



# USE ON REVIEW REPORT

▶ **FILE #:** 5-G-20-UR

**AGENDA ITEM #:** 29

**AGENDA DATE:** 5/14/2020

▶ **APPLICANT:** BENCHMARK ASSOCIATES, INC.

OWNER(S): Faith United Methodist Church

TAX ID NUMBER: 57 12514

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1120 Dry Gap Pk.

▶ **LOCATION:** Southeast side of Dry Gap Pk., north side of Rifle Range Dr.

▶ **APPX. SIZE OF TRACT:** 10.67 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dry Gap Pike, a major collector street with a 22' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Knob Fork Creek

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Assisted Living Facility/Hospice Care

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Park and residences - PR (Planned Residential)

South: Vacant land - RN-1 (Single-Family Residential Neighborhood) & AG (Agricultural)

East: Residences - PR (Planned Residential)

West: Park - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located in an area that has a mix of residential, public and institutional uses.

## STAFF RECOMMENDATION:

▶ **APPROVE the development plan for an assisted living/hospice care facility with up to 16 beds in a building with approximately 22,347 square feet, subject to the following 7 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.

With the conditions noted, this plan meets the requirements for approval of an assisted living/hospice care facility in the PR district and the other criteria for approval of a use on review.

**COMMENTS:**

This is a request to convert the former Faith United Methodist Church which is located on the southeast side of Dry Gap Pike east of Jim Sterchi Road into a hospice care facility. The site is being evaluated as an assisted living facility since that is the closest use under the Knox County Zoning Ordinance.

The proposed facility will utilize the existing church building that has a building area of approximately 10,675 square feet and add a new one story addition of approximately 11,672 square feet for a total building area of 22,347 square feet. There will be a total of 16 private rooms within the facility. The existing parking lot for the church is sufficient to serve the hospice care facility.

**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/hospice 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. With the recommended conditions, the proposed facility meets all requirements of the PR 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 collector street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

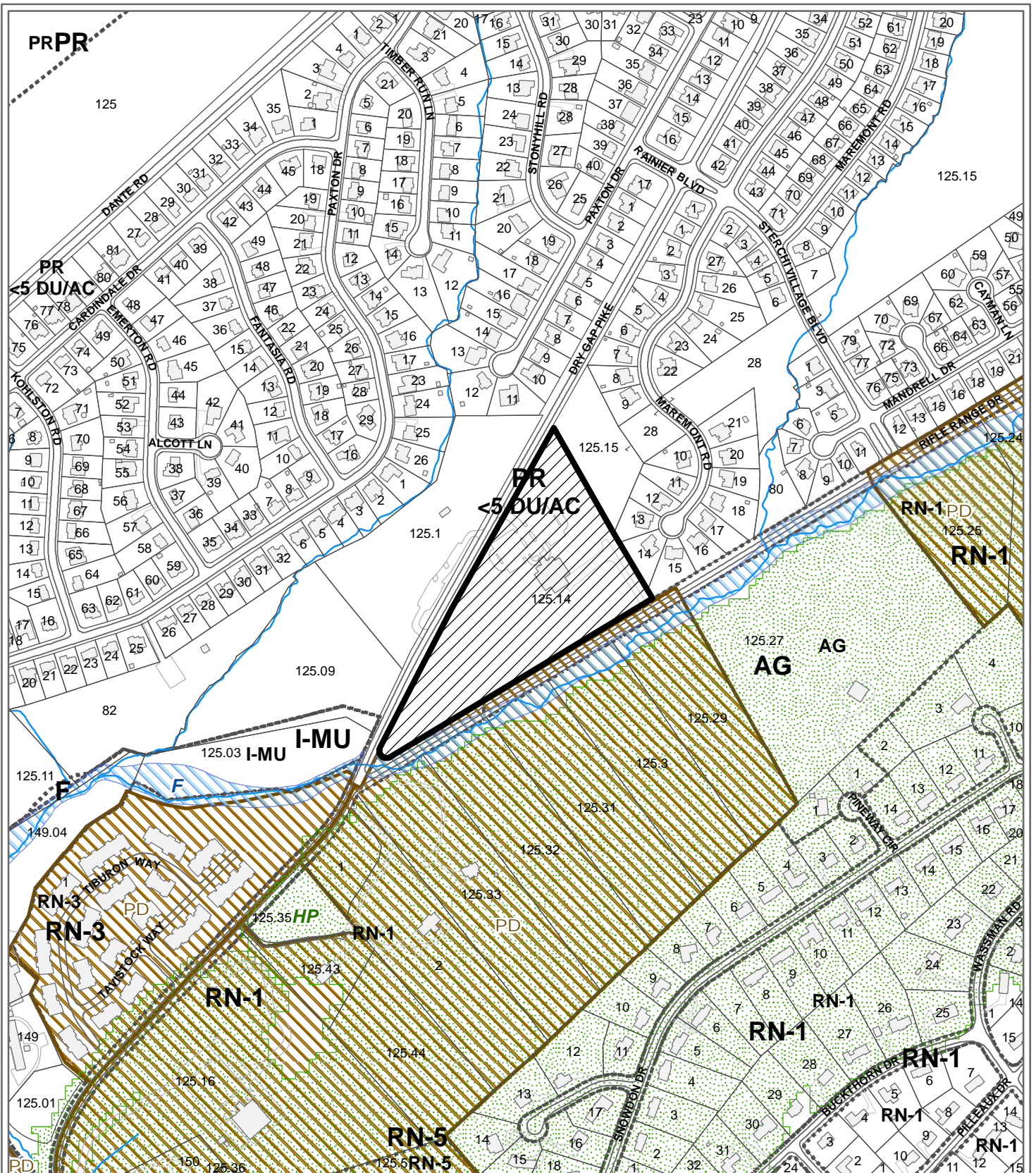
1. The North City Sector Plan proposes low density residential uses on this property. The PR zoning allows consideration of an assisted living facility through the use on review process. The proposed use is in conformance with the Sector Plan.
2. The site is located within the Planned Growth Area on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

ESTIMATED TRAFFIC IMPACT: 42 (average daily vehicle trips)

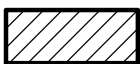
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**5-G-20-UR  
USE ON REVIEW**

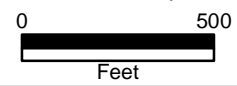


Assisted Living Facility in PR (Planned Residential)

Petitioner: Benchmark Associates, Inc.

Map No: 57

Jurisdiction: County



Original Print Date: 4/7/2020 Revised:  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902





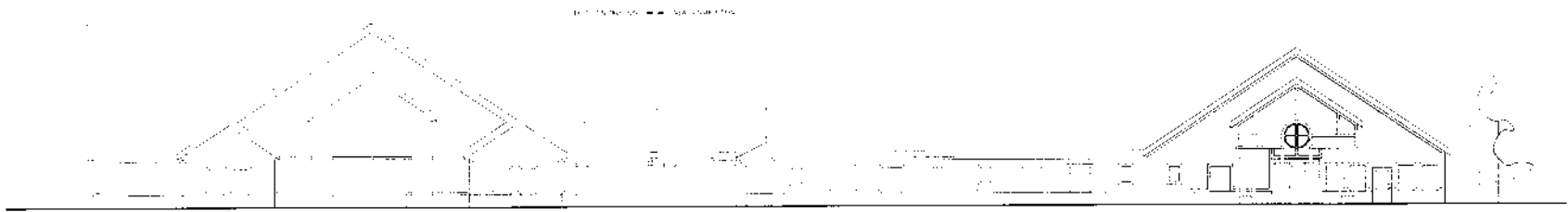
5-G-20-UR  
Revised: 4/28/2020

**MAIN LEVEL FACILITY  
FLOOR PLAN**

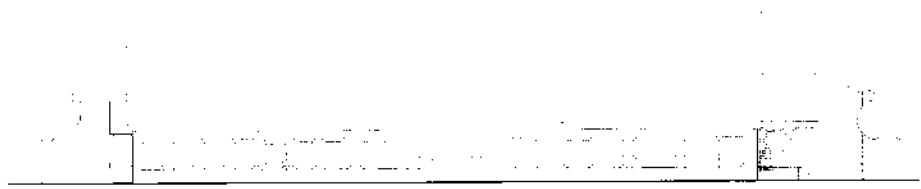
**FLOOR PLAN**  
A2.1



5-G-20-UR  
BENCHMARK ASSOCIATES, INC.



1 NORTH/ FRONT ELEVATION  
A3.1 1/8" = 1'-0"



2 WEST/ SIDE ELEVATION  
A3.1 1/8" = 1'-0"

5-G-20-UR  
Revised: 4/28/2020

EXTERIOR  
ELEVATIONS





## DEVELOPMENT REQUEST

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
- Rezoning

Benchmark Associates, Inc.

Consultant

Applicant Name

Affiliation

30 March 2020

14 May 2020

*5-G-20-WR*

Date Filed

Meeting Date (if applicable)

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

Benjamin J. Moorman

Benchmark Associates, Inc.

Name

Company

PO Box 23892

Knoxville

Tennessee

37933

Address

City

State

Zip

865-692-4090

bmoorman@bma-ls.com

Phone

Email

### CURRENT PROPERTY INFO

Faith United Methodist Church

6634 Central Avenue Pike

Owner Name (if different)

Owner Address

Owner Phone

1120 Dry Gap Pike, Knoxville, Tennessee 37918

Map 57, Parcel 125.14

Property Address *SE side of Dry Gap Pike, N side of Rifle Range Dr.* Parcel ID

NE Quadrant of the Intersection of Dry Gap Pike & Rifle Range Drive

10.67 acres

General Location

Tract Size

*7th*  
Civil District

PR-<5DU/Ac

Jurisdiction (specify district above)

- City
- County

Zoning District

North City

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Church

N

*Hallsdale Powell*

*Hallsdale Powell*

Existing Land Use

Septic (Y/N)

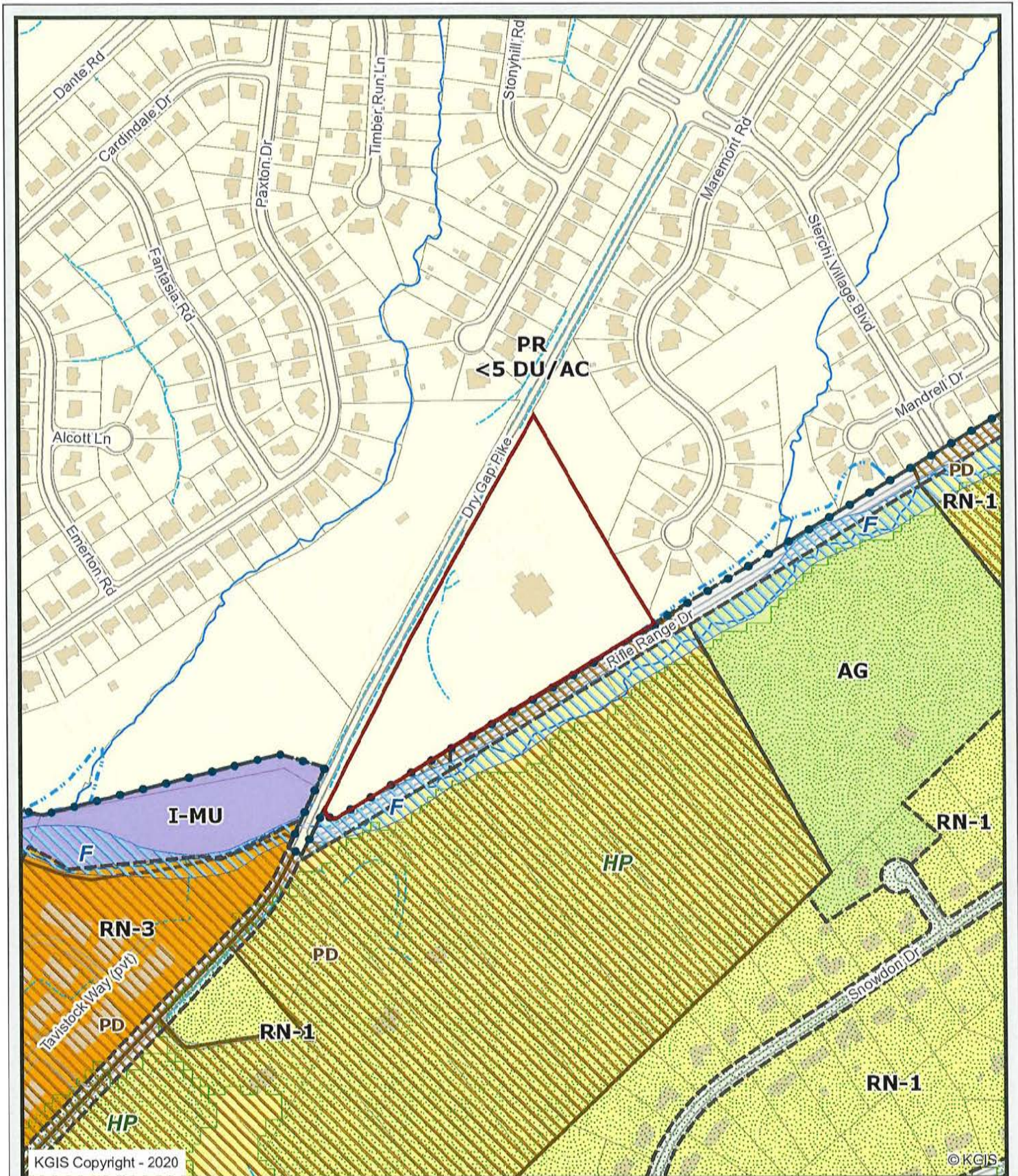
Sewer Provider

Water Provider







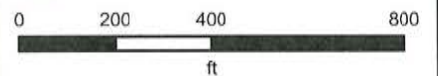


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/30/2020 at 12:17:59 PM



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## SACRED GROUND

*MPC Use on Review*

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*The former Faith United Methodist Church will be expanded with an addition for extended residential care. The addition will feature 16 resident rooms with extensive living and community space.*

### EXISTING FRONT

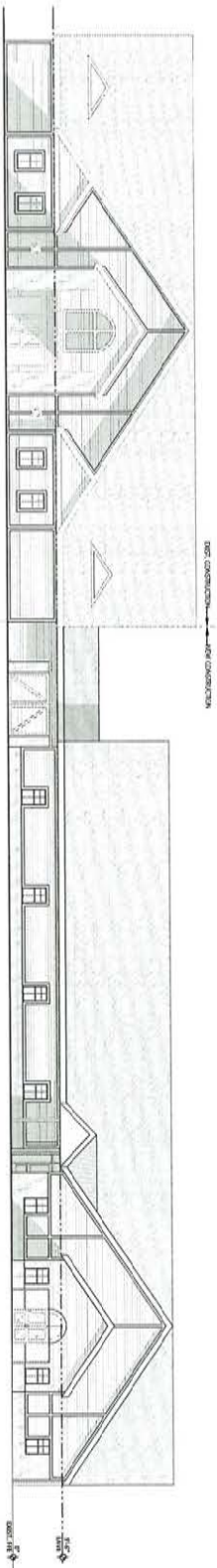


### EXISTING REAR

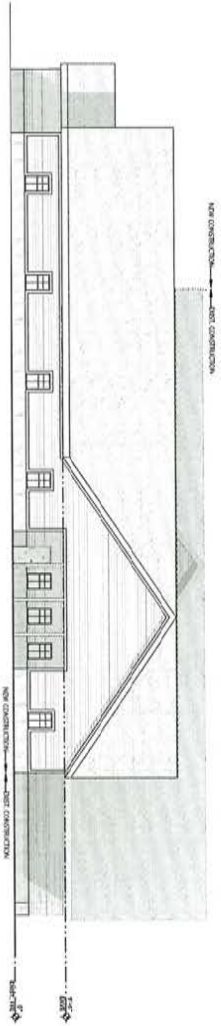




Sacred  
Ground



1 NORTH/ FRONT ELEVATION  
1/8" = 1'-0"



2 WEST/ SIDE ELEVATION  
1/8" = 1'-0"

**SCHEMATIC  
ELEVATIONS**

MPC USE ON REVIEW



