

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

▶ **FILE #:** 4-G-18-UR **AGENDA ITEM #:** 43  
 POSTPONEMENT(S): 4/12/2018 **AGENDA DATE:** 5/10/2018

▶ **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:**

▶ **APPROVE the development plan for an assisted living facility for up to 80 units with a mix of one and two bedroom units, subject to the following 8 conditions:**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Revising the site development plan by shifting the building to the south a minimum of 10 feet in order to

allow additional area for landscaping on the north side of the building. While this may impact approximately 6 parking spaces, the site would still meet required parking. The revised development plan is subject to staff review and approval.

3. Revising the landscape plan to add landscaping along the north, east and west sides of the building that complies with TTCDA conditions of approval (4-C-18-TOB).
4. Installing all landscaping, as shown on the revised 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.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Fire Marshal's Office.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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, and the TTCDA Board.

With the conditions noted above, this request meets the requirements for approval in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, as well as other criteria for approval of a use on review.

#### **COMMENTS:**

The applicant is proposing to develop an assisted living facility, as defined in the Knox County Zoning Ordinance, on a 5.19 acre tract located on the northeast side of Gliding Hawk Ln., southeast of Hardin Valley Rd. The facility as proposed is a three story building with a total building area of 77,871 square feet. There will be one and two bedroom units with a total of 80 units. The proposed facility will be utilizing a site that was previously graded under the subdivision approval for Palmer Subdivision in 2017. The proposed development will have a driveway connection to the cul-de-sac turnaround for Gliding Hawk Ln., a public street that provides access out to Hardin Valley Rd. The applicant is providing a total of 107 parking spaces which meets the requirements of the Knox County Zoning Ordinance.

The existing graded site and fire access requirements have provided challenges for landscaping the northern and western side of the proposed building. The applicant has added landscaping within the courtyard area and has proposed a reforestation plan for the graded slopes.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA approved this request with conditions on May 7, 2018 (4-C-18-TOB).

A traffic impact study was required for the commercial subdivision. The applicant has submitted an updated traffic analysis and it has been determined that the proposed facility will have less of an impact than the original proposed use of this site. No additional traffic improvements are required.

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

1. All public utilities are available to serve the site.
2. The proposed assisted living facility is compatible with the scale and intensity of the surrounding development and zoning pattern.
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. With the recommended conditions, the proposal meets all requirements of the PC/TO zoning as well as the general criteria for approval of a use on review.
2. The proposed assisted living facility with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal 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 development is located off of an arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

## CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes mixed uses for this site, including commercial, office and medium density residential. The proposed assisted living facility is in conformity with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.