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



---

[MPC Comment] Case file #6-F-18-UR

1 message

---

Donna Doyle <donnajodoyle@gmail.com>  
Reply-To: donnajodoyle@gmail.com  
To: commission@knoxmpc.org

Wed, Jun 13, 2018 at 2:49 PM

Begin forwarded message:

From: Donna Doyle <donnajodoyle@gmail.com>  
Subject: Case file #6-F-18-UR  
Date: June 13, 2018 at 2:46:45 PM EDT  
To: [commission@knoxpc.org](mailto:commission@knoxpc.org)

Dear Metropolitan Planning Commission Members:

I am writing to express concern regarding a development proposal for 2704 Mineral Springs (Case #6-F-18-UR).

Although I reside in West Knoxville, as a Knoxville native city development throughout the years has been of prime importance to me. I consider all of Knoxville to be my neighborhood and consider all Knoxville residents my neighbors. My main concerns about the proposed development are as follows.

- 1) The current East Sector City plan explicitly recommends that all low density residential areas adjoining Whittle Springs Road should be retained in the future. Mineral Springs is shown on this map as an area that should remain low density residential.
- 2) Housing for the elderly, low income or not, should be located in areas more amenable to the residents—within reasonable and safe walking or wheelchair distance to a chain grocery store and other amenities.
- 3) Low income housing should be located in areas where the average median income is significantly higher—such as District 2 where I reside—and not primarily in areas where income is lower.

Thank you for considering my ideas.

Regards,  
Donna Doyle

--

---

This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

---

[MPC Comment] 6-F-18-UR Helen Ross McNabb

1 message

---

Daniel Johnson <1danieljohnson1@gmail.com>

Wed, Jun 13, 2018 at 2:54 PM

Reply-To: 1danieljohnson1@gmail.com

To: commission@knoxmpc.org

I am opposed to this plan. If I had my way this would be zoned back to R-1, as would be more fitting with this neighborhood. Multi-unit apartments are not at all appropriate for this quiet, narrow street. There are many of us that do not want this to happen but few that can attend the meeting. Please deny this use.

Daniel Johnson

--

---

This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





---

## Fwd: Helen Ross McNabb Center - Senior Housing

1 message

---

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

Wed, Jun 13, 2018 at 9:38 AM

From: Houston Smelcer <[houston.smelcer@mcnabb.org](mailto:houston.smelcer@mcnabb.org)>  
Date: Wed, Jun 13, 2018 at 8:59 AM  
Subject: RE: Helen Ross McNabb Center - Senior Housing  
To: "tom.brechko@knoxmpc.org" <[tom.brechko@knoxmpc.org](mailto:tom.brechko@knoxmpc.org)>

Tom I think that the board of zoning appeals meets the third Thursday of July which would be after to the july MPC meeting. Feels like we need to delay even until August.

-----Original Message-----

From: Tom Brechko [[tom.brechko@knoxmpc.org](mailto:tom.brechko@knoxmpc.org)]  
Received: Wednesday, 13 Jun 2018, 7:48AM  
To: Houston Smelcer [[houston.smelcer@mcnabb.org](mailto:houston.smelcer@mcnabb.org)]  
Subject: Re: Helen Ross McNabb Center - Senior Housing

Houston,

Are you requesting that the review for 6-F-18-UR be postponed until the Planning Commission's July 12, 2018 meeting?

Tom Brechko

On Tue, Jun 12, 2018 at 4:33 PM, Houston Smelcer <[houston.smelcer@mcnabb.org](mailto:houston.smelcer@mcnabb.org)<<mailto:houston.smelcer@mcnabb.org>>> wrote:

Good afternoon Tom. I met with our neighbors at their home yesterday for an hour and a half regarding some of the neighborhood concerns. We would like to work through their questions before proceeding with the use on review process. It is also now apparent, based on our attorney's conversation with the City of Knoxville building official, that we will need to proceed through the zoning variance process as well. We were hoping this was not the case.

We would like to request a delay for the use on review process to complete these other items.

Thank you.

Houston Smelcer, CFP ®  
Vice President, Development and Government Relations

Helen Ross McNabb Center  
[201 West Springdale Avenue](#)  
Knoxville, TN 37917  
Direct: (865) 329-9119  
Fax: (865) 541-6691

CONFIDENTIALITY NOTICE: This email is for the sole use of the intended recipients and may contain confidential information and / or protected health information. Any unauthorized review, use, disclosure, or distribution is strictly prohibited by law. If you are not the intended recipient, please notify the sender and destroy all original copies of the information.

**Use on Review**  **Development Plan**

Name of Applicant: Helen Ross McNabb Center

Date Filed: 4-30-18 Meeting Date: June 14th 2018

Application Accepted by: Thomas Brubaker

Fee Amount: \_\_\_\_\_ File Number: Development Plan \_\_\_\_\_

Fee Amount: 1500.00 File Number: Use on Review 6-F-18-UR

**PROPERTY INFORMATION**

Address: 2704 Mineral Springs Ave.

General Location: North east Knoxville

Southeast side Mineral Springs Ave, east  
of Whittle Springs Rd.

Tract Size: ~ 2 acres 1.85 ac. No. of Units: \_\_\_\_\_

Zoning District: O1 O-1

Existing Land Use: Senior Citizens Physical  
Rehab and wellness

Planning Sector: East City

Sector Plan Proposed Land Use Classification:  
Office

Growth Policy Plan Designation: Urban Growth

Census Tract: 30

Traffic Zone: \_\_\_\_\_

Parcel ID Number(s): 069EB01502

Jurisdiction:  City Council 4 District

County Commission 2 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
Name: Houston Smelcer

Company: Helen Ross McNabb Center

Address: 201 W. Springdale Ave.

City: Knoxville State: TN Zip: 37917

Telephone: 865-637-9711

Fax: 865-541-6691

E-mail: Houston.smelcer@mcnabb.org

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT  
Name: Houston Smelcer

Company: Helen Ross McNabb Center

Address: 201 W. Springdale Ave

City: Knoxville State: TN Zip: 37917

Telephone: 865-637-9711

Fax: 865-541-6691

E-mail: houston.smelcer@mcnabb.org

**APPROVAL REQUESTED**

Development Plan: \_\_\_ Residential \_\_\_ Non-Residential

Home Occupation (Specify Occupation)  
\_\_\_\_\_  
\_\_\_\_\_

Other (Be Specific)

Senior living apartments

**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: Houston Smelcer

PLEASE PRINT  
Name: Houston Smelcer

Company: Helen Ross McNabb Center

Address: 201 W. Springdale Ave.

City: Knoxville State: TN Zip: 37917

Telephone: 865-637-9711

E-mail: houston.smelcer@mcnabb.org

**SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name

Address • City • State • Zip

Owner Option

*David Andrew*

201 W. Springdale Ave. Knoxville, TN 37917

✓

*Thomas J Kelly*

2704 Mineral Springs Ave

✓