

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

▶ **FILE #:** 6-F-18-UR **AGENDA ITEM #:** 49
 POSTPONEMENT(S): 6/14/2018-8/9/2018 **AGENDA DATE:** 9/13/2018
 ▶ **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:

▶ **APPROVE the development plan for up to 50 apartment units, subject to the following 8 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Subject to approval of the designated alley closure and resubdivision of the property.
3. Prior to obtaining a building permit for the new three story building, the applicant must document that the land area required for the 50 apartments is under their ownership.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.

5. Installation of landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit for the project.
6. Meeting the requirements of the Knoxville Tree Protection Ordinance.
7. Meeting all applicable requirements of the Knoxville City Arborist.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all criteria for a use-on-review in the O-1 zoning district.

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.

The applicant will be requesting approval of the closure of a portion of an unused alley along the south side of the property. They will also be transferring a 10' wide strip of land on the east side of the property to the adjoining property owner to address a driveway encroachment. The property will have to be resubdivided to address the proposed lot line changes and document that the total land area that is needed for the proposed 50 apartments is available.

A parking study was prepared by Cannon & Cannon Inc and approved by the Knoxville Department of Engineering for a reduction in the number of minimum parking spaces (33) that would be required for this development. A total of 34 parking spaces will be provided.

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

1. The proposed apartment development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development with the recommended conditions is consistent the density standards of the R-2 zoning district, which the O-1 zone refers to for multi-dwelling developments.
3. The use is compatible with the character of the neighborhood since this area has a mix of residential uses including apartments, offices, commercial and institution uses.
4. There will be no impact on schools under the current proposal for senior apartments.

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

1. With the recommended conditions, the proposed apartment development meets the standards for development within an O-1 zoning district and applicable R-2 zoning requirements.
2. The proposed development 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 development has a low trip generation. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

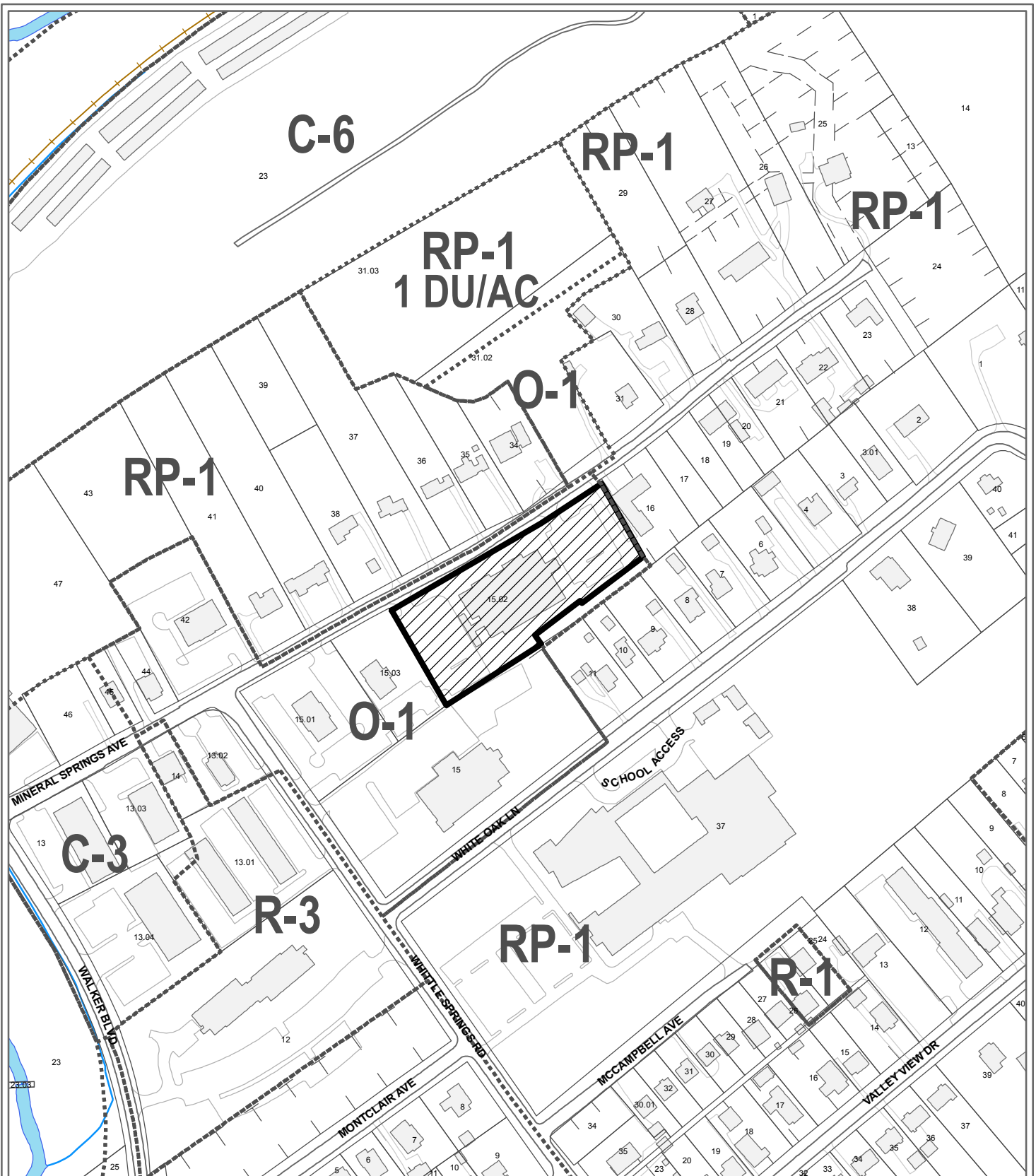
1. The East City Sector Plan and Knoxville One Year Plan propose office uses for this site. Multi-dwelling developments are allowed within the O-1 zoning district subject to meeting the standards under the R-2 zoning district. The proposed development is consistent with the sector plan and one year plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.

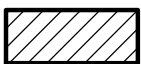
ESTIMATED STUDENT YIELD: Not applicable.

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**

Petitioner: Helen Ross McNabb Center



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

Map No: 69

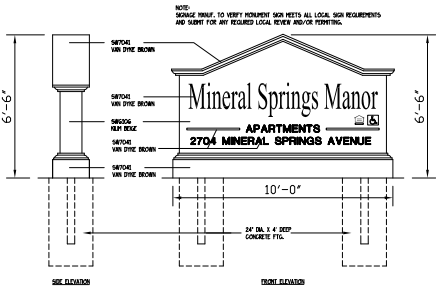
Jurisdiction: City



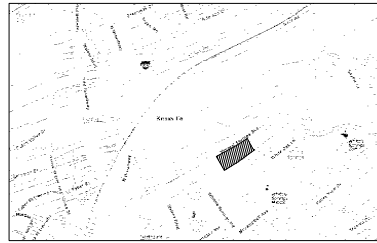
Original Print Date: 5/14/2018

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-FAMILY STRUCTURES. R-2 PERMITTED USES - MULTI-FAMILY STRUCTURE OF DEVELOPMENT

PARCEL: OGR EB 02502

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

LOT WIDTH: 100FT MIN. 451.91FT PROVIDED

INTENSITY OF USE:
 82772.10 (COUNTY)
 26292.00 (SOLID)
 81344 PROVIDED
 107500 + 73500
 149000 = 73500
 50 UNITS 81000SF (COMPLEX)

LOT COVERAGE:
 82354 400% = 34839SF ALLOWED
 EXISTING BLDG 16000SF + ADDITION 4250SF = 20250SF (COMPLEX)

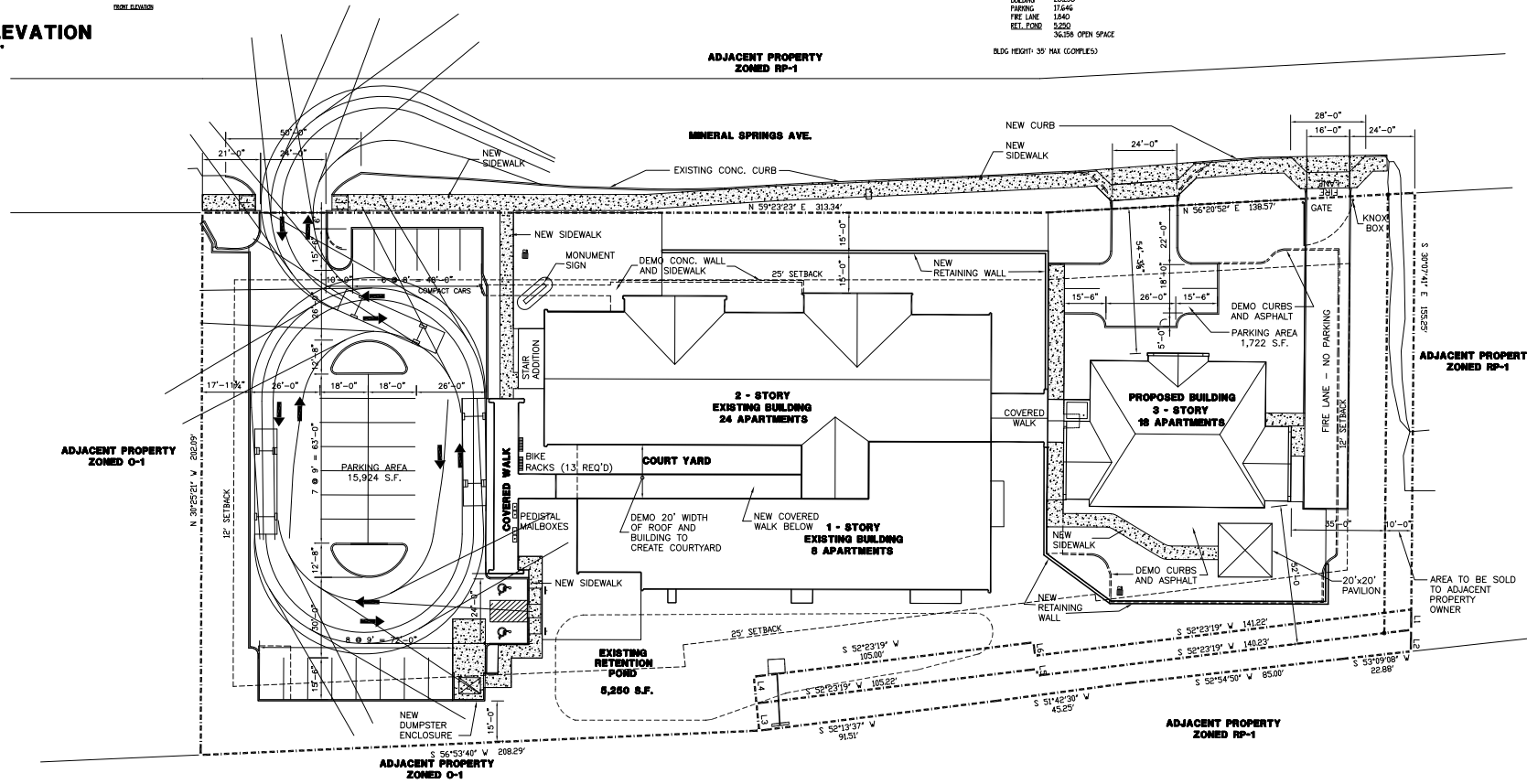
USABLE OPEN SPACE:
 50 UNITS x 400SF = 20,000SF REQUIRED
 PROVIDED: 8144
 BUILDING: 20290
 PARKING: 17446
 FIRE LANE: 1840
 RET. FOND: 5220
 36238 OPEN SPACE

BLDG HEIGHT: 35' MAX (COMPLEX)

REQUIRED:
 PARKING: MULTIFAMILY (CO TO 1 BR) MIN. 5041 + 0.2050 GUEST = 50
 MAX. 5041 + 0.2050 GUEST + 75

PROVIDED:
 TRP. STALLS 32
 ACCESSIBLE 2
 TOTAL 34 (PARKING 51.07)

PARKING LOT SETBACKS:
 ALONG ROW 6'
 SIDE 15'
 REAR 15'



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

6-F-18-UR
 Revised: 8/28/2018

CAD FILE:

DRAWN BY: MGA	CHKD. BY: MGA
APPR. BY: MGA	DATE: 4-27-18
REVISIONS	6-28-18
	8-2-18
	8-27-18

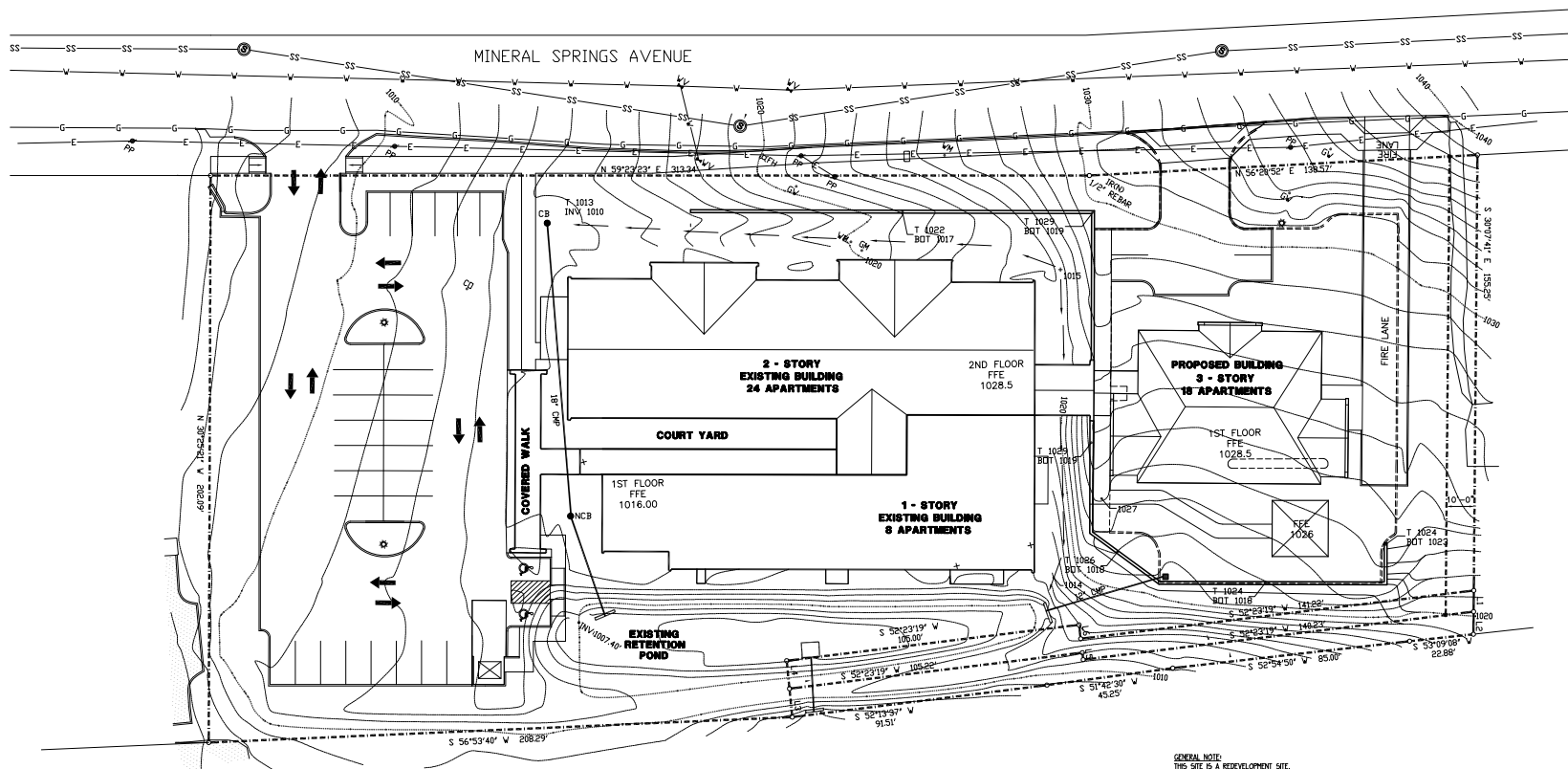
HELEN ROSS McNABB SITE PLAN - LAYOUT
 2704 MINERAL SPRINGS AVE
 KNOXVILLE, TENNESSEE

ALLAN ASSOCIATES ARCHITECTS, PLLC

5616 WALLWOOD ROAD
 866 / 688-1802
 KNOXVILLE, TENNESSEE 37912



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: 8/28/2018

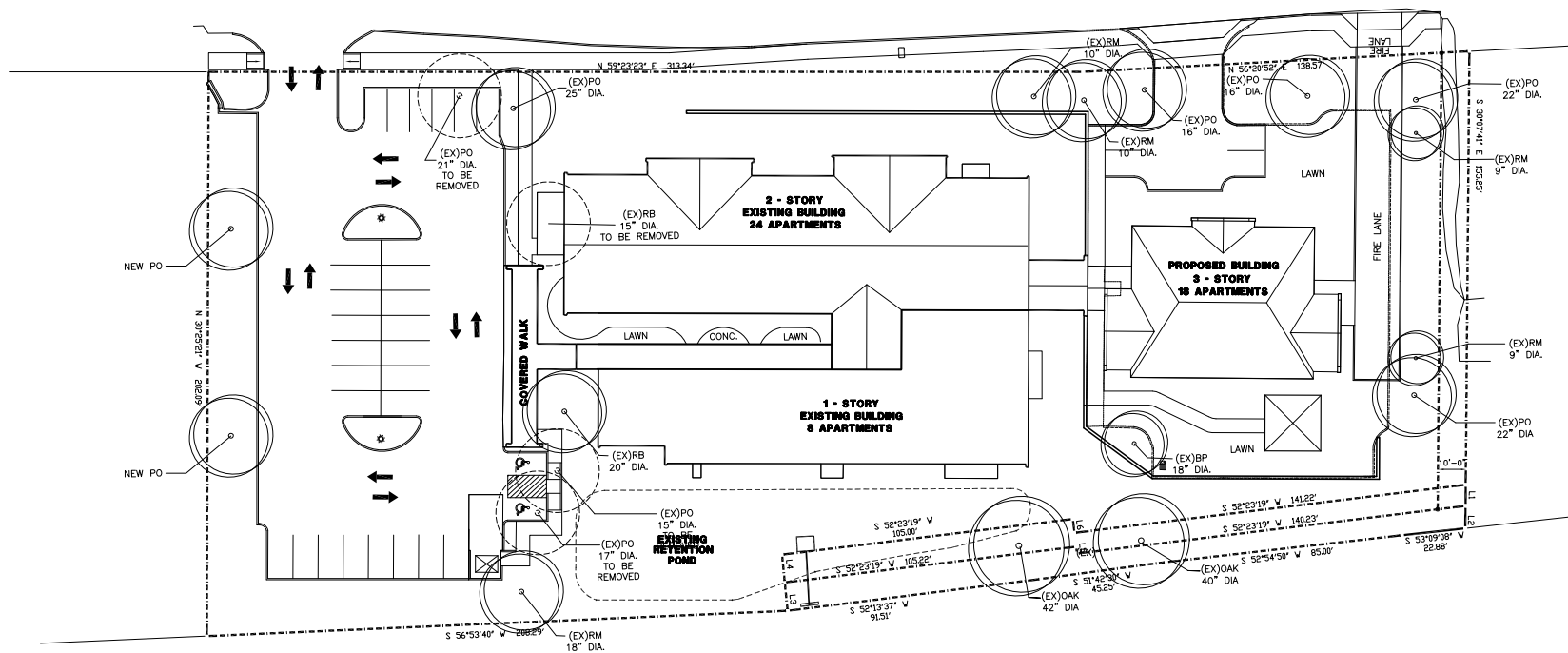
CAD FILE:	
DRAWN BY: MGA	
CHKD. BY: MDA	
APPR. BY: MDA	
DATE: 4-27-18	
REVISIONS	
1	6-28-18
2	8-27-18

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

ALLAN ASSOCIATES ARCHITECTS, PLLC
5616 WALLWOOD ROAD
KNOXVILLE, TENNESSEE 37912
866 / 688-1002



SHEET NUMBER
PR-2



- REQUIRED TREES**
14 ACRES @ 8'-16"
- EXISTING TREES TO REMAIN (EX)**
- 5 RM - RED MAPLE
 - 5 PO - PIN OAK
 - 1 RB - RIVER BIRCH
 - 1 BP - BRADFORD PEAR
 - 2 OAK - OAK
 - 14 TOTAL TO REMAIN
- EXISTING TREES TO BE REMOVED**
- 1 RB - RIVER BIRCH + NEW STAR
 - 3 PO - PIN OAK AT PARKING
- NEW TREES**
- 2 PO - PIN OAK

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

6-F-18-UR
Revised: 8/28/2018

CAD FILE:

DRAWN BY: MGA
CHKD. BY: MDA
APPR. BY: MDA
DATE: 4-27-18
REVISIONS
8-28-18
8-27-18

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

ALLAN ASSOCIATES ARCHITECTS, PLLC

KNOXVILLE, TENNESSEE 37912

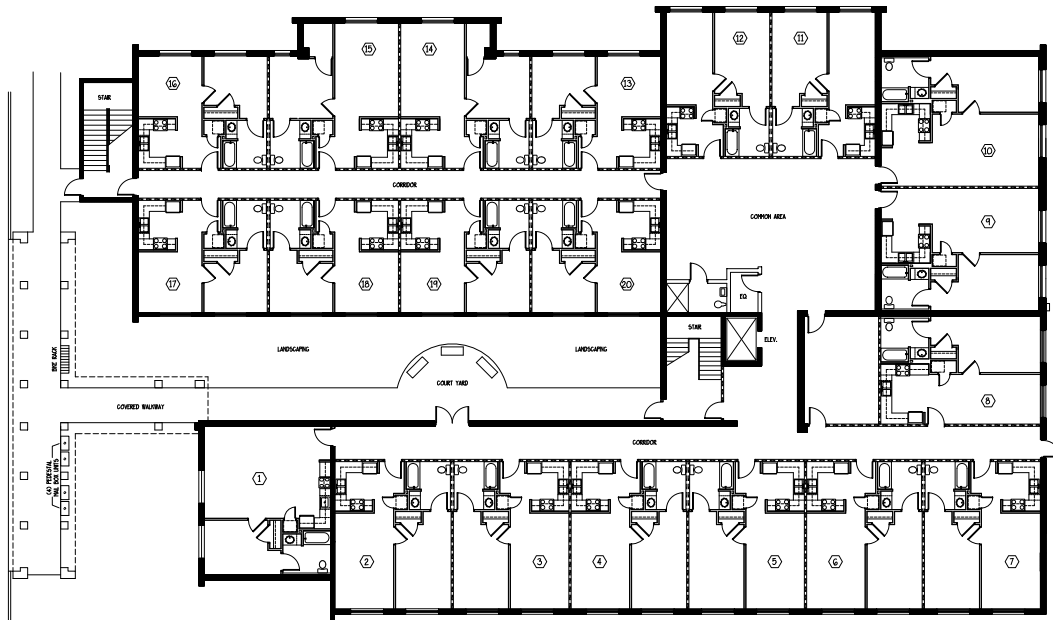
866 / 688-1802

6616 WALLWOOD ROAD

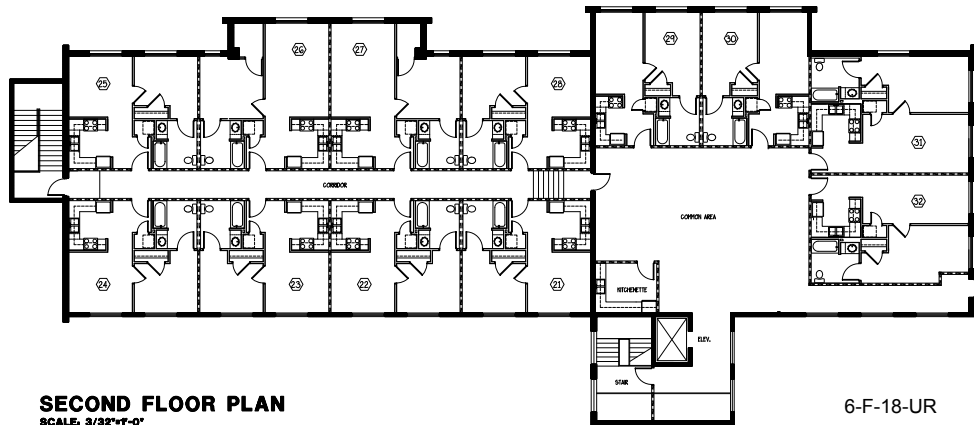


SHEET NUMBER

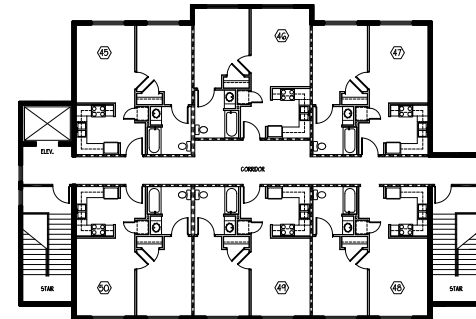
PR-3



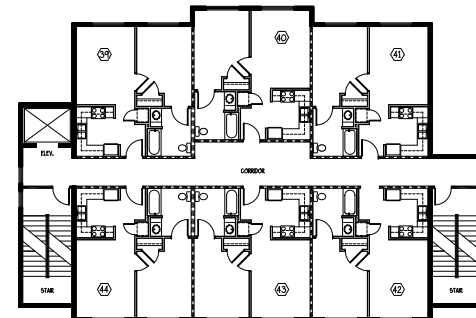
FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"



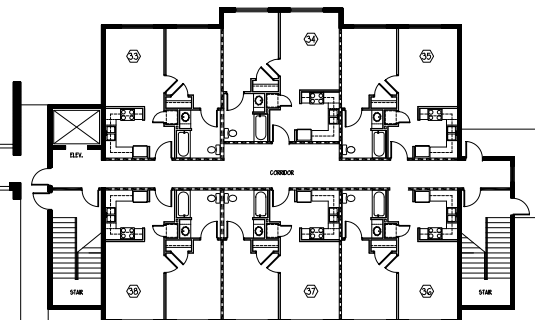
SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"



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

KNOXVILLE, TENNESSEE 37912

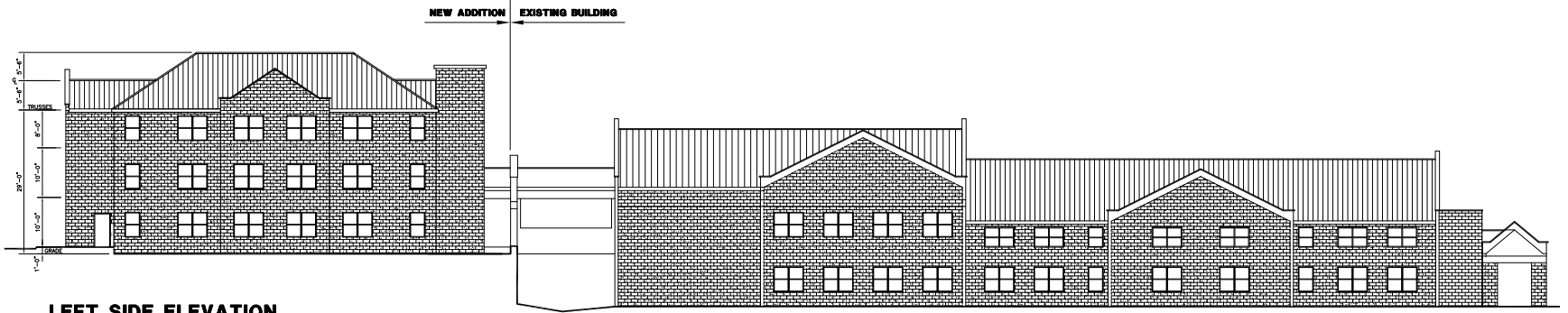
865 / 669-1032

5516 WALLWOOD ROAD



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
KNOXVILLE, TENNESSEE

ALLAN ASSOCIATES ARCHITECTS, PLLC

2704 MINERAL SPRINGS AVE. KNOXVILLE, TENNESSEE 37912
6516 WALLWOOD ROAD KNOXVILLE, TENNESSEE 37912
865 / 668-1032



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 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

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This message was directed to 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



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

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This message was directed to 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

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



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



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>
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>

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]
Received: Wednesday, 13 Jun 2018, 7:48AM
To: Houston Smelcer [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>>> 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

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6-F-18-UR_PP_8-9-18



Tom Brechko <tom.brechko@knoxmpc.org>

Helen Ross McNabb Center - Mineral Springs Manor Senior Housing 6-F-18-UR

1 message

Houston Smelcer <houston.smelcer@mcnabb.org>

Tue, Jul 24, 2018 at 11:47 AM

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

Cc: "Arthur G. Seymour, Jr." <ajseymour@fmsllp.com>, Mark Allan <markallan@allanarch.com>, Lindsay Hughes <lindsay.hughes@mcnabb.org>, Jerry Vagnier <Jerry.Vagnier@mcnabb.org>

Mr. Brechko the variance item related to our Mineral Springs Ave. senior housing project was postponed at the July BZA meeting to be heard instead at the August BZA meeting. The postponement is intended to allow time for further discussion with our neighbors on issues unrelated to the variance request. We would like to request MPC grant a 30 day deferment to the September meeting for our Use on Review request while we complete these conversations.

Per your suggestion we would also like to schedule a meeting or conference call with you to discuss the project further. Would you be available any time the week of August 6th?

Lindsay Hughes will help coordinate the group.

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



"Improving the lives of the people we serve."

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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: 01 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
------	---------	------	-------	-----	-------	--------

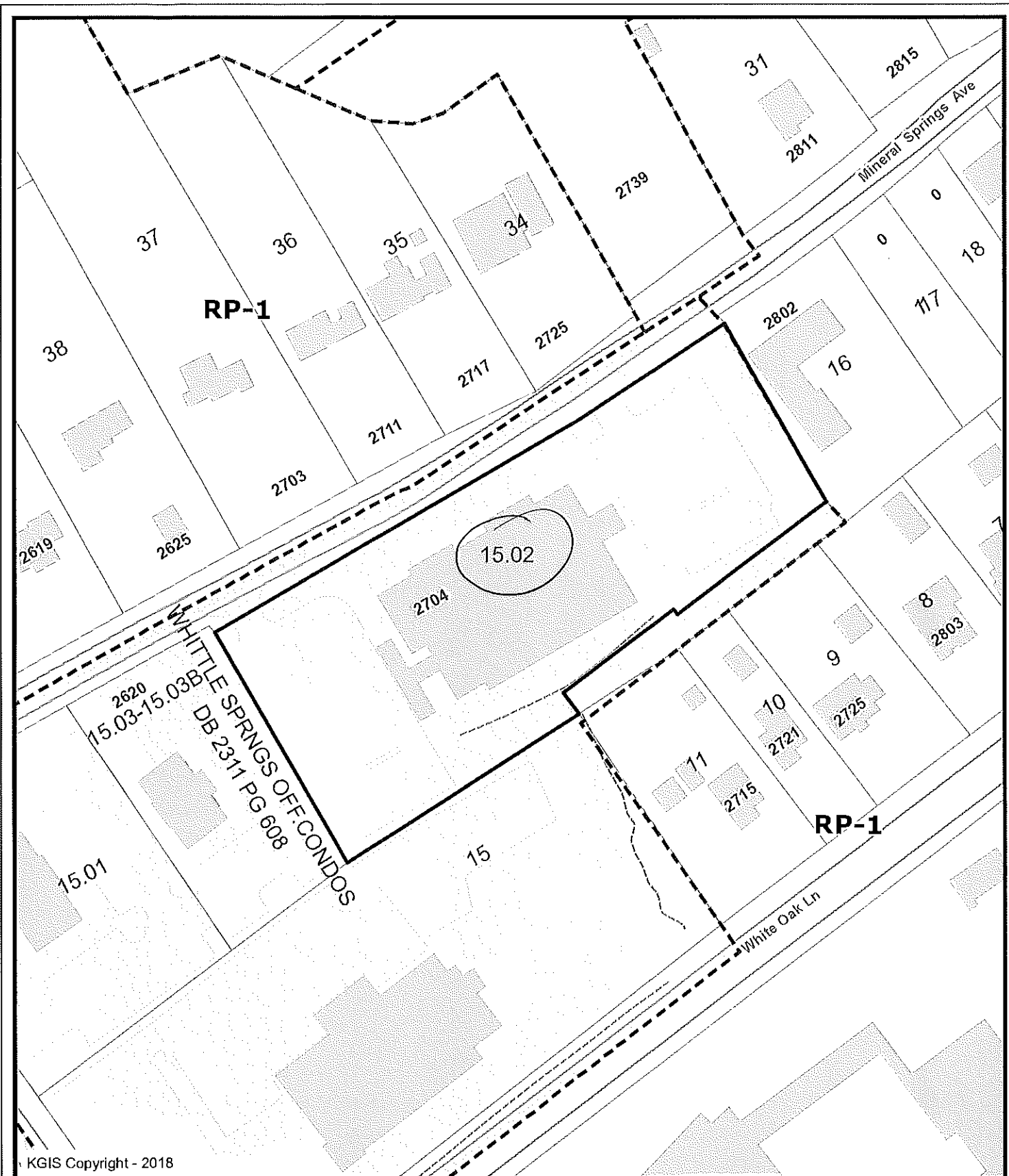
Devon Andree
Thomas J Kelly

201 W. Springdale Ave. Knoxville, TN 37917

2704 Mineral Springs Ave

✓

✓



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Letter Portrait

Printed: 4/30/2018 at 2:38:07 PM

Knoxville - Knox County - KUB Geographic Information System



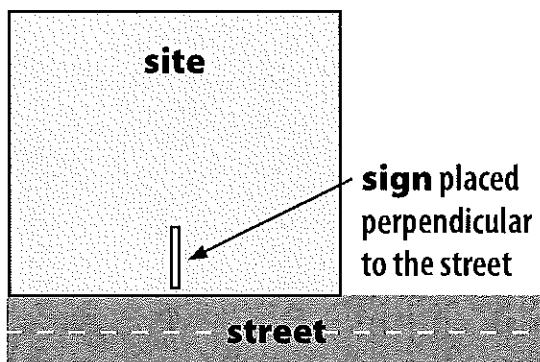
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REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. MPC staff will provide a sign to post on the property at the time of application.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



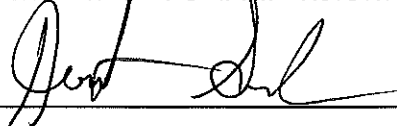
TIMING

The sign must be posted no later than **two weeks prior** to the scheduled MPC or BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC or BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

I hereby agree to post the sign provided on the subject property on or before

May 30, 2018
consistent with the guidelines provided above; and to **remove the sign within one week after** the MPC or BZA decision.

Signature: 

Printed Name: Houston Smelcer

Date: 4-30-18

MPC or BZA File Number: 6-F-18-UR