

# SPECIAL USE REPORT

► **FILE #:** 7-B-20-SU

**AGENDA ITEM #:** 25

**AGENDA DATE:** 7/9/2020

► **APPLICANT:** HOUSTON SMELCER

OWNER(S): Saroj Chand & Colvin Idol

TAX ID NUMBER: 58 E A 002

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3105 Essary Dr.

► **LOCATION:** North side of Essary Dr., southwest of Glennhaven Rd.

► **APPX. SIZE OF TRACT:** 0.9 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Essary Drive is a major collector with a pavement width of 20 feet and a right-of-way width of 103 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► **ZONING:** RN-5 (General Residential Neighborhood)

► **EXISTING LAND USE:** Multi Family Res / Office / Medical

► **PROPOSED USE:** Residential Care Facility

HISTORY OF ZONING: Rezoned from O (Office) to RN-5 (General Residential Neighborhood) in June, 2020; and from R-2 (General Residential) to O-1 (Office, Medical, and Related Services) in April, 2002 (#2-G-02-RZ)

SURROUNDING LAND USE AND ZONING: North: Multifamily residential - RN-4 (General Residential Neighborhood) District

South: Single family residential - RN-1 (Single Family Residential Neighborhood) District

East: Public-quasi public land - INST (Institutional) District

West: Multifamily residential - RN-4 (General Residential Neighborhood) District

NEIGHBORHOOD CONTEXT: Surrounding development is a mix of medical/dental offices, professional offices, multifamily residential, and single family residential. This building is located between a small multifamily development and a school. Fountain City library and Litton's restaurant are nearby, and this parcel is located a little over 1/3 of a mile from N. Broadway Avenue.

## STAFF RECOMMENDATION:

► **Approve the request for a residential care facility of approximately 7,087 square feet, subject to 5**

**conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 12 (Landscape) and Article 13 (Signs).
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
4. Installation of all landscaping as shown on development plan within six months of the issuance of occupancy permit.
5. Installation of a sign on the gate denoting the facility is private property to discourage the general public from turning into the driveway.

With the conditions noted, this plan meets the requirements for approval of a residential care facility in the RN-5 (General Residential Neighborhood) zone and the other criteria for approval of a use on review.

**COMMENTS:**

This request is for a residential care facility in the RN-5 (General Residential Neighborhood) zone. The facility is anticipated to staff up to 6 employees during a maximum shift and will provide services for up to 16 people. The site will be fenced off with a gate to the parking lot that will be locked at all times. Typically, on a site with a turn-in that provides no access off of a classified roadway, a turn-around space would be required so vehicles that entered the space would not have to back out onto the street. However, since this would be a low-traffic facility that is not open to the public, the City has agreed that a sign on the gate to deter turn-in traffic is acceptable.

The site will largely remain as is. The proposed development utilizes the existing structures. An addition between the two buildings forms the new entry and merges the two structures into one. The existing and new brick will be painted so the surfaces match. The facility will utilize the existing screening along the northern, southern, and eastern property lines. The existing parking lot will be reconfigured with a reduced footprint, adding amenity space and green space to the front yard. There will be no new site lighting, and the existing building exterior lighting will remain, though the new construction portion will provide lighting at the entry.

The RN-5 zone allows "Residential Care Facilities" as a special use, and requires the business to meet the requirements for multifamily dwellings in the district, as well as all federal, state, and city regulations. The facility must be licensed.

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

1. The proposed use will have no impact on schools.
2. No significant traffic will be added to the surrounding roads with the approval of this request.
3. There will be no impact on utility requirements in the area.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE**

1. The proposed residential care facility in the RN-5 zone district is consistent with the general standards for uses permitted on review.
2. The proposed development is consistent with the adopted plans and policies of the General Plan and North City Sector Plan.
3. 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.

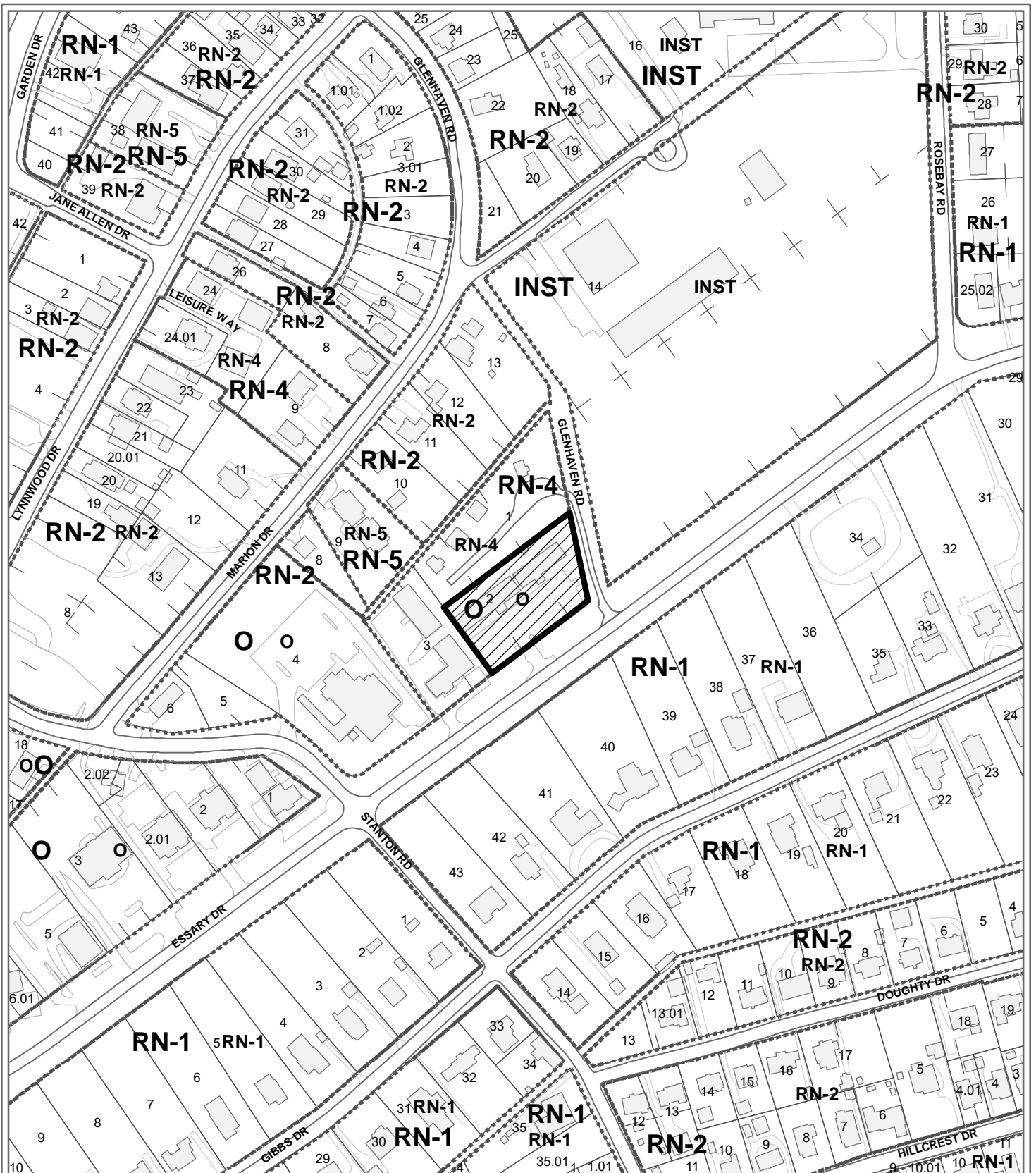
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North City Sector Plan designates this property for Medium Density Residential (MDR) uses. Residential Care Facilities are allowed as a special use within the RN-5 zone.
2. The site is located within City limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

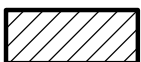
ESTIMATED TRAFFIC IMPACT: Not required.

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 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 a Planning Commission decision in the City.



**7-B-20-SU  
SPECIAL USE**



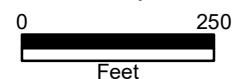
Residential Care Facility in RN-5 (General Residential Neighborhood)

Original Print Date: 6/16/2020 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Smelcer, Houston

Map No: 58

Jurisdiction: City



# **SITE PLAN NOTES:**

ZONE: RN-5 GENERAL RESIDENTIAL  
USES: RESIDENTIAL CARE FACILITY

PARKING REQUIREMENTS:  
MAX. 0.33 PER BED + 1 PER  
EMPLOYEE:  
8+1 HC MEN  
6+1 HC WOMEN  
16 TOTAL BEDS (x0.33) = 6  
6 EMPLOYEES = 6  
TOTAL PARKING: 12

PARKING SHOWN: 11 SPACES  
1 HC

TRASH BINS PROVIDED

BICYCLE PARKING REQUIREMENTS:  
4 SPACES

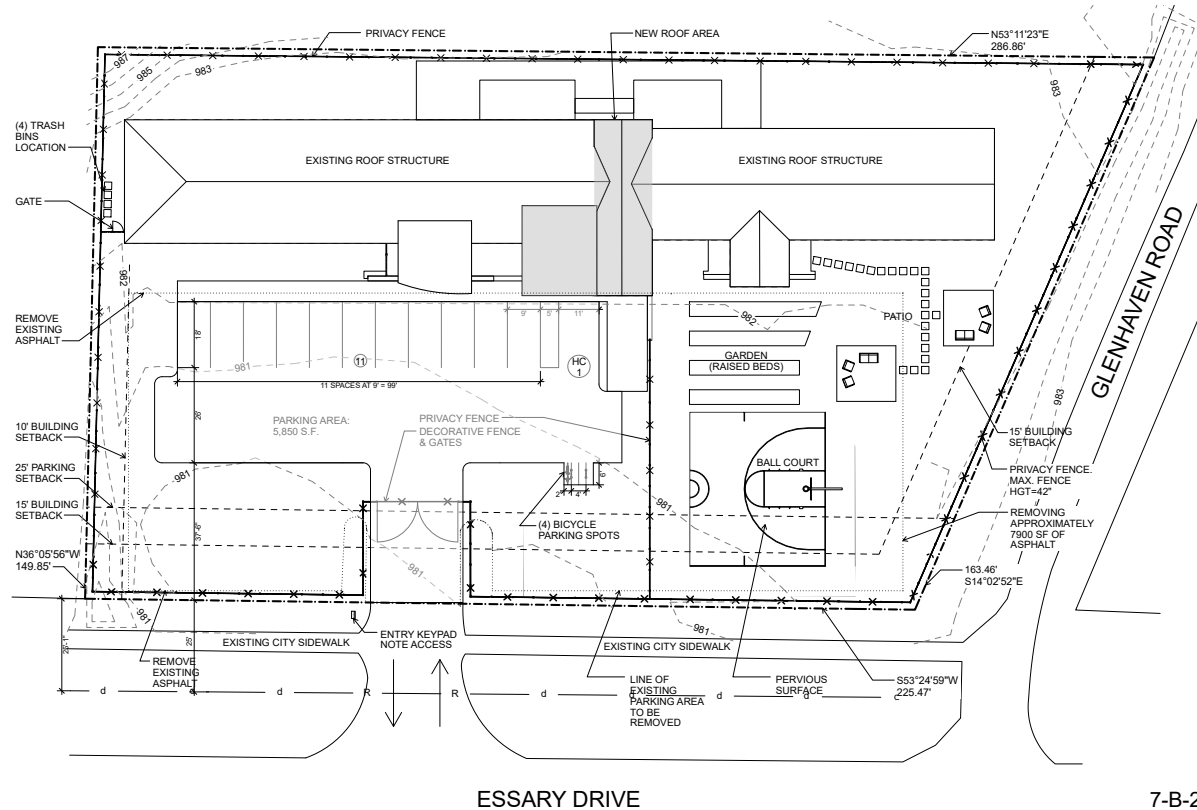
PROPERTY AREA: 38,831 SF.

NEW TOTAL PARKING LOT AREA: 6,334 SF  
EXISTING PARKING LOT AREA TO REMOVE:  
10,626 SF, REPLACE WITH  
GRASS/LANDSCAPE.

EXISTING BUILDING AREA: 6443 SF  
NEW CONSTRUCTION AREA: 633 SF  
TOTAL BUILDING AREA: 7,087 SF, 18.24% OF  
PROPERTY AREA  
BUILT AREA ALLOWED: 19,415 SF, 50% OF  
PROPERTY AREA

EXISTING IMPERVIOUS SURFACE AREA:  
BUILDING AREA: 6443 SF  
PARKING AREA: 17545 SF  
TOTAL: 23988 SF

NEW IMPERVIOUS SURFACE AREA:  
BUILDING AREA: 7087 SF  
PATIO & PARKING AREAS: 9288 SF  
TOTAL: 16,375 SF, 42.17% OF PROPERTY  
AREA  
TOTAL IMPERVIOUS SURFACE AREA  
ALLOWED: 23,298.6 SF, 60% OF PROPERTY  
AREA



ESSARY DRIVE

7-B-20-SU  
Revised: 6/29/2020

1 SITE PLAN  
C1.0 SCALE: 1/16" = 1'-0"



DATE: 6 MAY 2020  
PROJECT NO.: 20056  
PROJECT MGR.: GAE

**C1.0**

TENANT FIT-OUT FOR:  
**ESSARY COTTAGE**  
3105 ESSARY DRIVE  
KNOXVILLE, TN

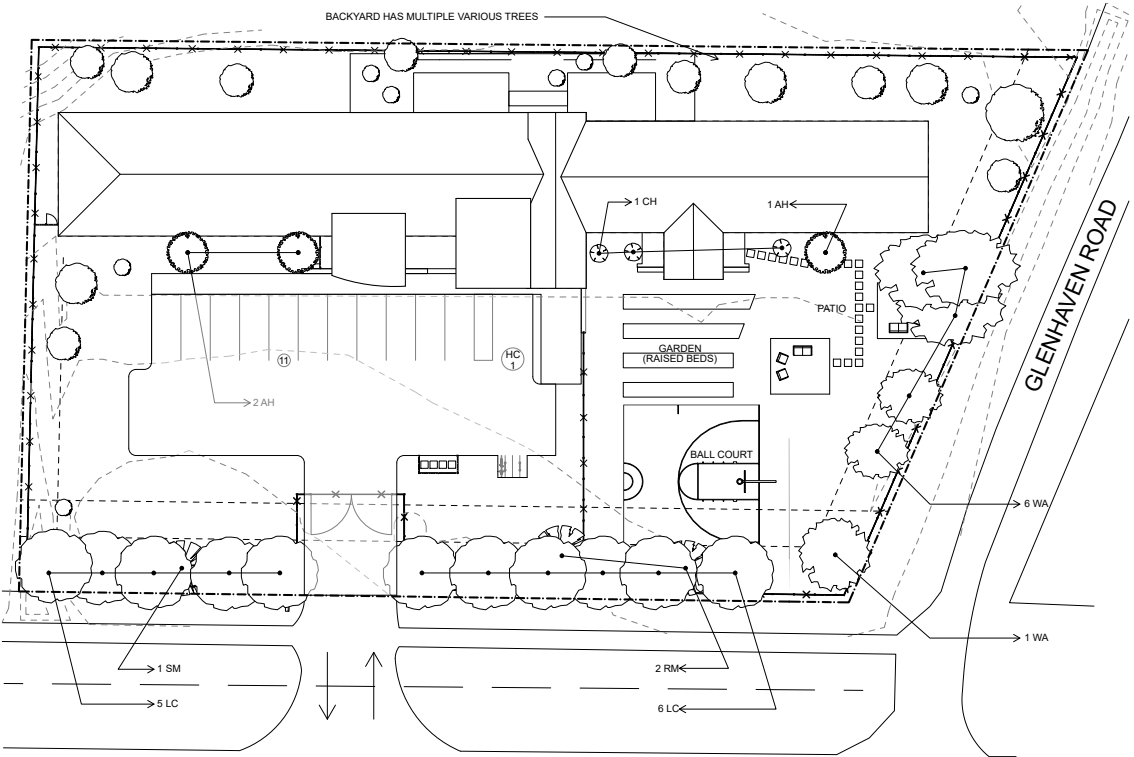
PRELIMINARY -  
NOT FOR  
CONSTRUCTION

SITE PLAN

LANDSCAPE NOTES:

- 1. NEW ADDITIONS TO THE EXISTING STRUCTURE IS: 633/6443=10%. LESS THAN 30% REQUIRED FOR PROJECT TO MEET SITE LANDSCAPE REQUIREMENTS.
- 2. ALL EXISTING TREES & SHRUBS TO BE PRESERVED.
- 3. ALL LANDSCAPING SHOWN ARE EXISTING, MATURE, AND HEALTHY PLANTS. THESE PLANTS MEET THE REQUIREMENTS OF 12.4.
- 4. NOT ALL SPECIES COULD BE IDENTIFIED AT THIS TIME.
- 5. NO NEW PLANTINGS ARE SHOWN.

SYMBOL	QTY	KEY	NAME latin name	SIZE
	11	LC	LEYLAND CYPRESS <i>Cupressus x leylandii</i>	8" CAL.
	1	WA	WHITE ASH <i>Fraxinus americana</i>	28" CAL. 20' TALL
	6	WA	WHITE ASH <i>Fraxinus americana</i>	VARIABLES 4'-8' CAL.
	3	AH	AMERICAN HOLLY <i>Ilex Opaca</i>	6" CAL.
	3	CH	COMMON HOLLY <i>Ilex</i>	SHRUB
	1	SM	SUGAR MAPLE <i>Acer saccharum</i>	4" CAL.
	2	RM	RED MAPLE <i>Acer Rubrum</i>	4" CAL.



TENANT FIT-OUT FOR:  
**ESSARY COTTAGE**  
3105 ESSARY DRIVE  
KNOXVILLE, TN

PRELIMINARY -  
NOT FOR  
CONSTRUCTION

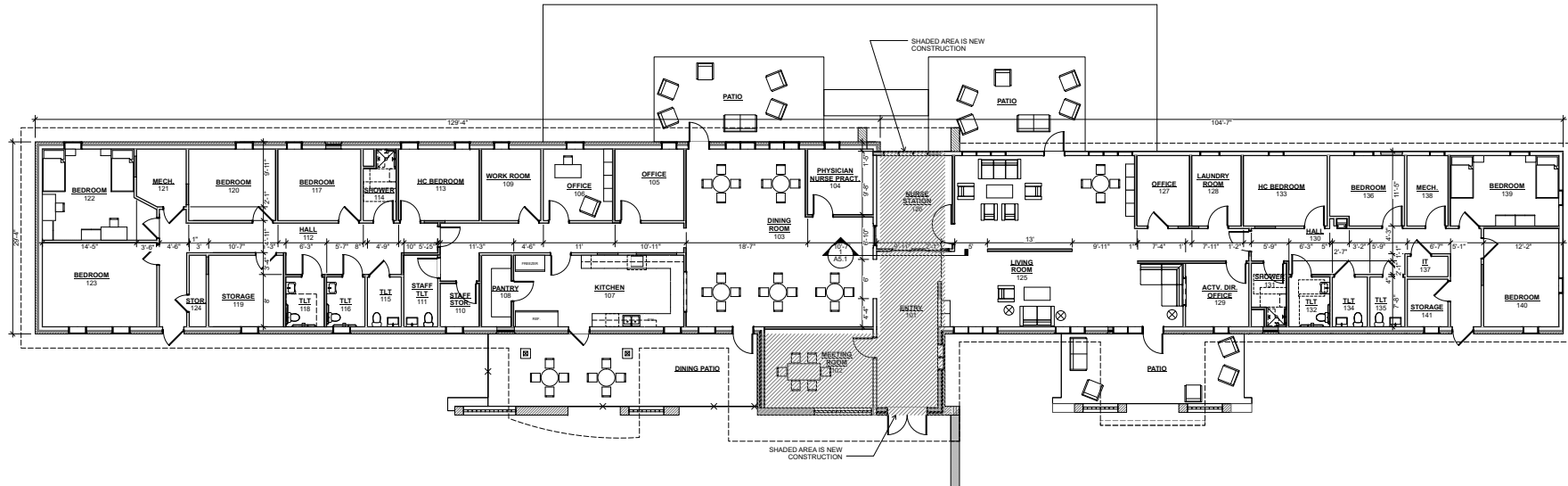
LANDSCAPING PLAN

2 LANDSCAPE PLAN  
L1.0 SCALE: 1/16" = 1'-0"  
0' 20' 40' 60' 80' 100'



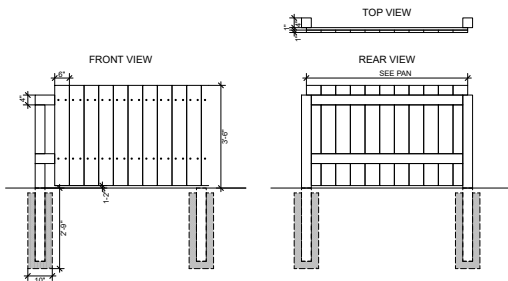
DATE: 6 MAY 2020  
PROJECT NO.: 20056  
PROJECT MGR.: GAE

L1.0



1 FLOOR PLAN  
A1.1

SCALE: 1/8" = 1'-0"



2 TYP. FENCE DTLS  
A1.1

SCALE: 1/2" = 1'-0"



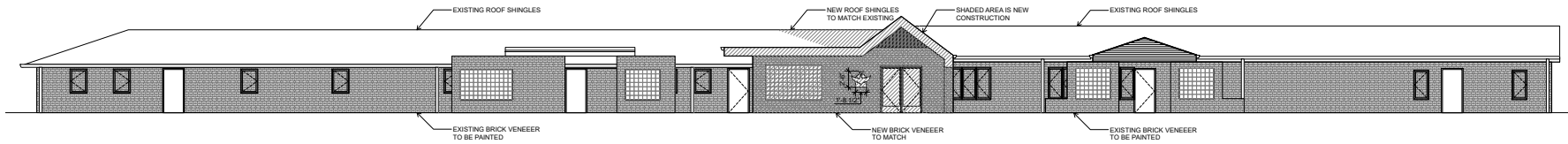
#### FLOOR PLAN NOTES:

- SCOPE: COMBINE 2 SEPARATE EXISTING BUILDINGS INTO ONE OVERALL CONTINUOUS STRUCTURE.
- EXISTING EXTERIOR TO REMAIN AS IS W/ MINOR VENEER TREATMENTS, SUCH AS NEW BRICK WHEN NECESSARY AND PAINT EXTERIOR VENEER. AN ENTRY & CONNECTION SECTION WILL BE CONSTRUCTED.
- INTERIOR RENOVATION TO PROVIDE COMMUNAL SPACES CENTRALLY LOCATED W/ BEDROOM/BATH WINGS ON EACH END.
- ABBREVIATED CODE ANALYSIS:  
OCCUPANCY: R/4  
TOTAL SQ.FT.: 6443+633=7087  
ALLOWABLE SQ.FT.: 28000  
CONSTRUCTION TYPE: VB - S1  
OCCUPANT LOAD: 7087/200=35  
EXITS PROVIDED: 6  
SPRINKLERED: YES R13  
FIRE ALARM SYSTEM PROVIDED

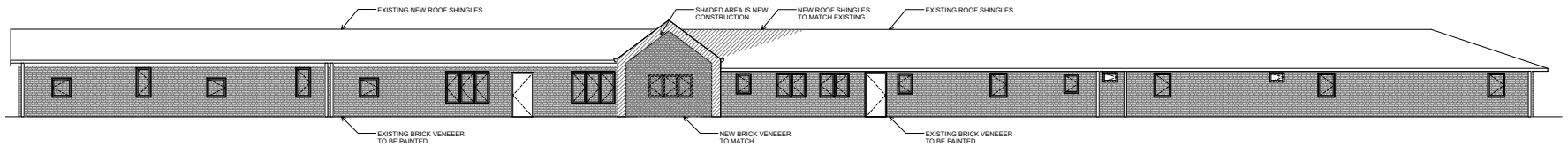


**GEORGE  
ARMOUR  
EWART  
ARCHITECT**

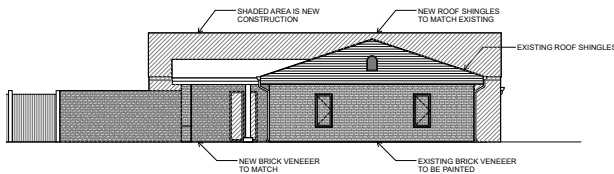
404 Bearden Park Circle  
Knoxville, TN 37919  
865.602.7771  
Fax 865.602.7742  
www.georgeewart.com



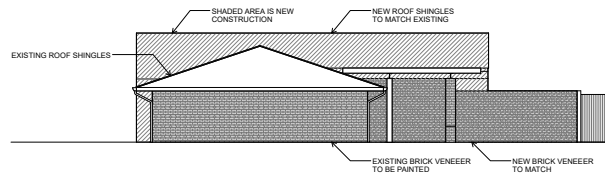
1  
A4.1  
SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



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

**ELEVATION NOTES:**

1. NEW CONSTRUCTION TO BE BUILT W/ PAINTED BRICK VENEER AND SHINGLES.
2. EXISTING EXTERIOR TO REMAIN. PAINT EXTERIOR VENEER.
3. SMALL IDENTIFICATION TO BE ATTACHED TO BUILDING. ONLY SIGNAGE TO BE PROVIDED
4. LIMITED SITE LIGHTING PROVIDED ON BUILDING

TENANT FIT-OUT FOR:  
**ESSARY COTTAGE**  
3105 ESSARY DRIVE  
KNOXVILLE, TN

PRELIMINARY -  
NOT FOR  
CONSTRUCTION

ELEVATIONS

7-B-20-SU

DATE: 6 MAY 2020  
PROJECT NO.: 20056  
PROJECT MGR.: GAE

**A4.1**





## DEVELOPMENT REQUEST

### DEVELOPMENT

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

### SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

### ZONING

- ☐ Plan Amendment  
☐ Rezoning

Houston Smelcer

Option Holder

Applicant Name

Affiliation

5/15/20

7/9/20

7-B-20-SU

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

Houston Smelcer

Helen Ross McNabb Center

Name

Company

201 W. Springdale Avenue

Knoxville

TN

37917

Address

City

State

Zip

8656379711

houston.smelcer@mcnabb.org

Phone

Email

## CURRENT PROPERTY INFO

Saroj Chand and Colvin Idol

918 Frances Circle, Knoxville, TN 37909

865-603-5996

Owner Name (if different)

Owner Address

Owner Phone

3105 Essary Drive, Knoxville, TN 37918

058EA002

Property Address

Parcel ID

North side Essary Drive; SW of Glennhaven Road

0.9 acre

General Location

Tract Size

City Council District 4

RN-5

Jurisdiction (specify district above)

☐ City  
 ☐ County

Zoning District

North City

Medium Density Residential

within the city n/a

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Multi Family Res/Office/Medical

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

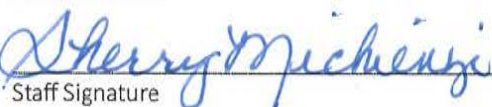
# REQUEST

DEVELOPMENT	<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 checked="" type="checkbox"/> Other (specify): <u>Residential Care Facility</u>	
SUBDIVISION	<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	
ZONING	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning	
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s)	
	Proposed Density (units/acre) _____ Previous Rezoning Requests _____	
	<input type="checkbox"/> Other (specify): _____	

STAFF USE ONLY	<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission		<b>FEE 1:</b> 0402    450.00		<b>TOTAL:</b> \$450.00
	<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		<b>FEE 2:</b>		
	<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification ( <i>Final Plat only</i> ) <input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> ) <input type="checkbox"/> Traffic Impact Study		<b>FEE 3:</b>		

## AUTHORIZATION

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

Houston Smelcer <small>Digitally signed by Houston Smelcer Date: 2020.05.15 11:12:07 -04'00'</small>	Houston Smelcer	5/15/2020
Applicant Signature	Please Print	Date
865-637-9711	houston.smelcer@mcnabb.org	
Phone Number	Email	
	Sherry Michienzi	5/15/2020
Staff Signature	Please Print	Date



