

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

▶ **FILE #:** 4-E-18-UR **AGENDA ITEM #:** 42  
 POSTPONEMENT(S): 4/12/2018 **AGENDA DATE:** 5/10/2018  
 ▶ **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:**

- ▶ **APPROVE the development plan for an assisted living facility for up to 119 bedrooms with a mix of studio, one and two bedroom units, subject to the following 9 conditions.**
1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
  2. Obtaining a TDOT highway entrance permit.
  3. Obtaining approval for the boulevard driveway entrance ("alternative driveway layout" shown on sheet C-3) by the Knox County Board of Zoning Appeals, TDOT, and Knox County Engineering and Public Works. Otherwise the driveway entrance as shown on the sheet C-1 shall be installed as permitted by TDOT and Knox County Engineering and Public Works.

4. Construction of all sidewalks and trails as shown on the site plan. All sidewalks and trails must comply with the Americans with Disabilities Act. An exception to this may be made for the trail connection to the Emory Road sidewalk with the approval of Knox County Engineering and Public Works and Planning Commission staff if it is determined infeasible because of topography and location of existing utilities, or an alternative connection can be made.
5. Installing all landscaping, as shown on the landscape plan, within six months of issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Fire Marshal's Office.
8. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to approval by Knox County and Planning Commission staff.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) districts and the criteria for approval of a use on review.

**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 total building area is 122,962 square feet (61,481 sqft per floor). A total of 92 parking spaces will be provided. Amenities for residents include a secure courtyard and an asphalt trail around the property. A fenced dog park is also proposed on the eastern side of the property.

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 are 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. There are two entrance designs proposed because the applicant would like the option of applying for a variance to allow construction of a boulevard entrance. On sheet C.1, the entrance is designed to meet the standards of TDOT and Knox County Zoning Ordinance. On sheet C.3, the boulevard design exceeds the maximum width allowed by the Knox County Zoning Ord. and the lanes are less than typically required by the Fire Marshal (15 feet wide vs. 18 feet wide). A monument sign for the development is proposed in the boulevard median.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

1. All utilities are in place to serve the existing site.
2. The proposed facility will serve as a transition use between the detached residential subdivisions to the north and east and the nonresidential development to the south.
3. Assisted living facilities do not have a significant traffic impact as compared to other residential and nonresidential uses.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed assisted living facility is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the site has direct access to a major arterial street.
2. The proposal meets all requirements of the PR zoning district and all other applicable requirements of the Knox County Zoning Ordinance.

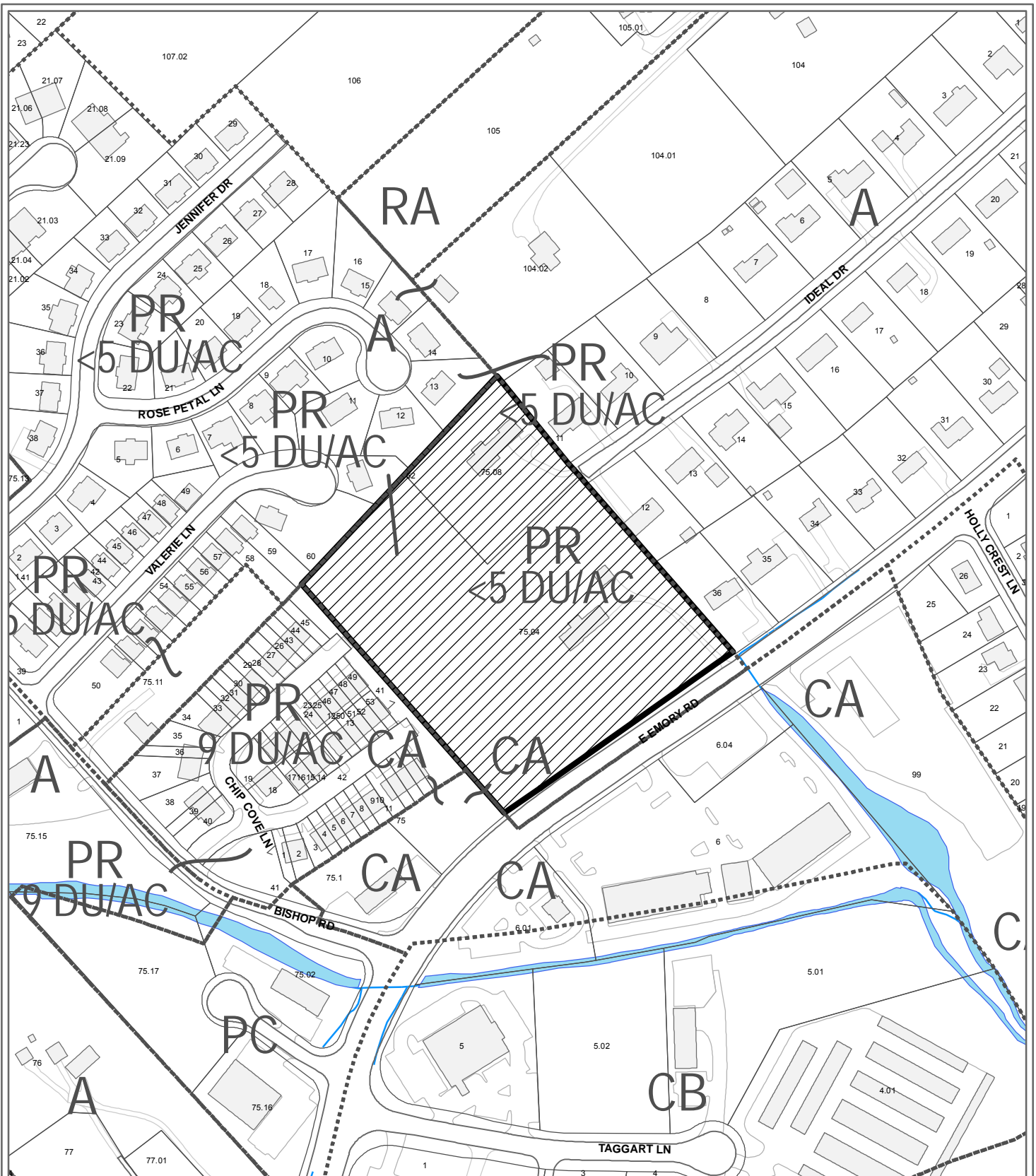
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The North County Sector Plan designates this site for a mix of low and medium density residential, and office uses. Assisted living facilities are consistent with the allowed uses in most residential and office zone districts and is a use permitted on review in the PR district.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

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**



Independent Living Facility in PR (Planned Residential)

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

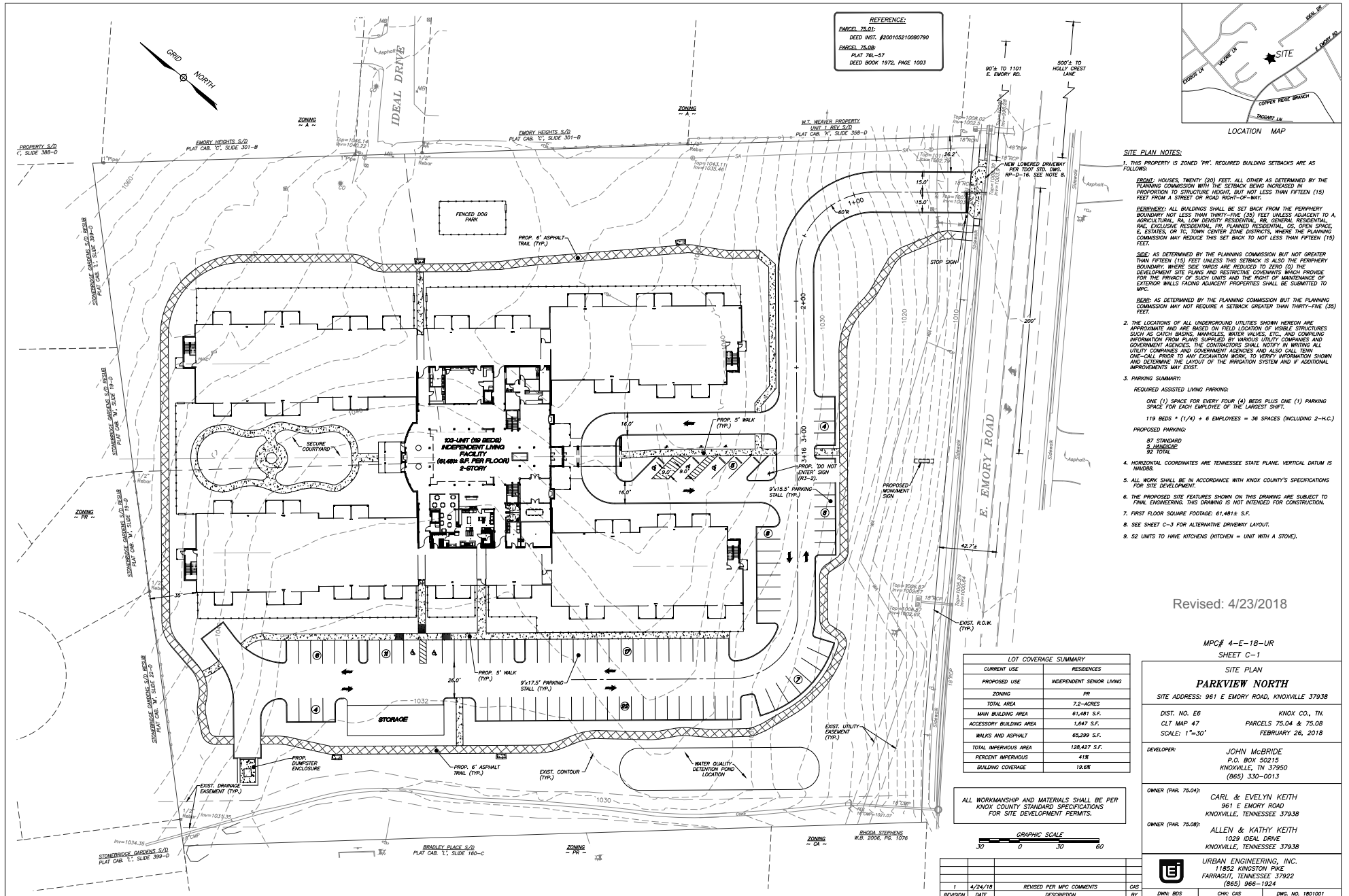
Revised:

Petitioner: Urban Engineering, Inc.

Map No: 47

Jurisdiction: County





REFERENCE:  
 PARCEL 75.01:  
 DEED INST. #200105210080700  
 PARCEL 75.08:  
 PLAT 786-47  
 DEED BOOK 1972, PAGE 1003

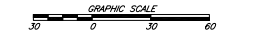
- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED FR. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: HOUSES, TWENTY (20) FEET, ALL OTHERS AS DETERMINED BY THE PLANNING COMMISSION WITH THE SETBACK BEING INCREASED IN PROPORTION TO STRUCTURE HEIGHT, BUT NOT LESS THAN FIFTEEN (15) FEET FROM A STREET OR ROAD RIGHT-OF-WAY.  
 REAR: AS DETERMINED BY THE PLANNING COMMISSION BUT NOT GREATER THAN FIFTEEN (15) FEET UNLESS THIS SETBACK IS ALSO THE PERIMETER BOUNDARY NOT LESS THAN THIRTY-FIVE (35) FEET UNLESS ADJACENT TO A AGRICULTURAL, RA, LOW DENSITY RESIDENTIAL, RG, GENERAL RESIDENTIAL, PLE, EXCLUSIVE RESIDENTIAL, PL, 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 PERIMETER BOUNDARY, WHERE SIDE YARDS ARE REDUCED TO ZERO (0) THE DEVELOPMENT SITE PLANS 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 MPC.  
 REAR: AS DETERMINED BY THE PLANNING COMMISSION BUT THE PLANNING COMMISSION MAY NOT REQUIRE A SETBACK GREATER THAN THIRTY-FIVE (35) FEET.
  2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD SURVEY OF VISIBLE STRUCTURES SUCH AS SATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL VERIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN 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.
  3. 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 = 36 SPACES (INCLUDING 2-H.C.)  
 PROPOSED PARKING:  
 87 STANDARD  
 2 HANDICAP  
 92 TOTAL
  4. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS WAHNSBORO.
  5. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  6. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING IS NOT INTENDED FOR FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
  7. FIRST FLOOR SQUARE FOOTAGE: 61,481± S.F.
  8. SEE SHEET C-3 FOR ALTERNATIVE DRIVEWAY LAYOUT.
  9. 52 UNITS TO HAVE KITCHENS (KITCHEN = UNIT WITH A STOVE).

Revised: 4/23/2018

MPC# 4-E-18-UR  
 SHEET C-1

LOT COVERAGE SUMMARY	
CURRENT USE	RESIDENCES
PROPOSED USE	INDEPENDENT SENIOR LIVING
ZONING	FR
TOTAL AREA	7.2-ACRES
MAIN BUILDING AREA	61,481 S.F.
ACCESSORY BUILDING AREA	1,647 S.F.
WALKS AND ASPHALT	65,299 S.F.
TOTAL IMPERVIOUS AREA	128,427 S.F.
PERCENT IMPERVIOUS	41%
BUILDING COVERAGE	18.6%

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



REVISION	DATE	DESCRIPTION	BY
1	4/24/18	REVISED PER MPC COMMENTS	CAS

**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

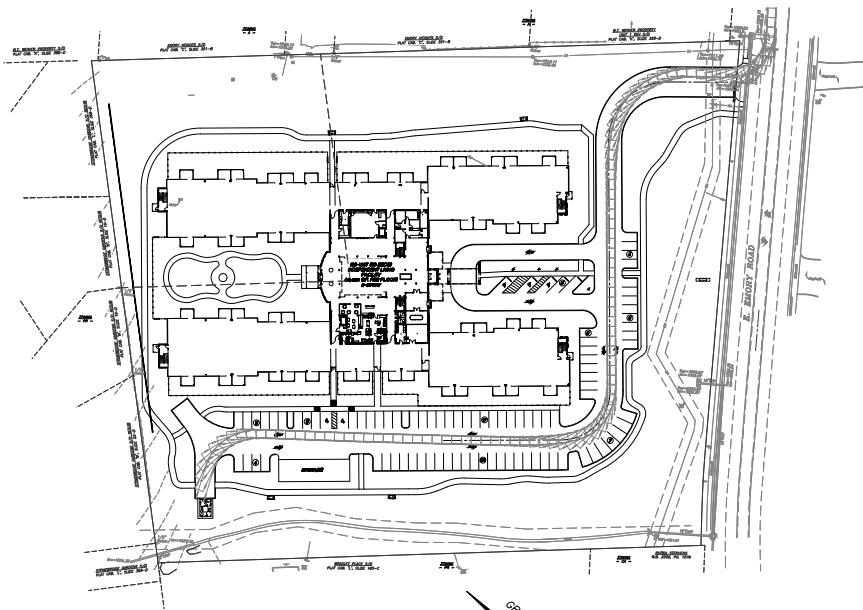
DEVELOPER: JOHN McBRIDE  
 P.O. BOX 50215  
 KNOXVILLE, TN 37950  
 (865) 330-0013

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

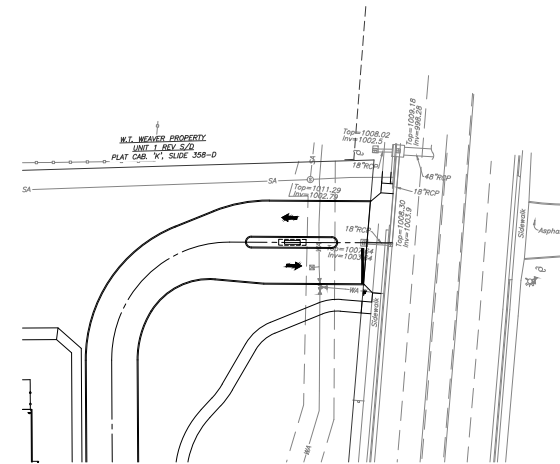
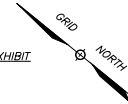
OWNER (PAR. 75.08): ALLEN & KATHY KEITH  
 1029 IDEAL DRIVE  
 KNOXVILLE, TENNESSEE 37938

URBAN ENGINEERING, INC.  
 11852 KINGSTON PIKE  
 FARRAGUT, TENNESSEE 37922  
 (865) 968-1924

DWG. NO. 1801001



WB-40/SU VEHICLE ACCESS EXHIBIT  
SCALE: 1"=60'



ALTERNATIVE DRIVEWAY LAYOUT:  
SCALE: 1"=30'

\*NOTE - THIS LAYOUT IS SUBJECT  
TO APPROVAL BY THE KNOX COUNTY  
BOARD OF ZONING APPEALS.

Revised: 4/23/2018

MPC# 4-E-18-UR  
SHEET C-3

SITE DETAILS

**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: AS NOTED 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

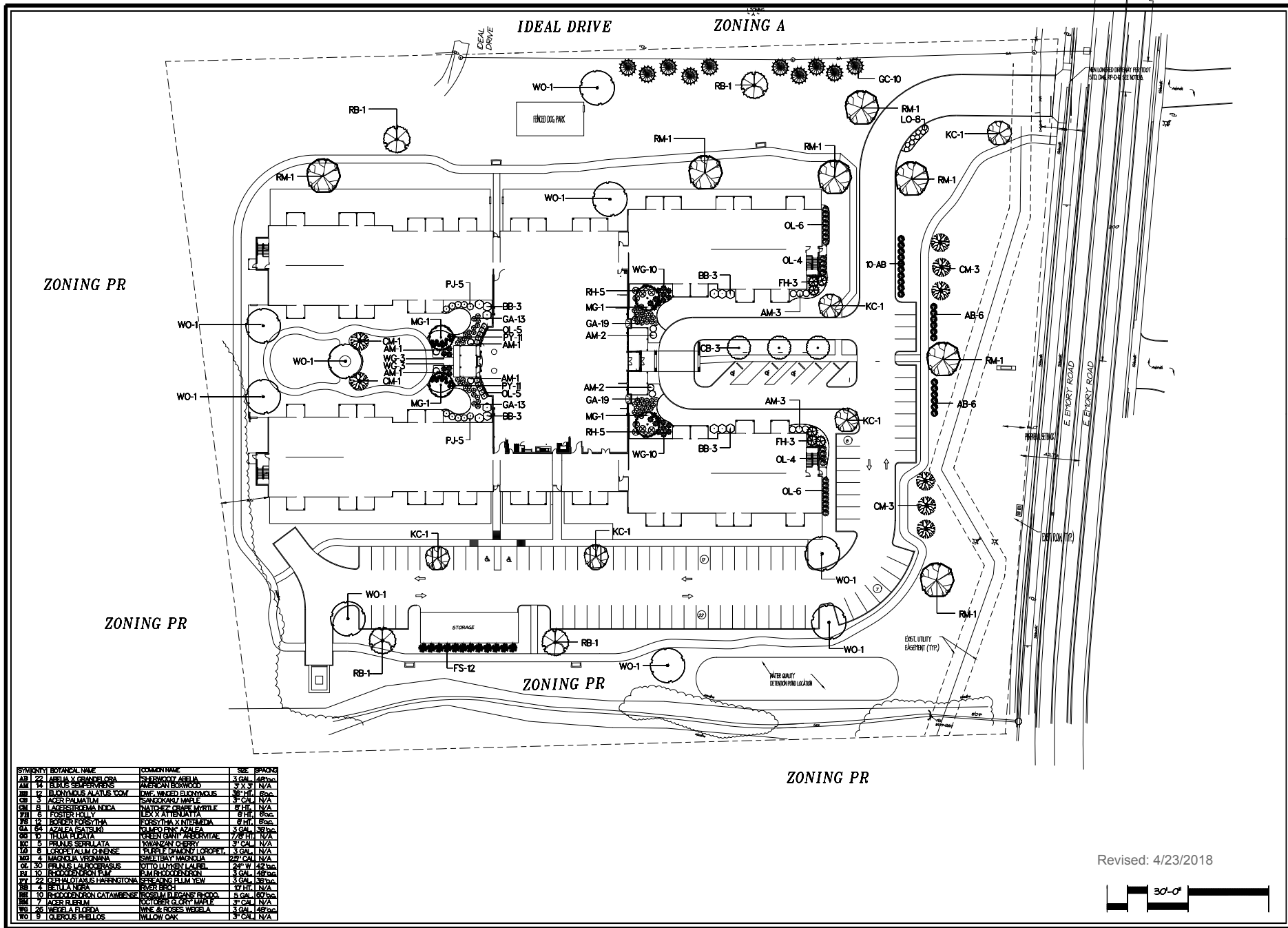
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 URBAN ENGINEERING, INC.  
11852 KINGSTON PWS  
FARRAGUT, TENNESSEE 37922  
(865) 968-1924

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

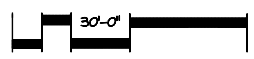


REVISION	DATE	DESCRIPTION	BY	DWG: BGS	CHK: CAS	DWG. NO. 1801001



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
AB	22' AERIAL X GRANDIFLORA	SPRINGBURY AERIAL	3' GAL	48" x 48"
AM	14' TEXAS SAGE PALM	HEMPSTEAD PALM	3' X 3'	N/A
BB	12' BIGNONIACEAE ALATUS COM	DMC WINKER BIGNONIACEAE	36" HT	6' x 6'
CB	3' ACER PALM	SHANGHAI MAPLE	3" CAL	N/A
CM	8' ACER PALM	NATURAL CURVE MAPLE	4" HT	N/A
FO	6' FOSTER HOLLY	TEX X ATTENUATA	6" HT	6' x 6'
GA	12' GARDNER FORESTIA	FORESTIA X INTERMEDIA	6" HT	6' x 6'
GA	16' AZALEA GATSKELI	OLYMPIC PINK AZALEA	18" GAL	36" x 36"
GA	10' THUNIA PLUM	WESTERN ARBORVITAE	7/8" HT	N/A
HC	5' PRUNUS SPERULATA	YONKONAN CHERRY	3" CAL	N/A
LO	3' LOROPALUM CHINENSE	YIPET LINDLEY ORCHID	1.5" CAL	N/A
MA	4' MANGROVE VIGNONA	SHEKIBAY MANGROVE	2" CAL	N/A
OL	150' PRUNUS ALABORANSIS	WITTO LINDLEY LAUREL	24" W	42" x 42"
OL	10' RHODOPALUM SAM	ELM SPOTTED FERN	4" CAL	48" x 48"
OL	22' CEPHALOTAXIS PARSONIANA	SPREADING PALM YEW	3' GAL	36" x 36"
OL	4' BRITTA NIPP	ROSE BUSH	12" HT	N/A
OL	10' RHODOPALUM CATAWBIENSE	ROSSUM ELM SPOTTED	5" CAL	48" x 48"
OL	7' ACER BLEBLUM	COCTOBER GLORY MAPLE	3" CAL	N/A
OL	120' UNCLEA FLORIDA	WINE & ROSS WAZELA	3' GAL	48" x 48"
OL	3' QUERCUS RELIQUA	WILLOW OAK	3" CAL	N/A

Revised: 4/23/2018



**LAND DESIGN GROUP**  
 MASTER PLANNING  
 PROJECT MANAGEMENT  
 WWW.LAND-DESIGN.GROUP.COM  
 ADLERBLAND-DESIGN.GROUP.COM  
 183 NORTHSHORE HILLS BLVD  
 KNOXVILLE, TN 37922  
 865.599.3059

**PARKVIEW NORTH**  
 SITE ADDRESS: 96 E EMORY ROAD, KNOXVILLE 37938

PROJECT  
 DIST. NO. E6  
 KNOX CO., TN  
 C.T. MAP 47  
 PARCELS 75.04 & 75.08

04-25-2018  
 REVISION DATE

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SCALE: 1"=30'-0"  
 DATE: FEBRUARY 23, 2018  
 DRAWN BY: W. ALLEN DUKE



MASTER LANDSCAPE PLAN  
**LA-1**



# Parkview — NORTH —

Knoxville, Tennessee



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



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



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



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

Revised: 4/23/2018

## ELEVATIONS

**PRELIMINARY  
- NOT FOR  
CONSTRUCTION**

03/23/18 FOR REVIEW ONLY  
1009 PROJECT NUMBER

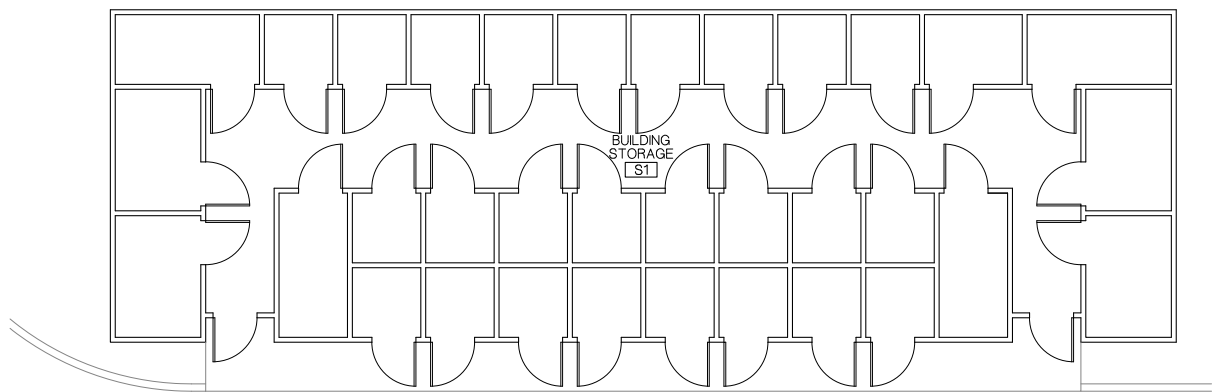
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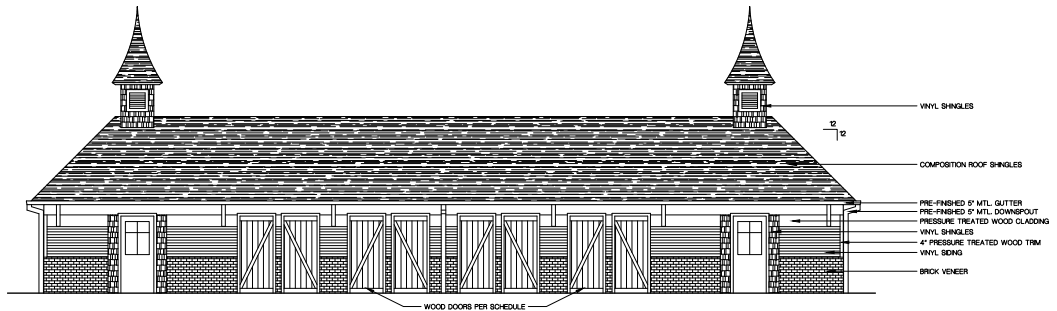


# Parkview — NORTH —

Knockville, Tennessee



**1** STORAGE BUILDING PLAN  
A2.8 1/4" = 1'-0"  
PLAN NORTH



**2** STORAGE BUILDING ELEVATION  
A2.8 3/16" = 1'-0"

Revised: 4/23/2018

## STORAGE BUILDING

**PRELIMINARY  
- NOT FOR  
CONSTRUCTION**

03/23/18 FOR REVIEW ONLY  
1003 PROJECT NUMBER

A2.8

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

Name of Applicant: URBAN ENGINEERING, INC.

Date Filed: 2/26/18    Meeting Date: 4/14/18

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

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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 McBRIDE

Company: \_\_\_\_\_

Address: 318 NANCY LYNN HAYES #1

City: KNOXVILLE State: TN Zip: 37919

Telephone: 330-0013

Fax: \_\_\_\_\_

E-mail: JMCRIDE@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

