



TO: Metropolitan Planning Commission

FROM: Gerald Green, AICP, Executive Director

DATE: July 12, 2018

SUBJECT: Agenda Item 7-A-18-OB - Similar Use Determination for Adult Day Care in the O-1, O-2, and O-3 District

Background

Damon Falconnier submitted an application on May 29, 2018 for a Similar Use Determination for a proposed adult day facility to be located at 4036 Gap Road. The property is currently zoned O-3. The applicant has requested a rezoning to O-1.

Discussion/Analysis

The zoning code is written in such a way that only those uses listed are allowed to be located within specific zones. A Similar Use Determination allows the Planning Commission to determine whether or not a proposed use is similar to, or not more detrimental than, a use that is already permitted.

The City of Knoxville zoning ordinance does not contain a definition for nor does it currently categorize adult day cares.

Evaluation

Both the O-1 and O-3 districts allow assisted living facilities and public and private schools as a use on review. The O-1 district allows private day nurseries and kindergartens as a use on review.

Upon review of the proposed use, staff has found that adult day care centers serve a population similar to senior living facilities and are similar in use to private day nurseries and kindergartens.

The update to the City's Zoning Ordinance will include an updated definition for day care facilities that includes both adults and children.

STAFF RECOMMENDATION

Approve adult day care services as a use permitted on review in the O-1, O-2, and O-3 districts as provided for by the similar use determination process.

Similar Use Determination

Name of Applicant: DAMON FALCONNIER

Date Filed: 5-29-18 Application Accepted by: M Payne

Fee Amount: 20000 Meeting Date: 7/12/2018 File Number: 7-A-18-0B

PROPERTY INFORMATION

Address: 4036 GAP ROAD

General Location: 1/3 Gap Rd.

Tract Size: 4.69 ACRES No. of Units: _____

Zoning District: O-3 (O-1 pending)

Existing Land Use: OFFICE

Planning Sector: MOR/S

Sector Plan Proposed Land Use Classification: Central City

Growth Policy Plan Designation: City

Census Tract: 70

Traffic Zone: 52

Parcel ID Number(s): 081H30101

Jurisdiction: City Council 6th District
 County Commission _____ District

USE REQUESTED

ADULT DAY CARE

ATTACH AS A SEPARATE DOCUMENT:

- A detailed description of the proposed specific use. Including: number of employees, hours of operation, products made or sold, services performed, special equipment used.
- A statement indicating how the various permitted uses listed in the zoning regulations are similar in nature, operations, and character to the proposed use in this application and how they would be compatible.
- Floor/site plan factors. Details regarding limitations (such as maximum floor area or site area) on building and site development for the following: office areas, warehousing areas, manufacturing areas, showroom/retail areas.

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Laura Gill Bailey

Company: Larry & Laura Gill Bailey Trust

Address: PO BOX 9

City: Powell State: TN Zip: 37849

Telephone: _____

Fax: _____

E-mail: wes@furray.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: DAMON FALCONNIER

Company: FALCONNIER DESIGN CO.

Address: 4622 CHAMBLISS AVE

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-584-7868

Fax: 865-584-3139

E-mail: faldesco@gmail.com

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: Damon Falconnier

PLEASE PRINT
Name: DAMON FALCONNIER

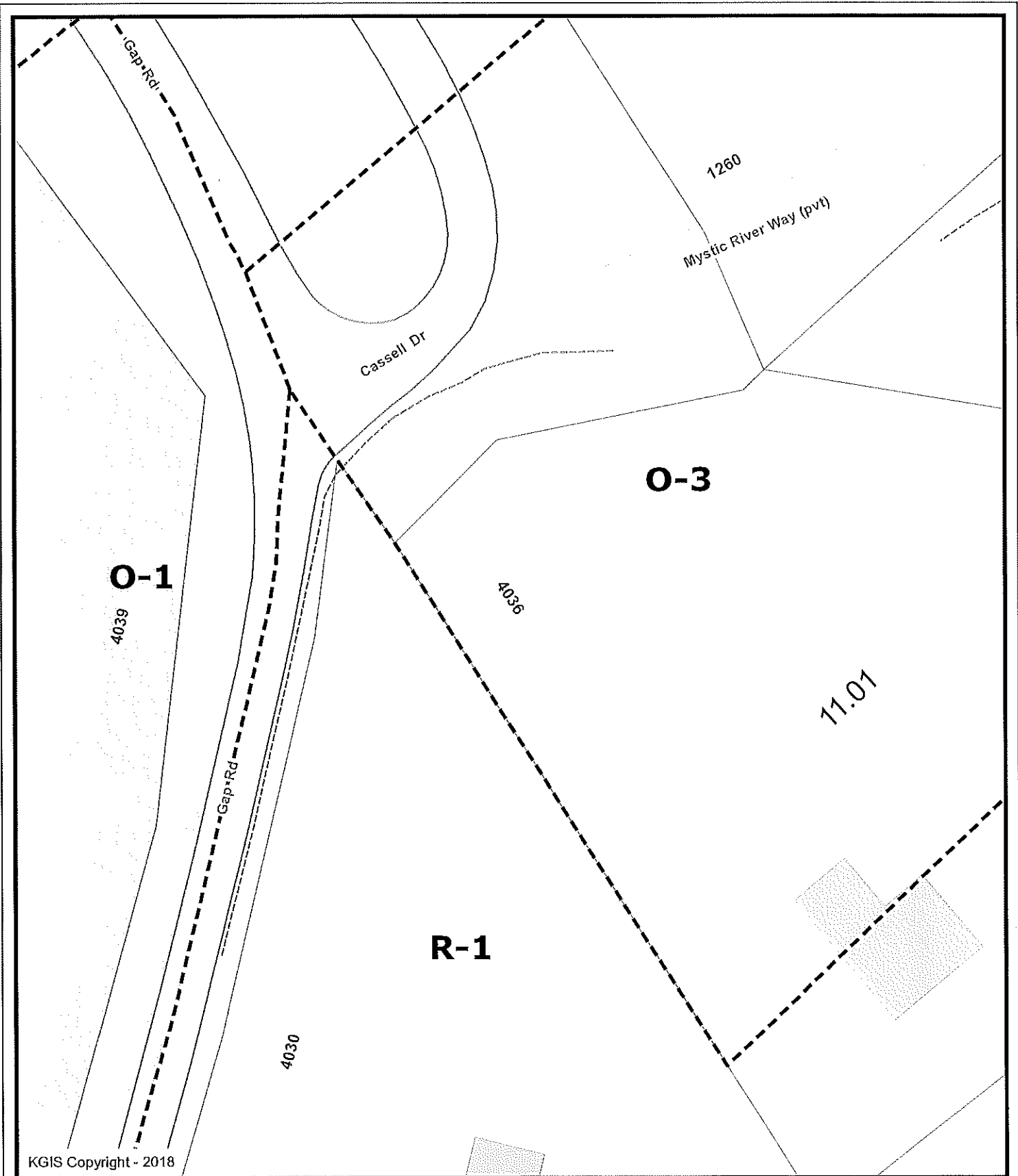
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Telephone: 865-584-7868

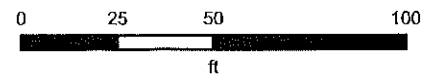
E-mail: faldesco@gmail.com



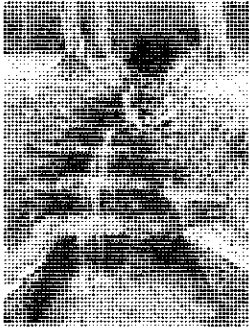
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HOPE SPRINGS ADULT DAY CARE CENTER

Working with You to Care for Those You Love

Hope Springs Adult Day Care Center, Inc is a nonprofit organization dedicated to providing day services Monday through Friday for adults ages 18 years and older. Our goal is to help families manage the challenges and responsibilities of caring for the disabled or elderly loved one while enhancing the quality of life of each participant. Hope Springs will be licensed through the Department of Human Services for the state of Tennessee for up to fifteen participants.

Social, educational and life enrichment activities will include the teaching of music, arts and crafts, discussions of current events and history, games, puzzles and physical activities.

These activities are designed to activate, motivate and retrain participants to maximize their functional capacity. Goals and activities to meet those goals will be established for each participant. These goals will be reviewed and update quarterly.

Hope Springs Adult Day Care Center will also provide the noon meal as well as morning and afternoon snacks that meet the USDA Food and Nutrition Service standards.

The center will also serve as a source for information for participants and their families by establishing relationships with the local health and social services providers for the purpose of consultation and/or referral.