

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.

Action: Approved Meeting Date: 8/13/2020

Details of Action:

Summary of Action: 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.

Date of Approval: 8/13/2020 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville Board of Zoning Appeals

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: