



# USE ON REVIEW REPORT

► **FILE #:** 8-I-20-UR

**AGENDA ITEM #:** 34

**AGENDA DATE:** 8/13/2020

► **APPLICANT:** PAUL SOREY  
**OWNER(S):** Crossroad, LLC

**TAX ID NUMBER:** 47 123

[View map on KGIS](#)

**JURISDICTION:** County Commission District 7

**STREET ADDRESS:** 1509 E. Emory Rd.

► **LOCATION:** North side of Dry Gap Pk & E. Emory Rd.

► **APPX. SIZE OF TRACT:** 6.86 acres

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** E. Emory Road is a major arterial with a pavement width of approximately 58 feet inside a right-of-way that varies from 64 feet to 68 feet.

**UTILITIES:** Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

**WATERSHED:** Beaver Creek

► **ZONING:** CA (General Business) and OB (Office, Medical & Related Services)

► **EXISTING LAND USE:** RR (Rural Residential)

► **PROPOSED USE:** Assisted Living Facility

**HISTORY OF ZONING:** Rezoned from Commercial A and Agricultural zoned to Residential A zone in 1986 (6-G-86-RZ); the flag stem was rezoned from RA to CA in 1994 (8-A-94-RZ); and the main portion of the property was rezoned from CA to OB in 2019 (9-I-19-RZ)

**SURROUNDING LAND USE AND ZONING:** North: Single family residential houses - RA (Low Density Residential)

South: Gas station, spa, salon - CA (General Business)

East: Single family residential houses - A (Agricultural)

West: Single family residential houses, auto and trailer sales - RA (Low Density Residential) and CA (General Business)

**NEIGHBORHOOD CONTEXT:** This area is within 1.5 miles of the I-75 interchange with Emory Road. It is a commercial, office and medium density residential node with Dry Gap Pike, near Brickey McCloud Elementary School. Single family residential neighborhoods surround the commercial node.

## STAFF RECOMMENDATION:

► **APPROVE** the development plan for an assisted living/memory care facility with up to 130 beds in a building comprising approximately 75,456 square feet, subject to the following 8 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
5. If required, meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
6. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to Planning staff approval.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. Meeting all applicable requirements of the Tennessee Department of Transportation.

With the conditions noted, this plan meets the requirements for approval of an assisted living/memory care facility in the CA/OB (General Business/Office, Medical and Related Services) districts and the other criteria for approval of a use on review.

#### **COMMENTS:**

This is a request to construct a new assisted living and memory care facility on E. Emory Road west of the I-75 interchange. The proposed two-story facility will consist of approximately 75,456 square feet. There will be a total of 94 units within the facility. 65 units are studio, 20 units have one-bedroom, and 9 units have two-bedrooms. 24 units are devoted to memory care, and the remaining 72 are assisted living.

This parcel could be considered a flag lot even though the "flag stem" portion of the lot is larger than what is typical. The facility will sit at the rear of the site on the larger portion of the property behind another parcel fronting E. Emory Road. Rather than providing access along the flag stem frontage on E. Emory Road, the applicant proposes access traversing across the parcel directly in front of the facility to the side of the flag stem. This access point is preferable to utilizing the flag stem since it is aligned with Dry Gap Pike and can be signalized. An agreement document was provided with the application that details the sale of the right-of-way to provide property for a private road connecting the assisted living facility to E. Emory Road.

Sidewalks connect the parking lot to E. Emory Road along one side of the private road entry. The proposed parking meets the Knox County zoning ordinance requirements. 46 spaces are required; 58 spaces are proposed. The parking area will need to incorporate ADA parking spaces, and this will be worked through during the site plan review process with the County. The fire lane at the rear of the property will require revision to accommodate turn-around space for fire trucks and the applicant has worked with the Fire Department on the necessary changes. The proposal will not alter the plans significantly and will be worked through during the site plan review process with the County.

Type B Landscaping is proposed on the northern, western, and southern property boundaries of the main body of the parcel. Type B landscaping is required when parking areas are adjacent to residential zones or uses.

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

1. Public utilities are available to serve the site.
2. The proposed assisted living/memory care facility will have minimal impact on the existing street system.
3. The proposed facility is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The parcel has dual zoning with CA (General Business) zoning on the narrow portion of the site fronting E. Emory Road and OB (Office, medical and Related Services) on the main body of the lot housing the facility. With the recommended conditions, the proposed facility meets all requirements of the OB zoning district and the criteria for approval of a use on review.
2. The proposed facility is consistent with the 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 substantial additional traffic through residential areas since the site is located on a major arterial street.
- No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use. Nor should this use pose a hazard or create an unsuitable environment for the surrounding properties.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes medium density residential and general commercial uses on this property. OB zoning allows consideration of an assisted living facility through the use on review process. The proposed use is in conformance with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

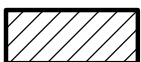
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville Board of Zoning Appeals. The date of the Knoxville Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**8-I-20-UR  
USE ON REVIEW**



Assisted Living Facility in CA (General Business) and OB (Office, Medical & Related Services)

Original Print Date: 7/20/2020

Revised:

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Sorey, Paul

Map No: 47

Jurisdiction: County

0 500  
Feet

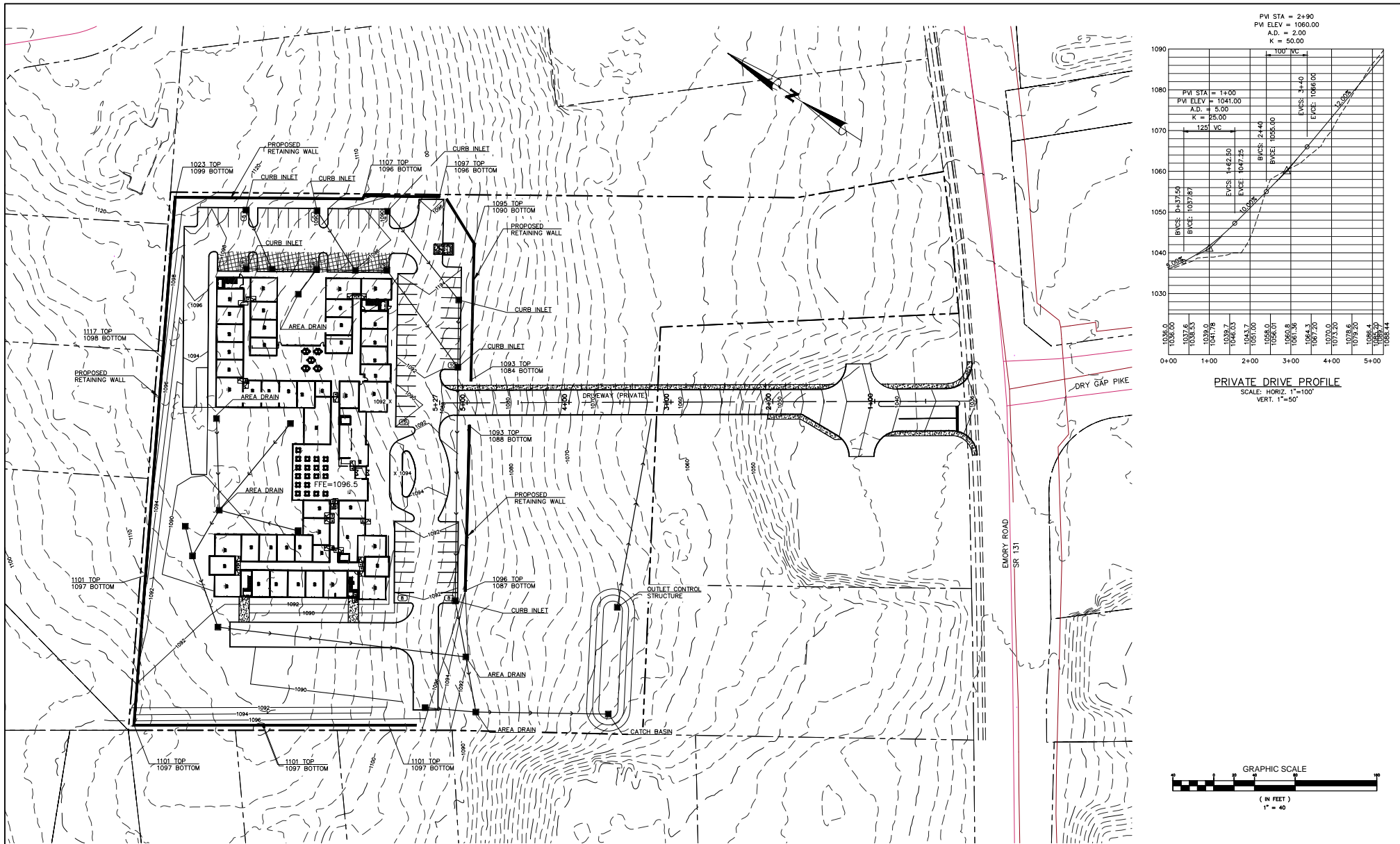




# THE LODGE AT EMORY MILLS ASSISTED LIVING

## TWO STORY / 94 UNIT / 75,456 SQUARE FEET





NUMBER:	REVISION:	DATE:

**WELROC ENTERPRISES LLC**  
Consulting • Development • Engineering

376 LOCHMERE DRIVE  
MORRISTOWN, TENNESSEE, 37814

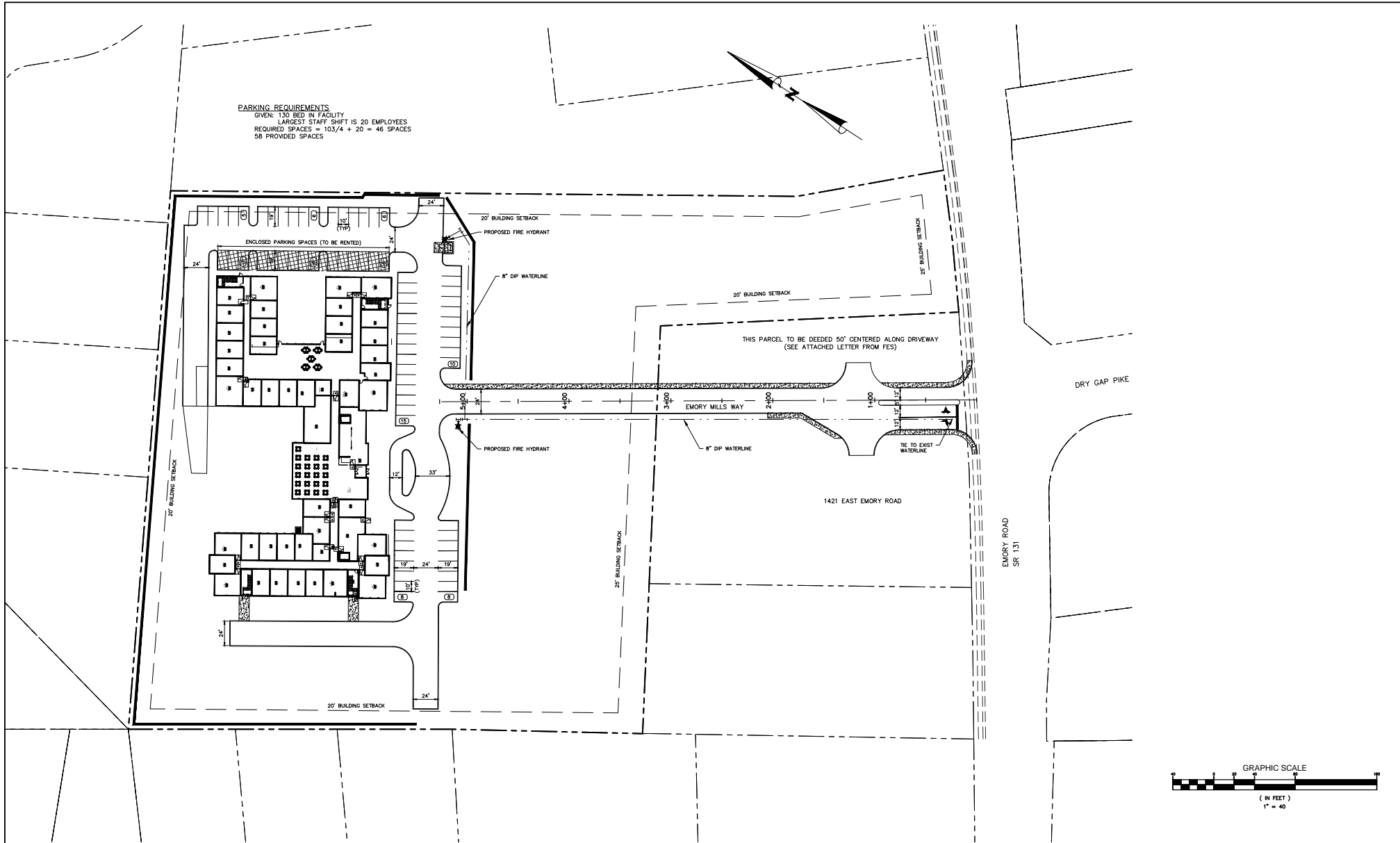
EMORY MILLS ASSISTED LIVING FACILITY

"USE ON REVIEW"

SITE GRADING & DRAINAGE PLAN

SCALE: 1"=40'  
DATE: 06/29/20  
DRAWN BY: SH  
CHECKED BY: RC  
SHEET: 2 OF 2

(8-1-20-UR)



NUMBER:	REVISION:	DATE:

**WELROC ENTERPRISES LLC**  
 Consulting • Development • Engineering

376 LOCHMERE DRIVE  
 MORRISTOWN, TENNESSEE, 37814

EMORY MILLS ASSISTED LIVING FACILITY

"USE ON REVIEW"

SITE PLAN

	SCALE:	1"=40'
	DATE:	06/29/20
	DRAWN BY:	SH
	CHECKED BY:	RC
	SHEET:	1 OF 2

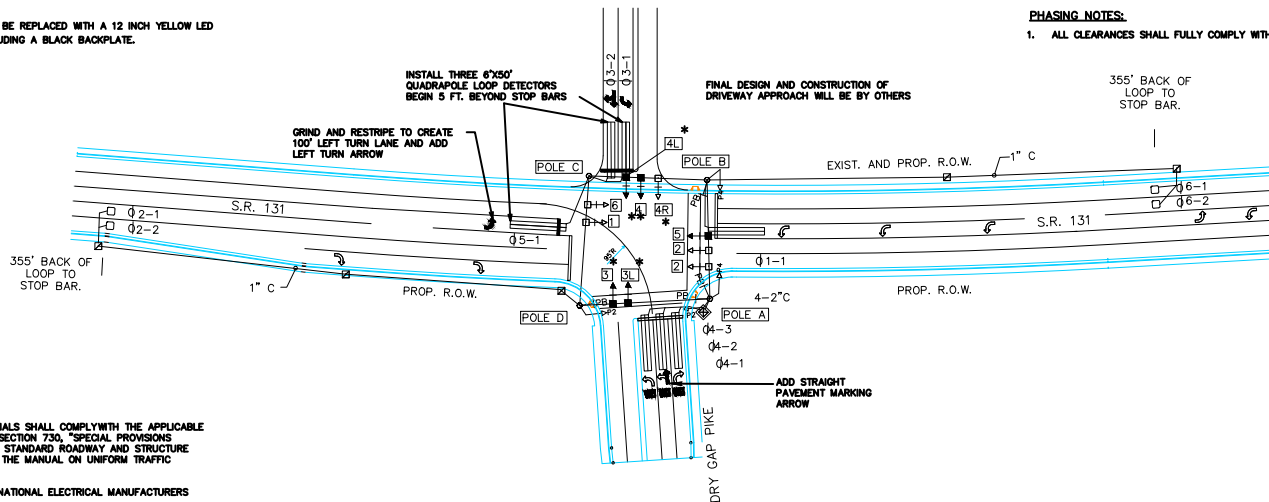
(8-1-20-UR)



\* 1. NEW VEHICULAR SIGNAL HEADS SHALL BE 12 INCH YELLOW LED TYPE MATCHING EXISTING HEADS. THESE SHALL HAVE BLACK BACKPLATES AND YELLOW DISCONNECT HANGERS.

\*\*

\*\* 2. EXISTING SIGNAL HEAD SHALL BE REPLACED WITH A 12 INCH YELLOW LED TYPE MATCHING EXISTING HEADS, INCLUDING A BLACK BACKPLATE.



1. EQUIPMENT AND INSTALLATION OF TRAFFIC SIGNALS SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE TDDT STANDARD SPECIFICATIONS-SECTION 730, "SPECIAL PROVISIONS FOR TRAFFIC SIGNALS." TRAFFIC SIGNALS SHALL BE DESIGNED TO MEET THE TDDT STANDARD DRAWINGS (SHEETS T-50-1 THRU T-50-13), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. ALL EQUIPMENT SHALL MEET ALL APPLICABLE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION STANDARDS.
3. ALL NEW SIGNAL DISPLAYS SHALL BE COVERED WITH A DURABLE BLACK BAG WHEN NOT OPERATIONAL. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SIGNAL DISPLAYS REMAIN COVERED AND THAT COVERS DO NOT BECOME WORN AND TATTERED BEFORE SIGNAL COVERS ARE REMOVED.
4. ALL SIGNAL CABLE SHALL COMPLY WITH TDDT STANDARD SPECIFICATIONS (ISMA) APPROVED CABLE SHALL COMPLY WITH TDDT STANDARD SPECIFICATIONS.
5. ALL TRAFFIC SIGNAL EQUIPMENT SHALL BE INSTALLED WITHIN THE RIGHT-OF-WAY. NO EXCEPTIONS WILL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM KNOX COUNTY.
6. THE LOCATIONS OF UTILITIES AND UNDERGROUND STRUCTURES ARE NOT SHOWN ON THESE LISTS. THE CONTRACTOR SHALL COORDINATE WITH UTILITY OWNERS AND UTILITY OWNERS AS REQUIRED TO IDENTIFY, RELOCATE, AND PROTECT THE FEATURES AS NECESSARY PRIOR TO EQUIPMENT INSTALLATION. SOME EQUIPMENT CAN BE LOCATED BY CALLING THE TENNESSEE ONE CALL SYSTEM, 1-800-351-1111 AS REQUIRED BY TCA 65-3-106.
7. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT. THE COST OF PROTECTING EXISTING UTILITIES FROM DAMAGE AND FURNISHING SPECIAL EQUIPMENT WILL BE INCLUDED IN THE PRICE BID.
8. THE COST OF ANY DAMAGE TO UTILITY FACILITIES SHALL BE BORNE BY THE CONTRACTOR.
9. ANY DISTURBED AREA DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR AS ACCEPTABLE BY KNOX COUNTY.
10. PROVIDE TEMPORARY TRAFFIC CONTROL AS REQUIRED IN FULL COMPLIANCE WITH THE MUTCD.

1. ALL CLEARANCES SHALL FULLY COMPLY WITH MUTCD.

**MODIFICATION OF EXISTING TRAFFIC SIGNAL TO SERVE A NEW SOUTHBOUND APPROACH, INCLUDING:**

- 3 NEW LOOP DETECTORS
- 4 NEW SIGNAL HEADS
- 1 REPLACEMENT SIGNAL HEAD
- CONTROLLER / CABINET MODIFICATIONS TO ADD SOUTHBOUND PHASE AND EASTBOUND LEFT-TURN PHASE
- PAVEMENT MARKING CHANGES TO PROVIDE FOR THE SOUTHBOUND APPROACH, EASTBOUND EFT-TURN LANE AND NORTHBOUND THROUGH MOVEMENT

CCI PROJECT NO.	01510-0000
DATE	02-18-2020
P.M.	ALC
DRAWN	WAS
Q.C.	ALC

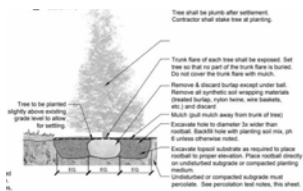
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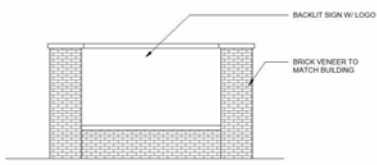
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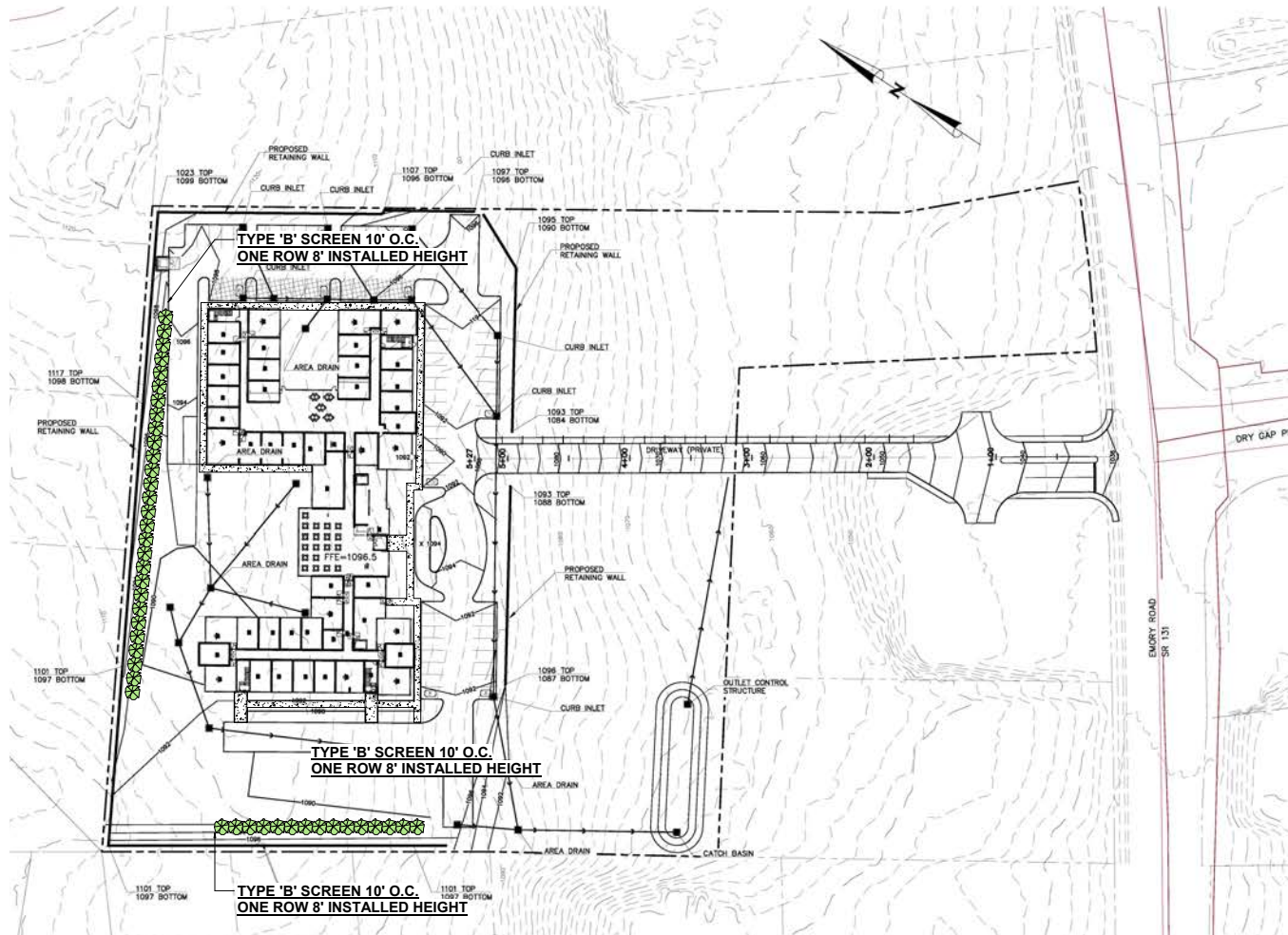
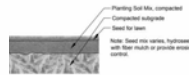




1. Evergreen Tree Planting Detail  
Scale: N.T.S.



2. MONUMENT SIGN - ELEVATION  
1/4" = 1'-0"



3. SITE PLAN  
1/8" = 30'-0"

**ASSISTED LIVING**  
38,652 SF FIRST FLOOR  
37,000 SF SECOND FLOOR  
75,652 SF TOTAL GROSS SF  
94 TOTAL UNITS

**Room Legend**

- ADMIN
- KITCHEN
- LAUNDRY
- LAUNDRY / MECH
- MECH
- MEMORY CARE ADMIN
- ONE BEDROOM
- STAIR
- STAIRS
- STUDIO
- TWO BEDROOM

**ALF**  
STUDIO 47  
ONE BEDROOM 17  
TWO BEDROOM 6

**MEMORY CARE 24 UNITS**  
STUDIO 18  
ONE BEDROOM 3  
TWO BEDROOM 3

**FIRST LEVEL**  
STUDIO 12  
ONE BEDROOM 5  
TWO BEDROOM 1

**SECOND LEVEL**  
STUDIO 35  
ONE BEDROOM 12  
TWO BEDROOM 5



Project Information		Code Information		Drawing Information	
THE LODGE AT EMORY MILLS		Type of Const: Type VA Fully Sprinklered		Issue Date: 07/27/2020	Planning File Number: 84-20-UR
SOREY SENIOR		Occupancy Class: I-1		Revisions	Drawn By: Author
		Fire Protection Systems		No. Description Date	Checked By: DML
		Fire Alarm (NFPA 72)			Scale: 1/8" = 1'-0"
		Smoke Alarm			
		Sprinkler System (NFPA 13)			
		Fire Extinguisher (NFPA 10)			
		UL Rated Assemblies			

**ASSISTED LIVING**  
**38,701 SF FIRST FLOOR**  
**36,755 SF SECOND FLOOR**  
**75,456 SF TOTAL GROSS SF**  
**94 TOTAL UNITS**

**Room Legend**

- COMMON AREA
- LAUNDRY
- LAUNDRY / MECH
- ONE BEDROOM
- OPEN TO BELOW
- STAIR
- STUDIO
- TWO BEDROOM

**ALF**  
 STUDIO 47  
 ONE BEDROOM 17  
 TWO BEDROOM 6

**MEMORY CARE 24 UNITS**  
 STUDIO 18  
 ONE BEDROOM 3  
 TWO BEDROOM 3

**FIRST LEVEL**  
 STUDIO 12  
 ONE BEDROOM 5  
 TWO BEDROOM 1

**SECOND LEVEL**  
 STUDIO 35  
 ONE BEDROOM 12  
 TWO BEDROOM 5



Level 2  
 1/8" = 1'-0"

CONCEPT ONLY  
 See

**THE LODGE AT EMORY MILLS**  
 KNOXVILLE, TN

CONCEPT

Project Information		Code Information		Drawing Information	
THE LODGE AT EMORY MILLS		Type of Const: Type VA Fully Sprinklered		Issue Date: 07/27/2020	Planning File Number: 84-20-UR
SOREY SENIOR		Occupancy Class: I-1		Revisions	Author
		Fire Protection Systems		No. Description Date	Drawn By
		Fire Alarm (NFPA 72)			Checked By
		Smoke Alarm			Scale
		Sprinkler System (NFPA 13)			
		Fire Extinguisher (NFPA 10)			
		UL Rated Assemblies			



Project Information		Code Information		Drawing Information	
THE LODGE AT EMORY HILLS		Type of Const: Type VA Fully Sprinklered		Issue Date: 07.27.2025	Planning File Number: 84-204UR
SOREY SENIOR		Occupancy Class: I-1		Revisions	Author
		Fire Protection Systems		No. Description Date	Drawn By
		Fire Alarm (NFPA 72)			Checked By
		Smoke Alarm			Scale
		Sprinkler System (NFPA 13)			
		Fire Extinguisher (NFPA 10)			
		UL Rated Assemblies			





## DEVELOPMENT REQUEST

### DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☒ Use on Review / Special Use

### SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

### ZONING

- ☐ Plan Amendment  
☐ Rezoning

Paul Sorey

Owner

Applicant Name

Affiliation

06/26/2020

08/13/2020

8-I-20-UR

Date Filed

Meeting Date (if applicable)

File Numbers(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☒ Architect/Landscape Architect

Daniel Levy

DKLEVY PLLC

Name

Company

3523 Maloney Road

Knoxville

TN

37920

Address

City

State

Zip

(865) 474-9264

dlevy@dklevydesign.com

Phone

Email

## CURRENT PROPERTY INFO

CROSSROAD LLC

215 GREENBRIAR RD TALBOTT, TN 37877

(865) 388-9005

Owner Name (if different)

Owner Address

Owner Phone

1509 East Emory Road, Knoxville, TN 37938

047123

Property Address

Parcel ID

North side of Dry Gap Pike and E Emory Road

6.86 acres

General Location

Tract Size

Knox County

CA / OB

Jurisdiction (specify district above)

☐ City ☒ County

Zoning District

North County

MDR/O

PLANNED GROWTH

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

RR

N

HPUD

HPUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

## REQUEST

DEVELOPMENT	SUBDIVISION	ZONING
<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): <u>Assisted Living Facility</u>	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements _____	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____ <hr/> <div> Proposed Density (units/acre) <div>Previous Rezoning Requests</div> </div> <input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	<b>PLAT TYPE</b>	<b>FEE 1:</b>	<b>TOTAL:</b>
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$1,500	
	<b>ATTACHMENTS</b>	<b>FEE 2:</b>	
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
	<b>ADDITIONAL REQUIREMENTS</b>	<b>FEE 3:</b>	
	<input type="checkbox"/> Design Plan Certification ( <i>Final Plat only</i> )		
	<input checked="" type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> )		
	<input type="checkbox"/> Traffic Impact Study		\$1500.00

**AUTHORIZATION** By signing below, I certify I am the property owner, applicant or the owners authorized representative.

	Daniel M. Levy	06/26/2020
Applicant Signature	Please Print	Date
(865) 474-9264	dlevy@dklevydesign.com	
Phone Number	Email	
	Michelle Portier	6/29/2020
Staff Signature	Please Print	Date

Date: July 25, 2020

Re: Purchase of Property

The undersigned shareholders, representing 100% of the shareholders of FES Properties, Inc., agree that we intend to sell a portion of the property we own at 1421 East Emory Road, Knoxville, TN to an entity known as Crossroad, LLC or to an entity that Crossroad, LLC may decide. The purpose is to provide property for a private road to connect from the signal light at Dry Gap Pike and East Emory Road to property currently owned by Crossroad, LLC. The strip of property will be up to fifty feet wide and will run north of East Emory Road up the hill across our property as generally shown on site plans submitted to Knox County MPC for review in the August 2020 Use on Review meeting.

Linda S. Noonkesser

Linda S. Noonkesser

Date 7-25-20

Stanley F. Sorey

Stanley F. Sorey

Date 7/25/20

Pamela S. Clark

Pamela S. Clark

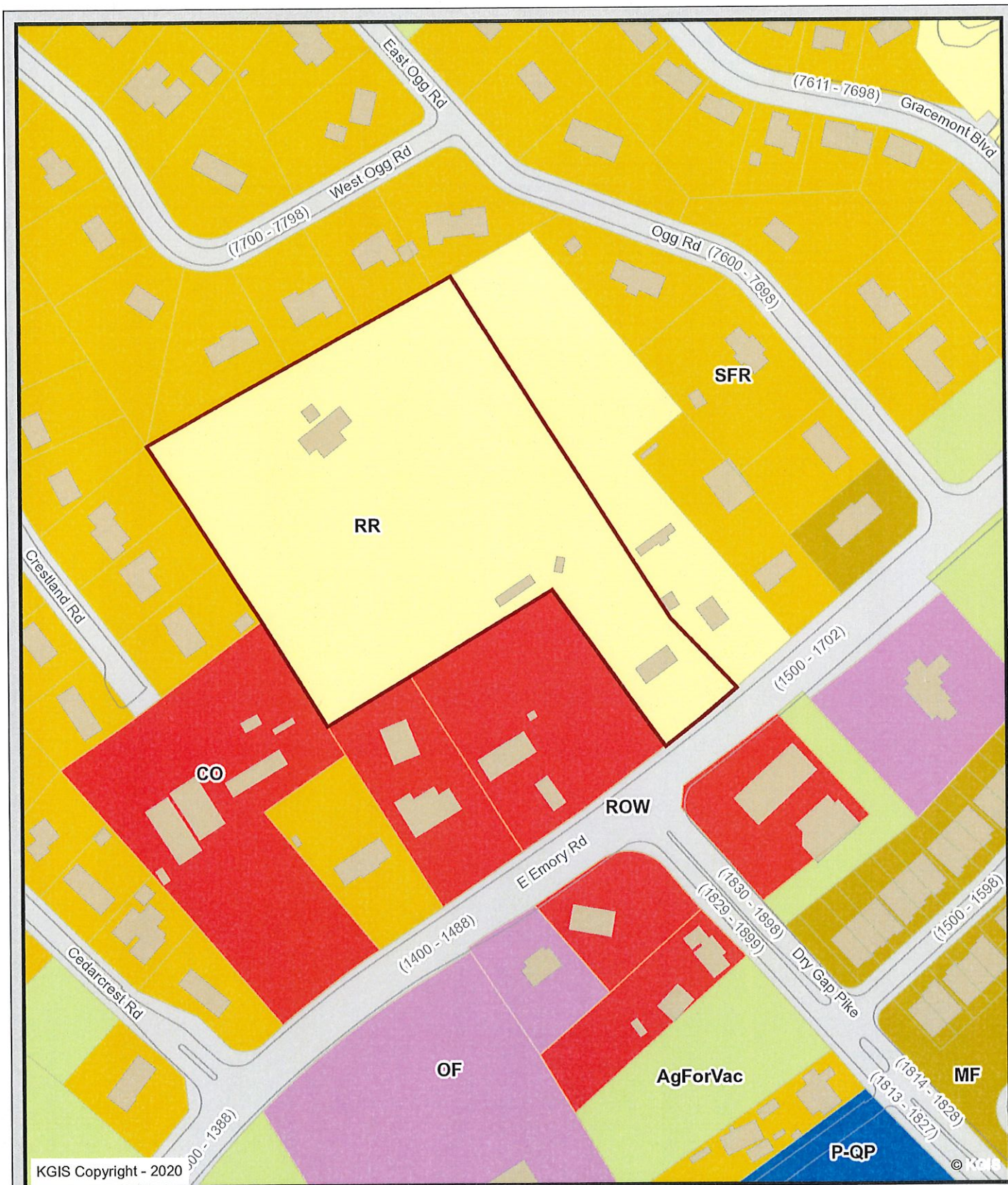
Date 7/25/20

Brian P. Sorey

Brian Paul Sorey

Date July 25, 2020





## Zoning Map

Knoxville - Knox County - KUB Geographic Information System

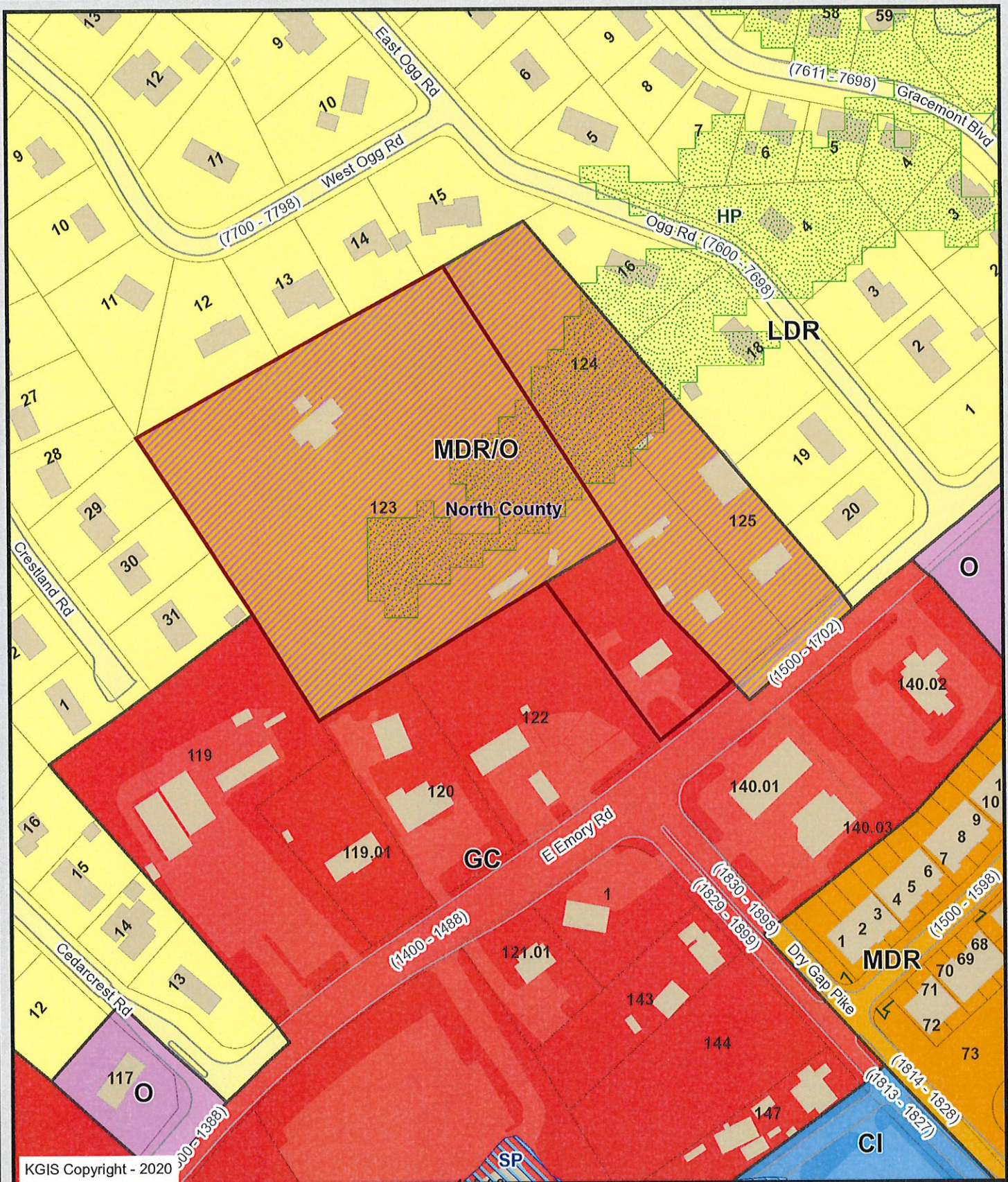


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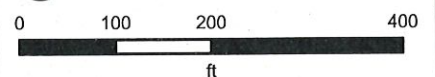
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## Sector Plan Map

Knoxville - Knox County - KUB Geographic Information System



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