

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

▶ **FILE #:** 6-F-18-UR

AGENDA ITEM #: 57

AGENDA DATE: 6/14/2018

▶ **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 July 12, 2018 MPC meeting as recommended by staff.**

As proposed, the senior apartment development will require approval of one or more variances by the Knoxville Board of Zoning Appeals (BZA). Staff is recommending the postponement to allow the BZA to address the variances before the Planning Commission reviews the application.

COMMENTS:

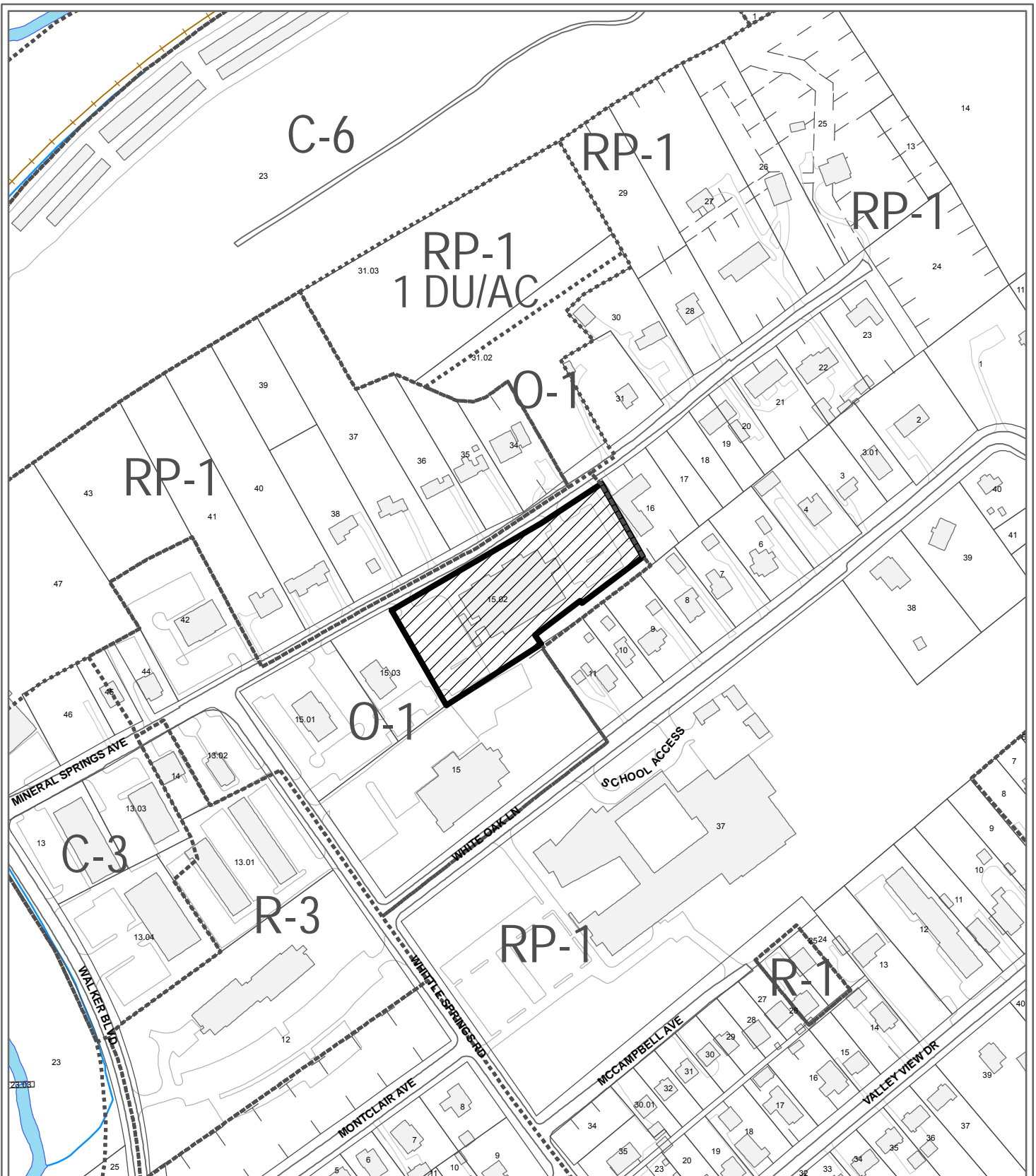
The applicant is proposing to convert the existing building that was the site of the Health Education Center of Knoxville into senior living apartments. The site is located on the south side of Mineral Springs Ave., east of Whittle Springs Rd. The existing building will be converted into 32 one bedroom 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)

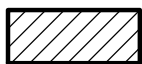
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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)

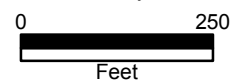
Original Print Date: 5/14/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

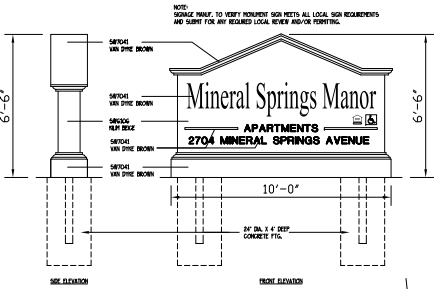
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Helen Ross McNabb Center

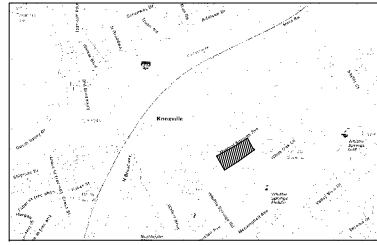
Map No: 69

Jurisdiction: City





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: OGR EB 05502

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

LOT WIDTH: 100FT MIN. 451/RT PROVIDED

INTENSITY OF USE:
 170 AC x 4.5500 = 82,765F ALLOWED
 127500 = 73500
 494500 = 73500
 50 UNITS 81200SF (COMPLIES)

LOT COVERAGE:
 82764 x30% = 24,829F ALLOWED
 EXISTING BLDG 16000SF + ADDITION 4250SF = 20,250SF (COMPLIES)

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

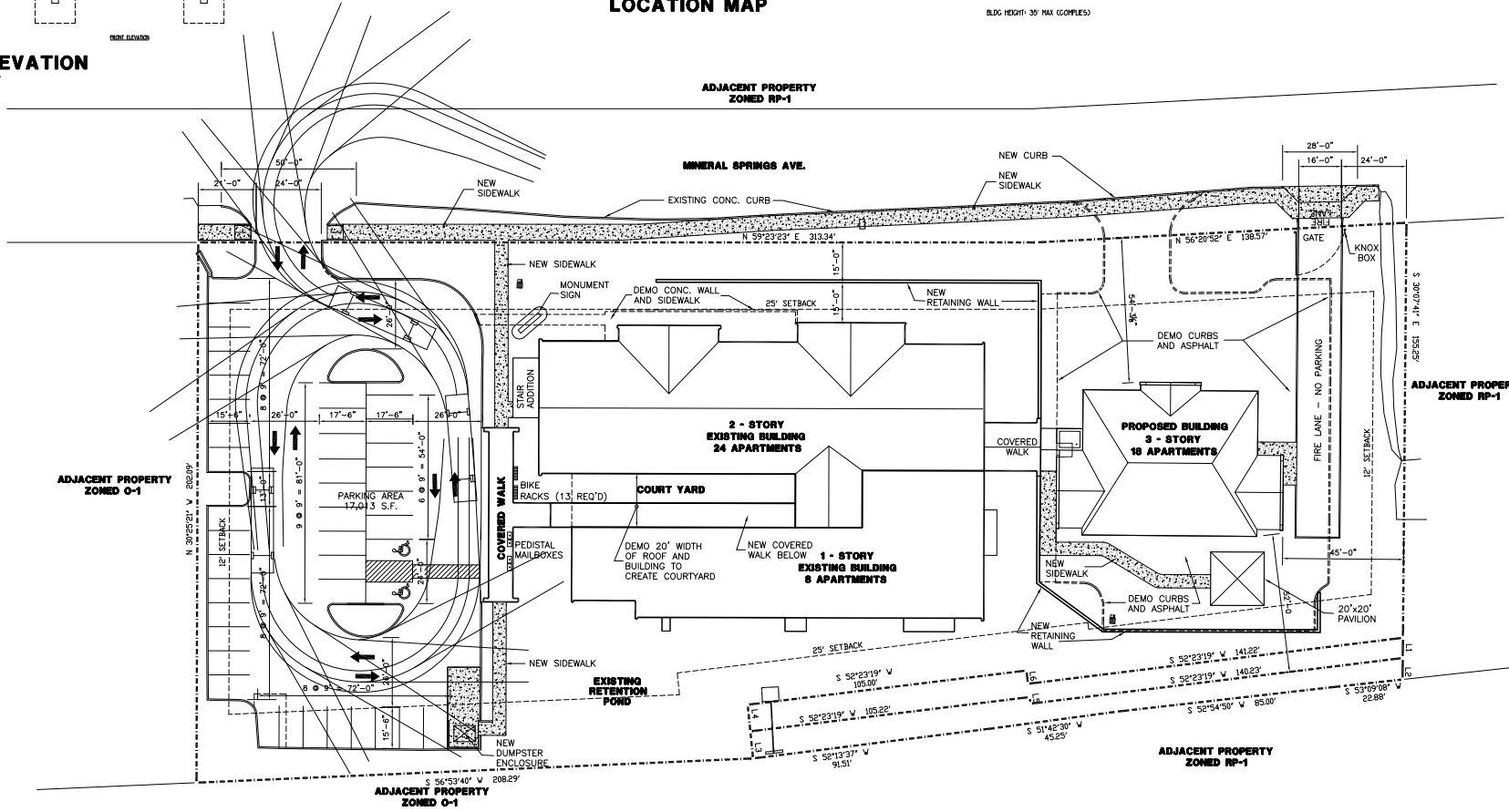
BLDG HEIGHT: 35' MAX (COMPLIES)

REQUIRED:
 PARKING: SENIOR LIVING (CALF)
 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	CHKD. BY: MDA
DATE: 4-27-18	REVISIONS
	1-28-18
	5-28-18

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

ALLAN ASSOCIATES ARCHITECTS, PLLC

KNOXVILLE, TENNESSEE 37912

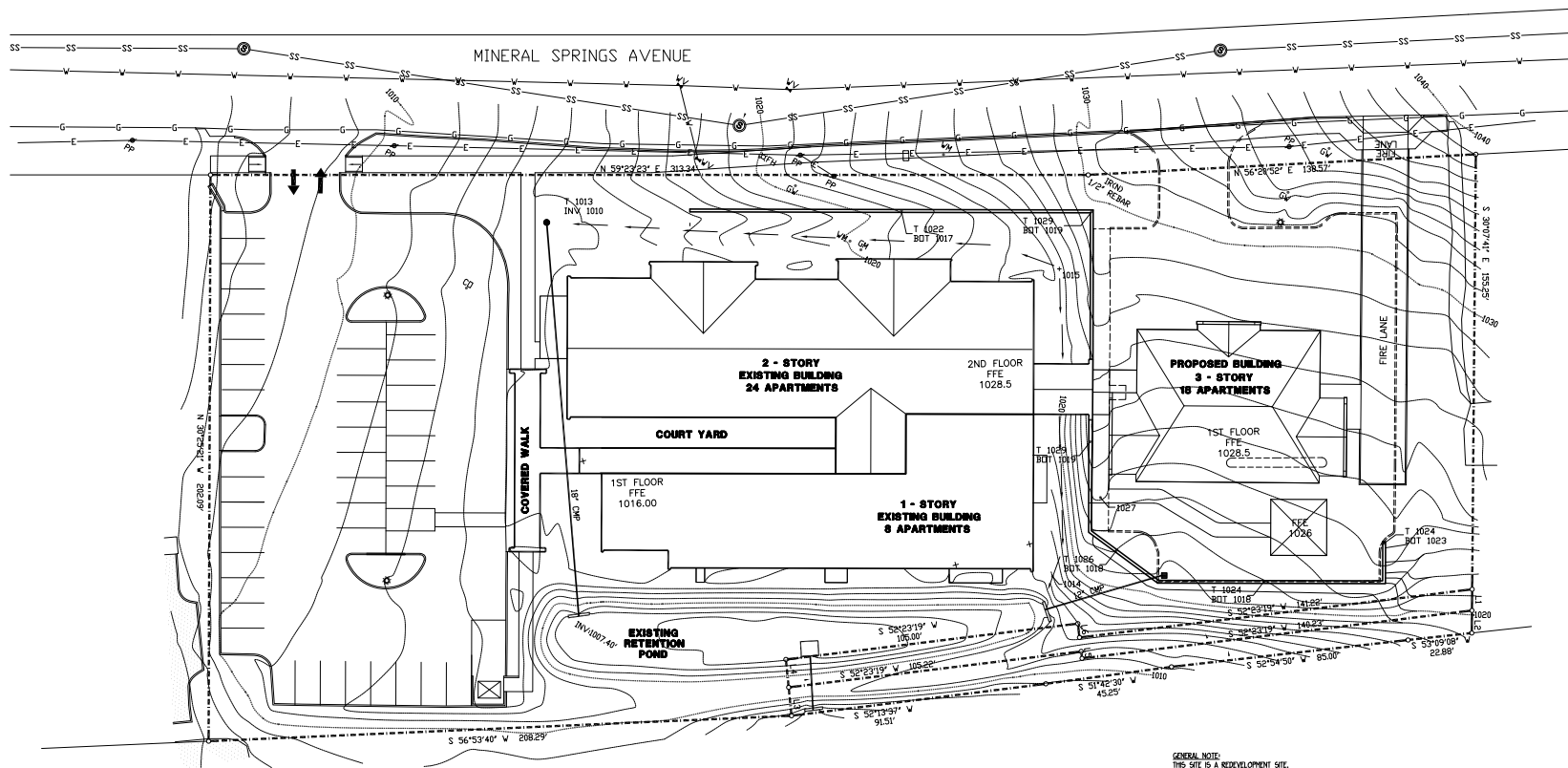
865 / 668-1032

6516 WALLWOOD ROAD



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 5-29-18

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

ALLAN ASSOCIATES ARCHITECTS, PLLC

6516 WALLWOOD ROAD

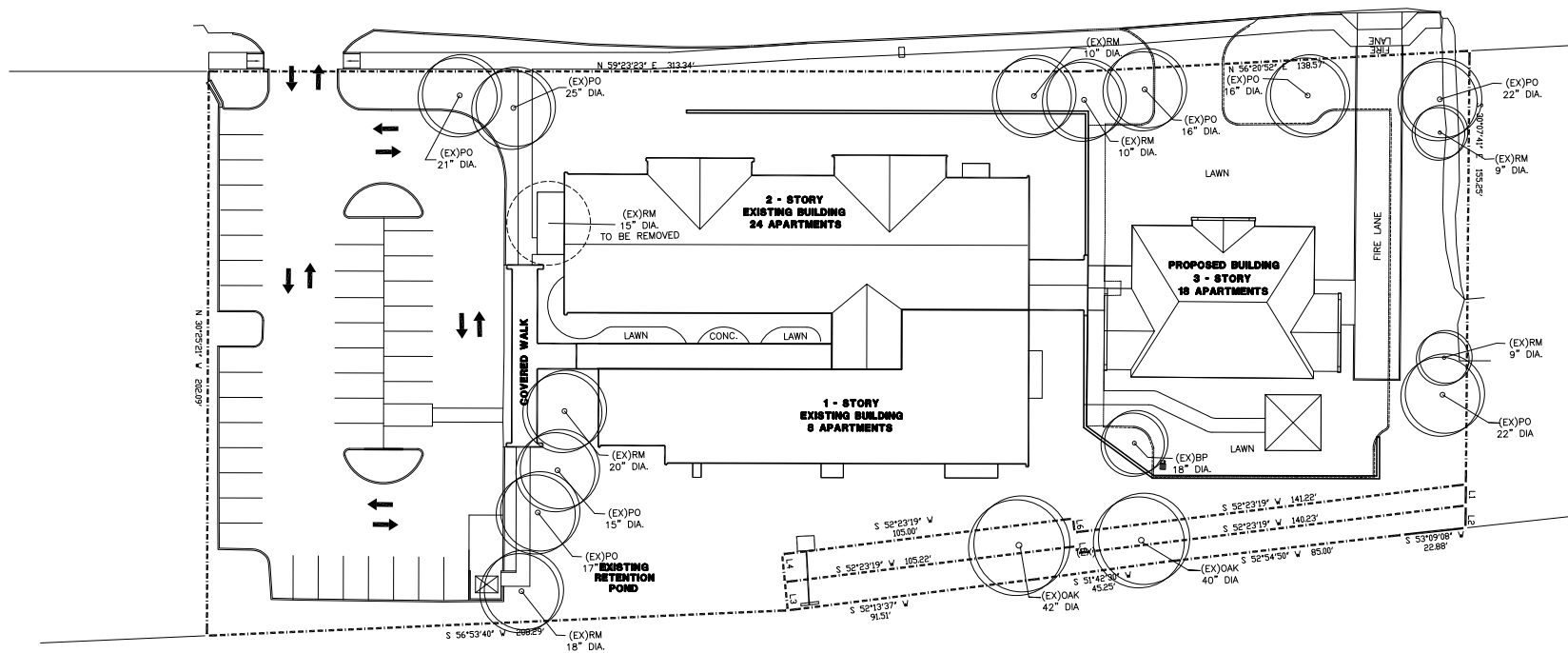
865 / 668-1032

KNOXVILLE, TENNESSEE 37912



SHEET NUMBER

PR-2



SCORED TREES
 14 ACRES ± 0'-16"

EXISTING TREES TO REMAIN (EOT)

- 5 RM - RED MAPLE
- 8 PO - PIN OAK
- 1 RD - RIVER BROOK
- 1 BF - BRADFORD PEAR
- 2 OAK - OAK
- 17 TOTAL TO REMAIN

EXISTING TREES TO BE REMOVED

- 1 RD - RIVER BROOK + NEW STAR

LANDSCAPE PLAN
 SCALE: 1"=20'-0"

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

CAD FILE:

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

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

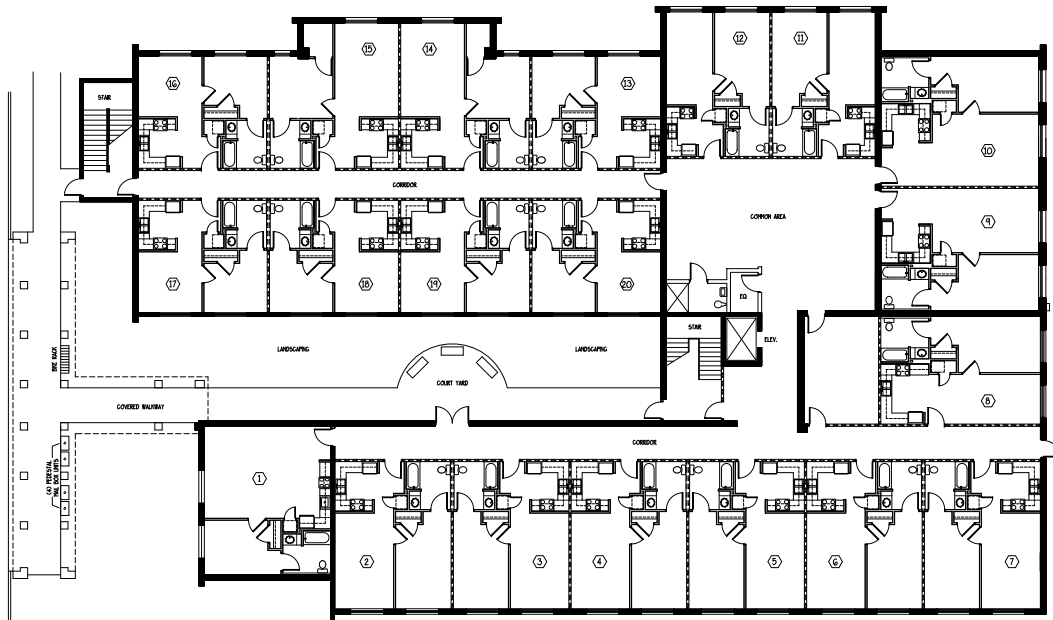
ALLAN ASSOCIATES ARCHITECTS, PLLC

665 / 668-1002
 6618 WALLWOOD ROAD
 KNOXVILLE, TENNESSEE 37912

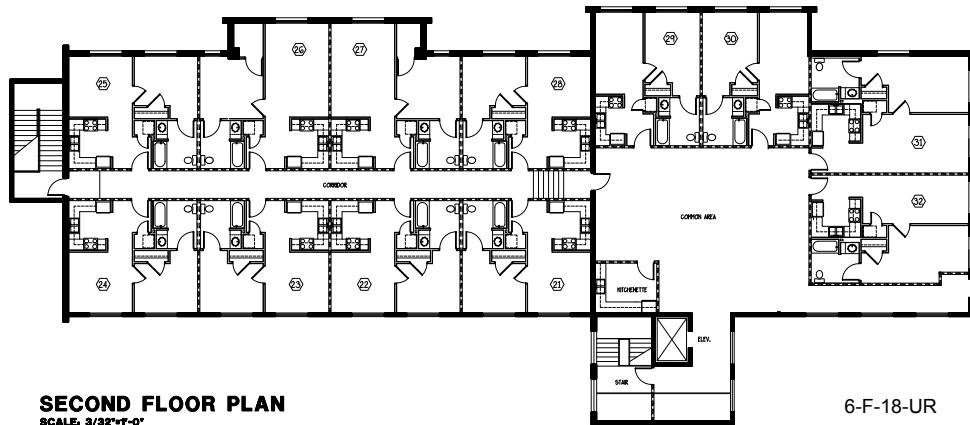


SHEET NUMBER

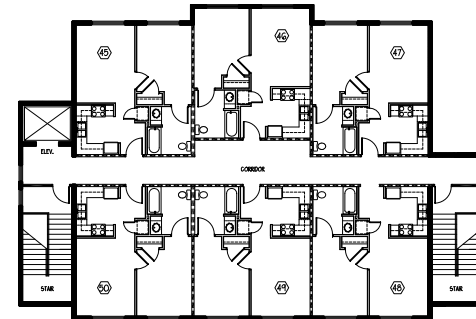
PR-3



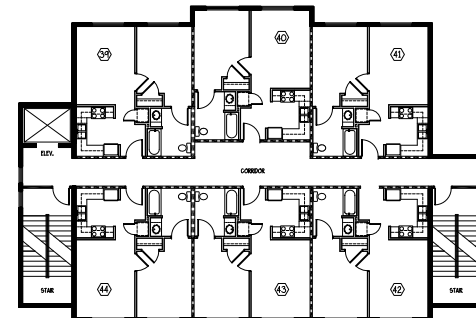
FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"



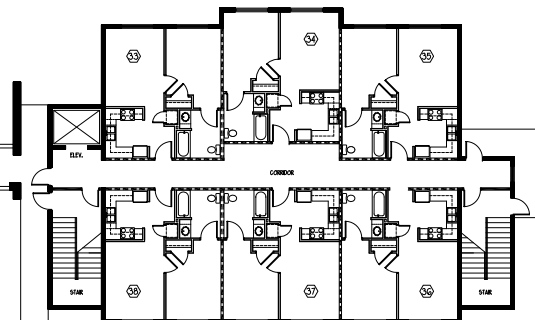
SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"



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

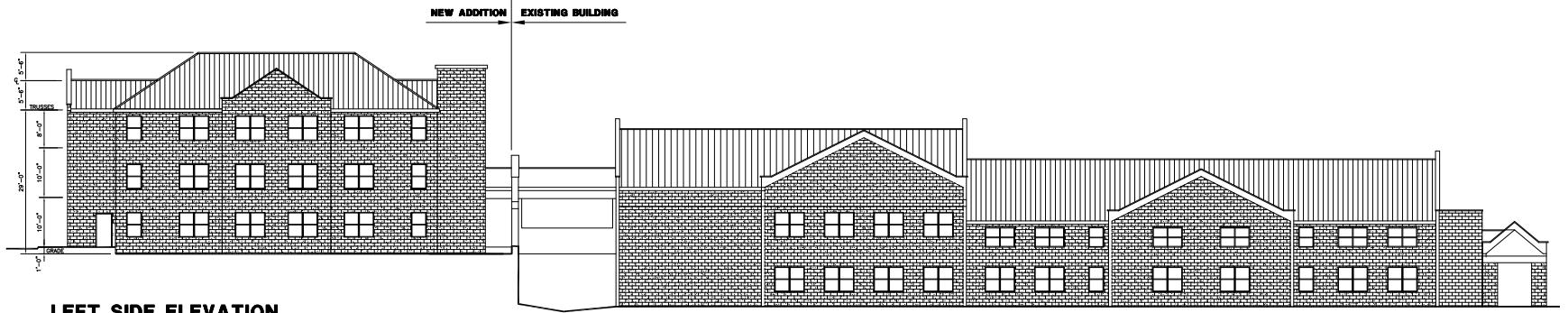
5516 WALLWOOD ROAD

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"

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

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

6516 WALLWOOD ROAD
KNOXVILLE, TENNESSEE 37912
865 / 668-1032



SHEET NUMBER

PR-5

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

