



# USE ON REVIEW REPORT

▶ **FILE #:** 1-K-20-UR

**AGENDA ITEM #:** 30

**AGENDA DATE:** 1/9/2020

▶ **APPLICANT:** AUTUMN CARE ASSISTED LIVING

OWNER(S): Autumn Care LLC

TAX ID NUMBER: 90 E B 016

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3222 Byington Beaver Ridge Rd.

▶ **LOCATION:** East side of Byington Beaver Ridge Rd., south side of Shady Oak Ln.

▶ **APPX. SIZE OF TRACT:** 1.83 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Byington Beaver Ridge Rd., a major collector street with 20' of pavement width within 40' of right of way and Shady Oak Lane, a local street with 17' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Residential and Assisted Living Facility

▶ **PROPOSED USE:** Expansion of an existing assisted living facility

HISTORY OF ZONING: Prpoerty was rezoned from CA to OB in 2007 and 2019 (12-AA-07-RZ, 9-B-19-RZ).

SURROUNDING LAND USE AND ZONING: North: Church / CA (General Business)

South: Residences, vacant land / OB (Office, Medical and Related Services), RA (Low Density Residential)

East: Residences / CA (General Business), RA (Low Density Residential)

West: Car wash, residences / CA (General Business), RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The area is near the Karns Crossroads neighborhood commercial node. The site is adjacent to a church and within 350 feet of Oak Ridge Highway. The surrounding area consists primarily of single family residential transitioning to commercial closer to the highway corridor.

## STAFF RECOMMENDATION:

▶ **APPROVE** the request for an approximate 12,700 square foot addition to the existing assisted living facility with 20 additional units (50 total units), subject to the following 5 conditions:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

2. Meeting all applicable requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
5. Installing landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

With the conditions noted above, this request meets the requirements for approval of an assisted living facility in the OB zoning district and other criteria for a use on review.

**COMMENTS:**

The applicant is proposing to construct a one story, 12,653 sqft addition with 20 units to the existing Autumn Care Assisted Living Facility at the corner of Byington-Beaver Ridge Road and Shady Oak Lane. The existing facility was approved by the Planning Commission in 2008 (1-A-08-UR) and is 14,889 sqft with 30 units. If approved and constructed, the expanded facility will be 27,959 sqft with 50 units.

In addition to the new units, the expansion will include a new entry and lobby, living space and courtyard with a gazebo between the wings of the facility. There will be a 15' wide type 'A' landscape screen on the east and southeast property lines which is shared with existing residential uses (see sheet L100, Landscape Plan).

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

1. The proposal will have no impact on schools.
2. Adequate sight distance is available in both directions from the existing entrance onto Byington-Beaver Ridge Road and the new entrance on Shady Oak Lane.
3. Public water and sewer utilities are available to serve the development.
4. The property is located along a major collector street and meets the Knox County Zoning Ordinance requirements for approval of an assisted living facility.
5. The applicant is proposing a 15' wide, type 'A' landscape screen adjacent to residential properties, as required by Article 4, Section 4.10.11 of the Knox County Zoning Ordinance.

**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.
2. The proposal meets all relevant requirements of the OB zoning district and use on review.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan proposes office uses for this site which is consistent with the OB zoning and the proposed use of the site.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 130 (average daily vehicle trips)

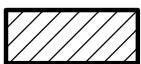
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

The Planning Commission'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 a Planning Commission decision in the County.



**1-K-20-UR  
USE ON REVIEW**



Expansion of an existing assisted living facility in OB (Office, Medical, and Related Services)

Petitioner: Autumn Care Assisted Living

Map No: 90

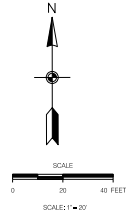
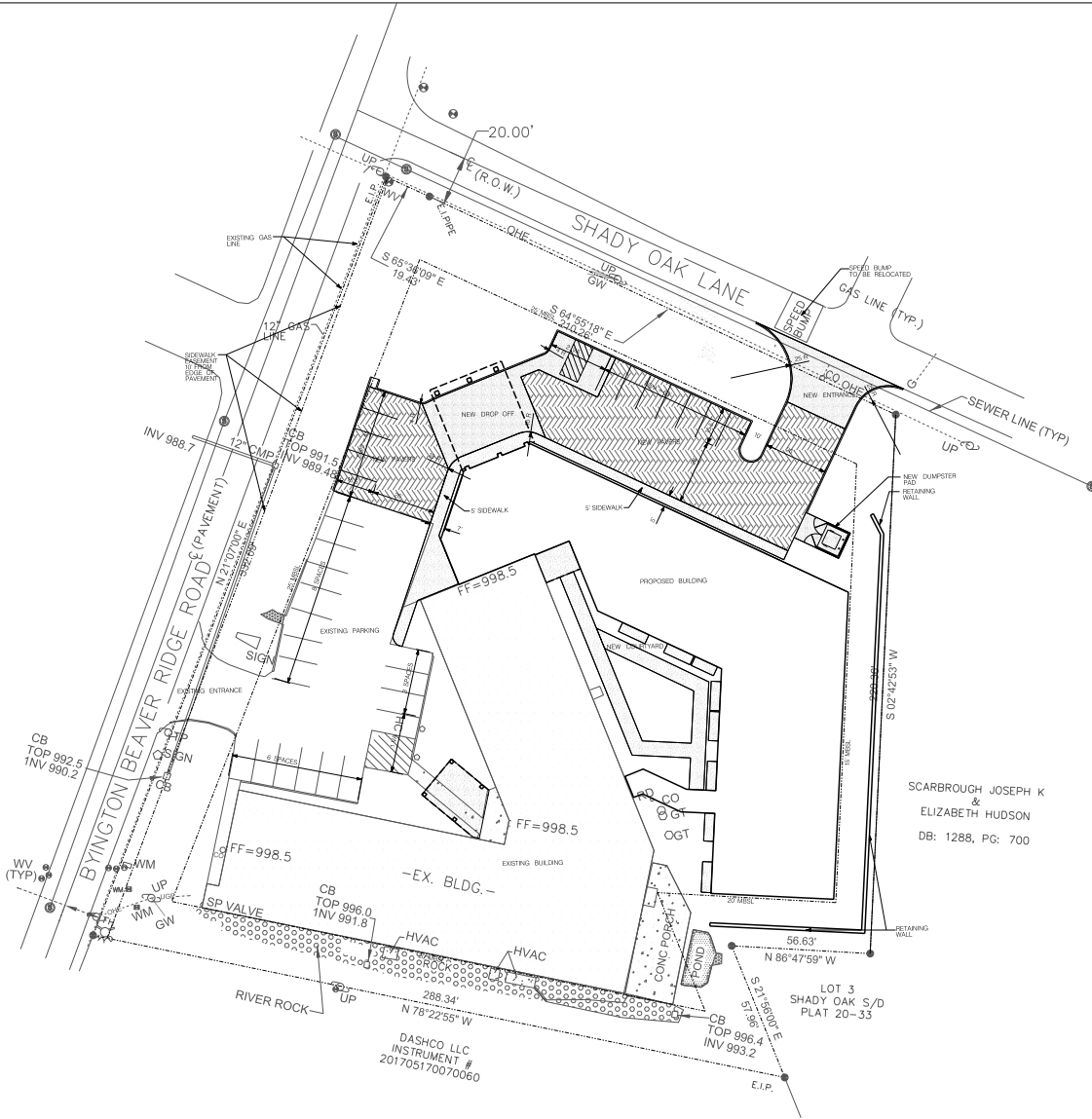
Jurisdiction: County



Original Print Date: 12/18/2019

Revised:

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



**LEGEND:**

EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
○	○	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM CHAIN
---	---	POTABLE WATER
---	---	SEWER
---	---	NATURAL GAS
---	---	UNDERGROUND ELECTRICAL
○	○	MANHOLE
○	○	WATER METER
○	○	FIRE HYDRANT
○	○	SURFACE FLOW
○	○	BILT FENCING
○	○	CURB
○	○	CONCRETE PAVEMENT
○	○	ASPHALT PAVEMENT
○	○	CONSTRUCTION ENTRANCE
○	○	EROSION CONTROL MAT

**GEORGE ARMOUR EWART ARCHITECT**

404 Boardman Park Circle  
Knoxville, TN 37919  
865.602.7771  
Fax 865.602.7742  
www.georgeewart.com  
Fax 865.602.7742  
www.georgeewart.com

**AUTUMN CARE SENIOR CARE**  
1-K-20-UR  
KARNIS, TENNESSEE



1-K-20-UR  
Revised: 12/20/2019

**PROJECT DATA**

USE: ASSISTED LIVING  
ZONING: OB  
PARCELS: 001 EBRB  
PARKING SUMMARY: SPACES  
PARKING DIMENSIONS: 24 SPACES (3 ADA)  
CALCULATION (COUNT):  
STREETS (COUNT):  
REAR: 20  
REAR: 20

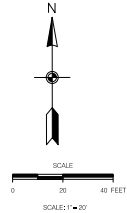
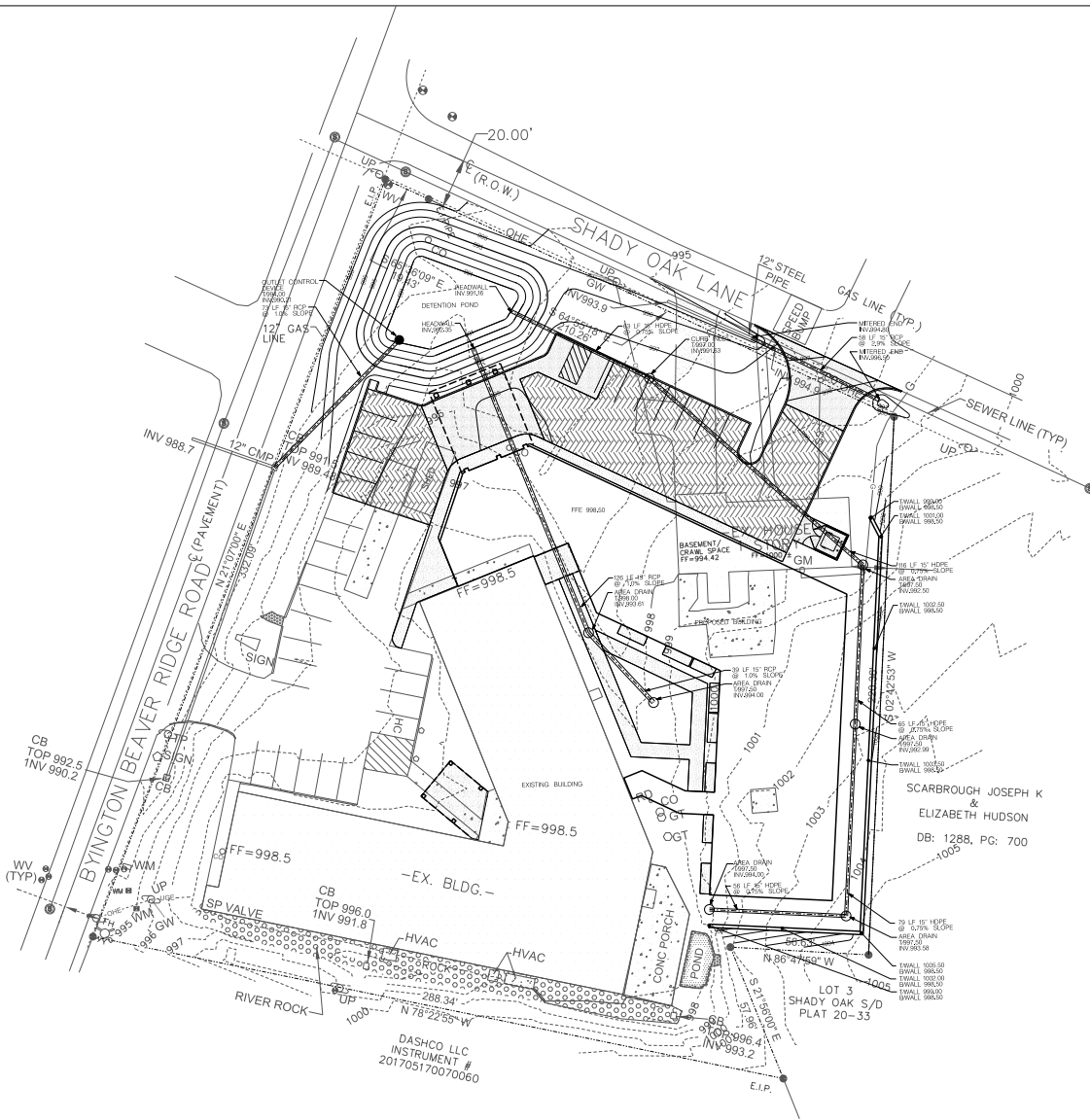
**BUILDING AREA:**  
BUILDING AREA: 11,000 SF (1 STORY)  
TOTAL BUILDING AREA: 22,000 SF (2 STORY)  
FLOOR AREA: 11,000 AC  
PERVIOUS AREA: 106 AC  
FLOOR AREA: 24.6 %  
PERVIOUS AREA: 46.2 %  
GROUND AREA: 24.6 %



SITE LAYOUT PLAN

DATE: 06 DECEMBER 2019  
PROJECT NO.: \*\*\*\*\*  
PROJ. MGR.: HAVEN

**MPC01**



**LEGEND:**

EXISTING	PROPOSED	DESCRIPTION
---	---	GROUND CONTOUR ELEVATION
○	○	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SEWERY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	UNDERGROUND ELECTRICAL
○	○	MANHOLE
○	○	WATER METER
○	○	FIRE HYDRANT
○	○	SURFACE FLOW
○	○	BILT FENCING
○	○	CURB
○	○	CONCRETE PAVEMENT
○	○	ASPHALT PAVEMENT
○	○	CONSTRUCTION ENTRANCE
○	○	EROSION CONTROL MAT



**AUTUMN CARE SENIOR CARE**  
1-K-20-UR  
KARNES, TENNESSEE



SITE GRADING PLAN

1-K-20-UR  
Revised: 12/20/2019

DATE: 06 DECEMBER 2019  
PROJECT NO.: \*\*\*\*\*  
PROJ. MGR.: HAVEN  
**MPC02**

**Knox County Requirements**

Any business or industrial use of property, except a parking or loading area, shall plant and maintain a Type "A" landscape screen, as provided by the MPC, within a landscape buffer strip a minimum of fifteen (15) feet in width adjacent to property developed for residential use within the A, Agricultural Zone district or zoned for residential or office uses.

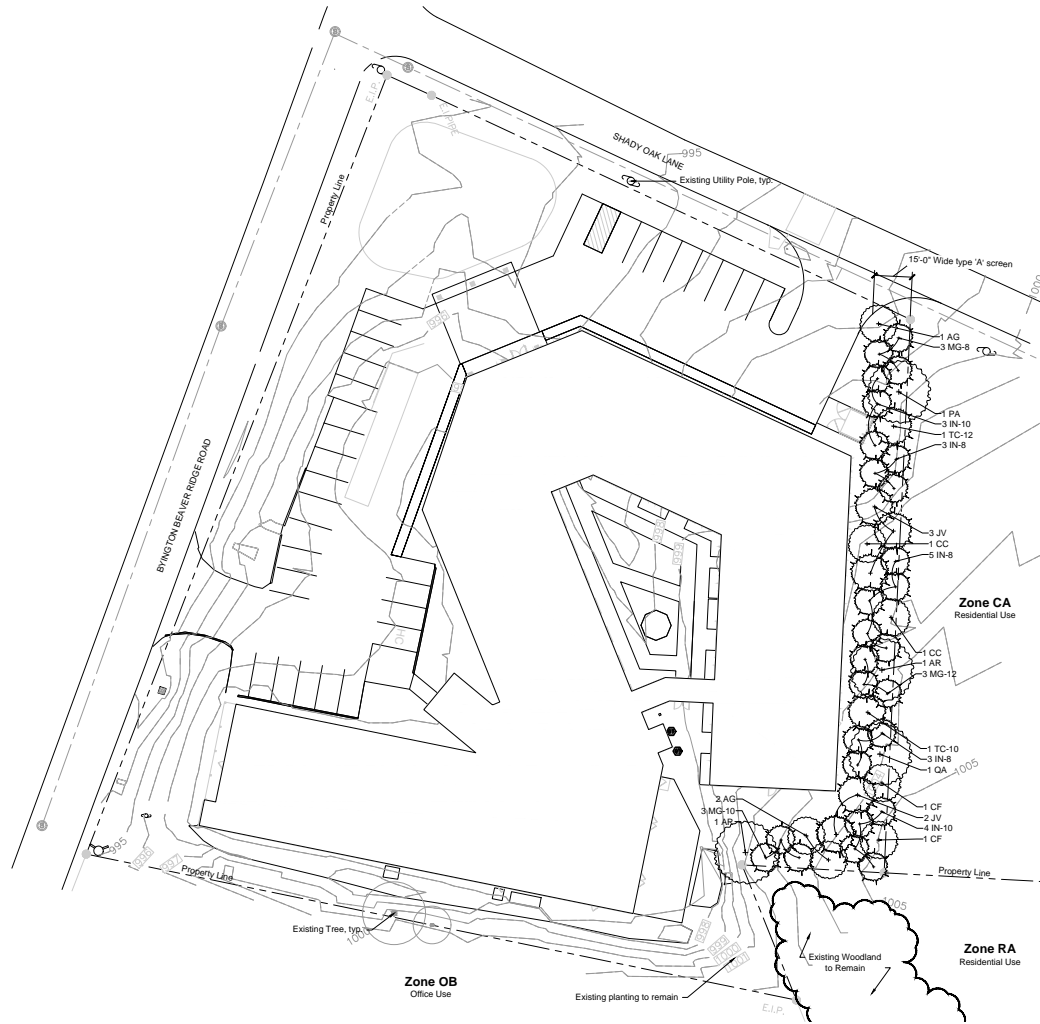
**Type A Screen**

Appropriate Location: Boundaries of commercial and industrial developments adjoining residential areas

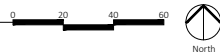
Note: Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- Two offset rows of deciduous or evergreen canopy trees (at a maximum 16' o.c.) with a 6 ft. high continuous dense evergreen hedge, fence, wall or earth berm
- Two offset rows of evergreen trees with branches touching the ground (at a maximum 12' o.c.)

Linear Feet of property edge abutting residential development: 262 ft  
 Knox County Required: 44 Trees  
 Landscape Buffer Provided: 45 Trees (see plan and plant schedule)



Plan  
 Scale: 1" = 20'-0"



**Plant Schedule**

Qty	Quantity Description	Comments	Size	Notes
1	AG		16"	
3	MG-8		16"	
1	PA		16"	
3	IN-10		16"	
3	TC-12		16"	
3	IN-8		16"	
3	JV		16"	
1	CC		16"	
6	IN-8		16"	
1	CC		16"	
1	AR		16"	
3	MG-12		16"	
1	TC-10		16"	
3	IN-8		16"	
1	CA		16"	
1005				
2	AG		16"	
3	MG-10		16"	
1	AP		16"	
1	CF		16"	
2	JV		16"	
4	IN-10		16"	
1	CF		16"	
1005				
1005				

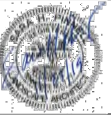
1-K-20-UR  
 Revised: 12/20/2019



This drawing is the property of Hedstrom Design, LLC and is not to be reproduced or copied in whole or in part without the authorization from Hedstrom Design, LLC. It is to be used for the project specifically identified herein and is not to be used on any other project. The Contractor is responsible for verifying all field measurements, quantities, dimensions, and related field construction items.

Any discrepancies, inconsistencies or ambiguities found between the drawings, specifications, and the conditions shall be immediately reported to the Landscape Architect in writing. The Landscape Architect will promptly correct the same and will issue a written Change Order and disclosure of such discrepancies, inconsistencies, or ambiguities shall be done at the Contractor's risk.

**Autumn Care - Karns**  
 3222 Byington Beaver Ridge Road,  
 Knoxville, TN



Date: 11.25.19  
 Job Number: 19-086  
 Drawn By: WEC Ck'd By: SHP

Rev	Description	Date

Sheet Name:  
**Landscape Plan**

Sheet Number:  
**L100**



PRELIMINARY -  
 NOT FOR  
 CONSTRUCTION

FIRST FLOOR PLAN

1-K-20-UR  
 Revised: 12/20/2019

DATE: 19 DEC. 2019  
 PROJECT NO.: 19109  
 PROJECT MGR.: GAE  
 PLANNING #: 1-K-20-UR

**A1.1**



PLAN NORTH  
 1  
 AT 1  
**FIRST FLOOR**  
 SCALE: 1/8" = 1'-0"

C:\projects\3222 Byington Beaverbridge Rd\3222 Byington Beaverbridge Rd\_19109\_Rev12.20.19.dwg 12/20/2019 10:10:10 AM



PRELIMINARY -  
 NOT FOR  
 CONSTRUCTION

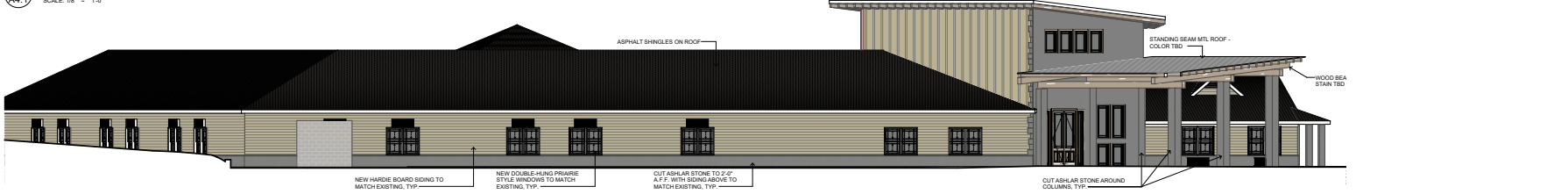
ELEVATIONS

DATE: 19 DEC. 2019  
 PROJECT NO.: 19109  
 PROJECT MGR.: GAE  
 PLANNING #: 1-K-20-UR

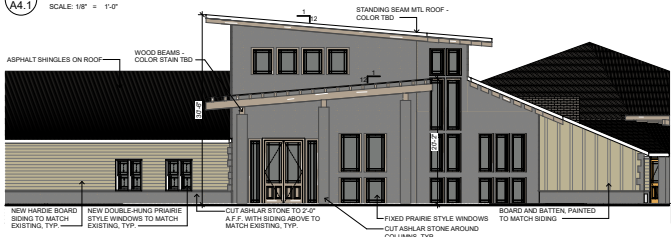
**A4.1**



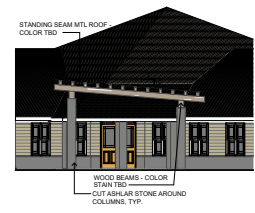
1 ELEVATION  
 A4.1 SCALE: 1/8" = 1'-0"



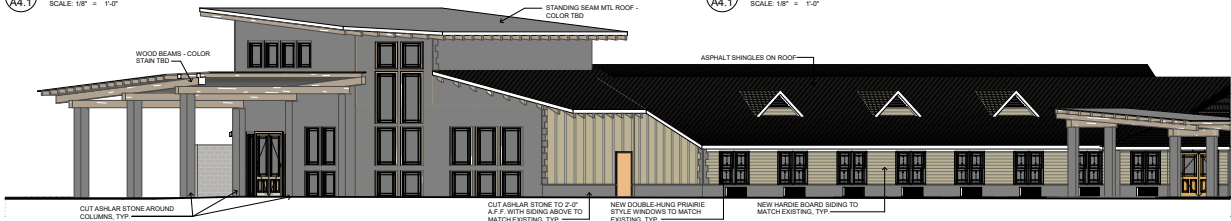
2 ELEVATION  
 A4.1 SCALE: 1/8" = 1'-0"



3 ELEVATION  
 A4.1 SCALE: 1/8" = 1'-0"



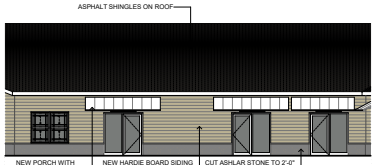
4 ELEVATION  
 A4.1 SCALE: 1/8" = 1'-0"



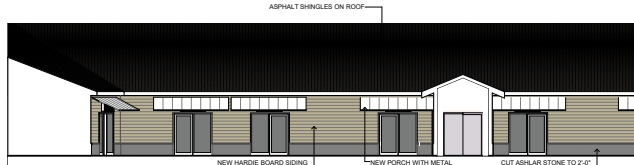
5 ELEVATION  
 A4.1 SCALE: 1/8" = 1'-0"



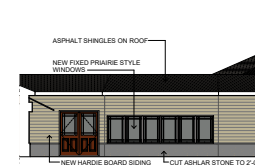
6 ELEVATION  
 A4.1 SCALE: 1/8" = 1'-0"



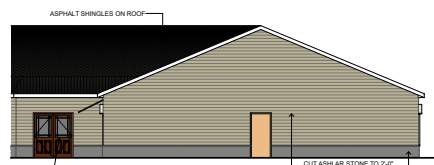
7 ELEVATION  
 A4.1 SCALE: 1/8" = 1'-0"



8 ELEVATION  
 A4.1 SCALE: 1/8" = 1'-0"



9 ELEVATION  
 A4.1 SCALE: 1/8" = 1'-0"



10 ELEVATION  
 A4.1 SCALE: 1/8" = 1'-0"

1-K-20-UR  
 Revised: 12/20/2019

C:\projects\3222 BYINGTON BEAVER RIDGE RD\3222 BYINGTON BEAVER RIDGE RD\_19109.dwg 12/20/2019 10:00 AM



# DEVELOPMENT REQUEST

## DEVELOPMENT

- Development Plan
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

Autumn Care Assisted Living

Applicant

Nov 25, 2019

Date Filed

1/9/20 @ 1:30p.m.

Meeting Date (if applicable)

1-K-20-UR

File Number(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

Haven Bush

Name

George Armour Ewart, Architect

Company

404 Beardon Park Circle

Address

Knoxville,

City

TN

State

37919

Zip

865-602-7771

Phone

hbush@georgeewart.com

Email

## CURRENT PROPERTY INFO

Autumn Care LLC

Owner Name (if different)

9122 LINKSVUE DR.

Owner Address

Owner Phone

3222 Bynington Beaver Ridge Rd.

Property Address

090EB010

Parcel ID

1/5 Bynington Beaver Ridge Rd 3/8 Shady Dahlen

General Location

1.83 acres

Tract Size

W6

Jurisdiction (specify district above)

- City
- County

Zoning District

OB EA

NW County

Planning Sector

MDR O

Sector Plan Land Use Classification

Planned

Growth Policy Plan Designation

Assisted Living / Residential

Existing Land Use

N

Septic (Y/N)

KUB

Sewer Provider

KUB

Water Provider

# REQUEST

DEVELOPMENT

Development Plan     Use on Review / Special Use

Residential     Non-Residential

Home Occupation (specify): \_\_\_\_\_

Other (specify): Assisted living Facility

SUBDIVISION

Proposed Subdivision Name \_\_\_\_\_ Unit / Phase Number \_\_\_\_\_

Parcel Change

Combine Parcels     Divide Parcel    Total Number of Lots Created: \_\_\_\_\_

Other (specify): \_\_\_\_\_

Attachments / Additional Requirements

ZONING

Zoning Change: \_\_\_\_\_  
Proposed Zoning \_\_\_\_\_

Plan Amendment Change: \_\_\_\_\_  
Proposed Plan Designation(s) \_\_\_\_\_

Proposed Property Use (specify) \_\_\_\_\_ Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_

Other (specify): \_\_\_\_\_

STAFF USE ONLY

**PLAT TYPE**

Staff Review     Planning Commission

**ATTACHMENTS**

Property Owners / Option Holders     Variance Request

**ADDITIONAL REQUIREMENTS**

- Design Plan Certification (Final Plat only)
- Use on Review / Special Use (Concept Plan only)
- Traffic Impact Study

FEE 1:		<b>TOTAL:</b>
FEE 2:	1,500.00	
FEE 3:	75	
		1500.00

**AUTHORIZATION**

\_\_\_\_\_  
Staff Signature

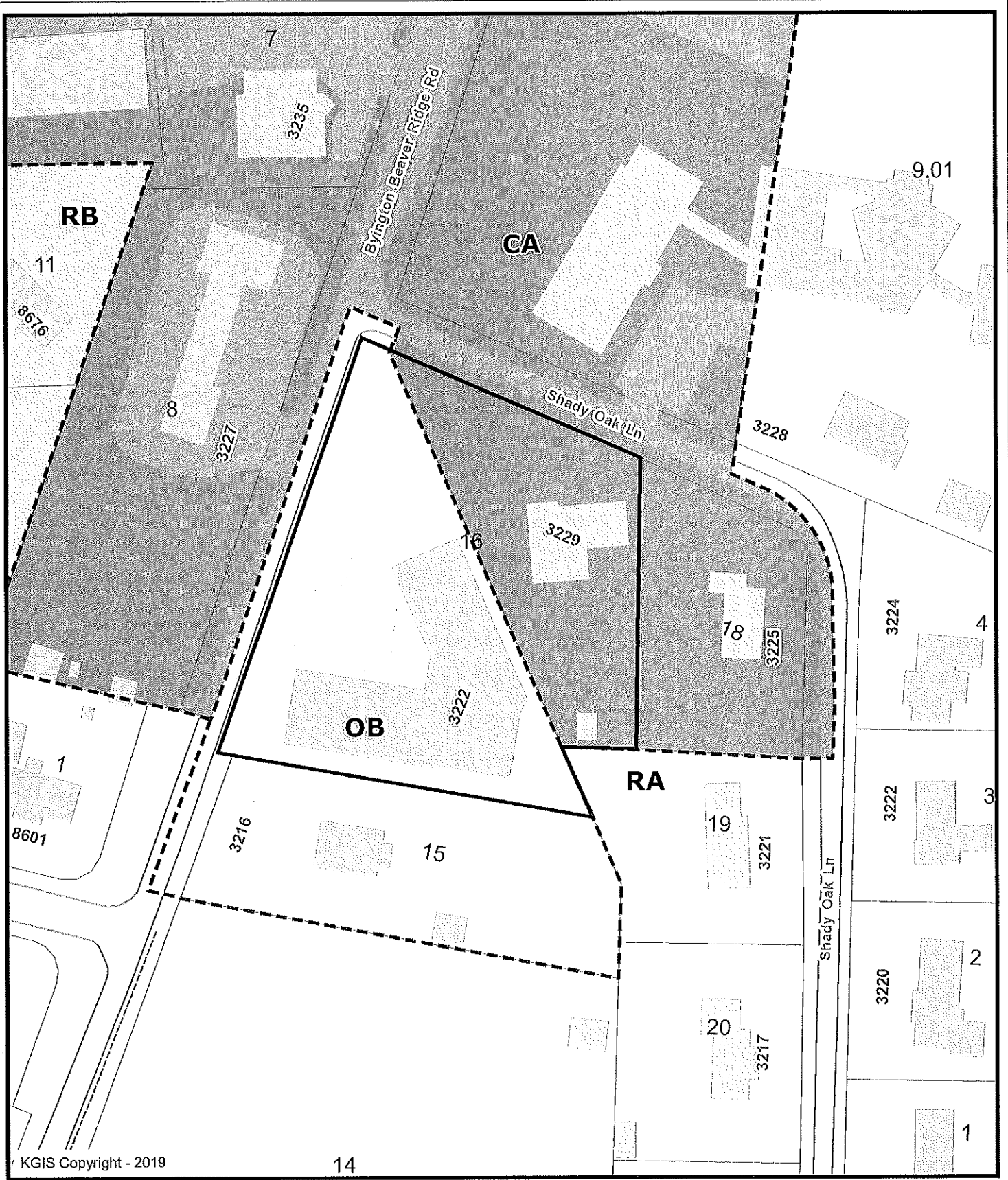
\_\_\_\_\_  
Please Print

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Please Print

\_\_\_\_\_  
Date



KGIS Copyright - 2019

14

### Letter Portrait

### Knoxville - Knox County - KUB Geographic Information System



Printed: 11/25/2019 at 4:17:51 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

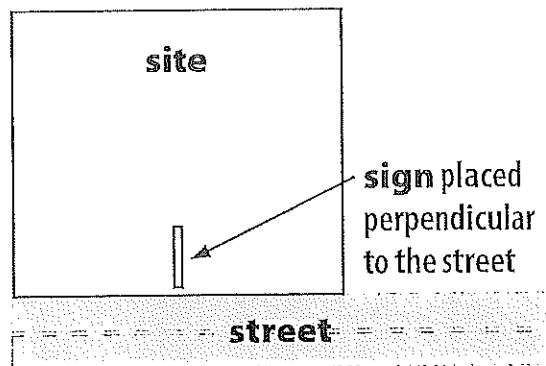
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. 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 Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

### 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. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

12/24/19 and 1/10/20  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: *Greg E. Suck Jr.*

Printed Name: GREG E. SUCK JR.

Phone: 605-602-7771 Email: gsuck@georgeewart.com

Date: 11-25-19

File Number: 1-K-20-0R