



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Assisted Living building S. NorthShore

1 message

Craig Petersen <cpetersen@benefit4.com>
To: bettyjo.mahan@knoxmpc.org

Tue, Jun 12, 2012 at 11:32 AM

Ms. Mahan,

My name is Craig Petersen and I live in Admirals Landing at 9901 Giverny Circle. I am the first house you see when you turn in to the development/neighborhood. I am **Opposed** to the building of the Assisted Living Facility that would be located next to Admirals Landing, the reason is that this area should and has been zoned for single family dwellings and should maintain that. With the building and development of NorthShore Town center and as much commercial that are in the area and going to be in the area will increase and has increased automobile traffic. With this that fact it is very hard to leave Admiral's Landing. I hope you consider this at this time and would vote against the building and zoning for the Assisted Living in this very business area. I appreciate your consideration for this matter and thank you. Craig Petersen



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

agenda item 6-E-12-RZ Please vote "NO"

1 message

John McPherson <jdmcomp@gtcinternet.com>
Reply-To: John McPherson <jdmcomp@gtcinternet.com>
To: bettyjo.mahan@knoxmpc.org

Tue, Jun 12, 2012 at 5:37 PM

Please forward to all MPC commissioners.

**In Opposition to agenda item 6-E-12-RZ,
Independent Healthcare Properties Rezoning request
for the purpose of constructing 73 apartments in the form of a
skilled care healthcare facility**

There is nothing compelling in the Independent Healthcare Properties request for rezoning of the property described as 2.3 acres at 9808 S. Northshore Drive. In fact, there are many issues that compel the MPC to deny the applicants request. While this agenda item is the first required rezoning, it is the necessary rezoning first hurdle to enable the construction of the 73 apartments.

First and foremost, this requested use of the land is not consistent with the MPC's own Southwest County Sector Plan that identifies this property for Low Density Residential use. Current development in the area consists of numerous detached residential dwellings and a Knox County Park. The developer/owner of this property has publicly made commitments that "the remaining acreage, a pastoral working farm, will never be offered for housing or commercial development." (see attachments)

Further, the applicant, INDEPENDENT HEALTHCARE PROPERTIES, has previously sought and been granted approval for a similar development in Knox County (FILE #: 4-F-12-RZ) in which the requested zoning was OB (Office, Medical, and Related Services) and not residential. To quote the MPC's and applicants filing, "The applicant wishes to construct an assisted living facility at this location, which is not permitted under CA zoning. The requested OB zoning will allow the proposed use to be considered by MPC as a use on review." (see attachments) Therefore, we find the applicant's request is fatally in error and should be denied with prejudice.

This request, which represents a transitional use of the land, a use contrary to current land use of all bordering properties, opens the remaining property to rezoning based on that use. Open to question is how many residential units will be constructed to accommodate 60 to 80 persons. (In this case, the zoning being asked for is a change from A (agricultural) to PR<3dua (Planned Residential with more than 3 units per acre). Some commercial uses, as well as apartments,

marinas, day care centers, churches, and landfills are allowed in PR zoning without any further use on review.)

The homes on all sides of this property are well-maintained single-family residences and in no way can be construed to be a transitional neighborhood. Additionally, we find the rezoning affects not only the acreage in the request, but also the remaining acreage in this piece of property (This zoning change indicates only 2.3 acres of parcel 154-091 are included in this request for rezoning. Parcel 154-091 is a total of 16.47 acres. What is planned for the remaining 14.17 acres? When is the subdivision request regarding the rest of the parcel going to be heard?) The current owner has proposed no planning nor requested any change to the zoning of the remaining property, leaving homeowners adjacent to this property in limbo. (We note again the developer/owners promise to purchasers of land in the Stony Point Development. Those purchasers relied upon the statements of the developer and now find that said promotional promises cannot be relied upon.) Our objection here is that the use is not consistent with the sector plan and that multi-tenant housing will harm the current nature of the area--which is single-family residential. In this case, the zoning being asked for is a change from A (agricultural) to PR<3dua (Planned Residential with more than 3 units per acre) which means commercial uses, as well as apartments, marinas, day care centers, churches, and landfills are allowed in PR zoning without any further use on review. Thus we also have objections based on concerns for future use.

Also problematic for this type of facility is the road situation at the front of the property. The road narrows from multi lane to two lane before this property and will represent a challenge to any emergency vehicle trying to access the property, especially during the morning and evening traffic periods. This problem will be exacerbated when the new commercial development of the Northshore Town Center and the new county school open.

Without doubt, there are many sites within the area that are already zoned appropriately and have far better access and egress that will be needed on a regular basis for the facility proposed. Several sites in Northshore Town Center vicinity, either in the town center area, in the vacant land behind Wendy's, between CVS and Krogers, or else close to the Pellissippi/Westland intersection behind the Weigels (which already has multi-tenant housing) provide a more suitable location for the proposed facility. All of these would be more appropriate in terms of traffic flow, existing use, and ease of ingress/egress for emergency vehicles. Proximity to medical care, a narrow road in front of the facility, proximity to heavy traffic at Northshore Town Center, and ambulance access are concerns that must be addressed in deciding whether this is a good location.

Thus, the unanswered questions about this facility are:

- This zoning change indicates only 2.3 acres of parcel 154-091 are included in this request for rezoning. Parcel 154-091 is a total of 16.47 acres. What is planned

for the remaining 14.17 acres? When is the subdivision request regarding the rest of the parcel going to be heard?

- How many units will be included in this planned development?
- How many ambulance visits per week are the norm for this type of development?

This development is accessed by a 2-lane, heavily traveled road. It will be even more heavily traveled very soon, because an elementary school and large shopping center at Northshore Town Center are currently under construction. The property in question is located 600 feet from the west entrance to Northshore Town Center.

- Will the city or county be widening Northshore Drive between Northshore Town Center and this location?
- Will there be a new traffic light installed at the intersection of Northshore and the proposed development? Because this is a 2-lane road, during times of heavy traffic, there is a very long delay for westbound traffic making a left-hand turn off of Northshore. Access will be a critical factor for ambulance service.
- The nearest hospital (Park West) is 9.4 miles away, and to get there involves traveling through the heavily congested intersection of Pellissippi Parkway and Northshore Drive. The other facilities operated by Independent Healthcare Properties are either very close to a full-service hospital or are located on 5-lane highways with a straight path to a hospital that is no more than 5 or 6 miles away.

We note that Independent Healthcare Properties has facilities in Lenoir City (Morning Pointe and The Lantern, located immediately next to Ft. Loudon Hospital on Highway 321), Athens (Morning Pointe, located 1 mile from Athens regional hospital) Greeneville, TN (Morning Pointe located on Mt. Bethel Rd. 1.7 miles away from Laughlin Hospital), and Clinton (Morning Pointe, located on 5-lane Charles Seviars Blvd. (Highway 95) 6 miles away from the nearest hospital (but a straight path on the same highway--Hwy 95 is Charles Seviars Blvd. in Clinton but becomes Oak Ridge Turnpike further west). The situation here is not consistent with good hospital access.

Please vote "No" on this rezoning request.

John McPherson
9835 Kristi Drive
Knoxville, Tennessee

Only 5 lots left! Hurry! STONEY POINT FARM

on the Tennessee River
by appointment 865-740-4233



View from property toward Admiral Farragut Park



Front entrance, stacked stone with iron entry gates



View of the property from Admiral Farragut Park

If this approach to living appeals to you, please call 865-740-4233 for a private showing.

Stoney Point Farm, April 2010

Welcome to a once-in-a-lifetime opportunity to own a piece of history! A portion of the beautiful farm in West Knox county where Admiral David Farragut (the first admiral in the United States Navy) was born, is being developed into a small, gated community. Five acres of gently rolling farmland have been carefully subdivided into nine unique lots of varying sizes.



The remaining acreage, a pastoral working farm, will never be offered for housing or commercial development.

On Northshore Drive less than a mile west of I-140 (Pellissippi Parkway), **STONEY POINT FARM** offers relaxed country living only minutes from shopping, restaurants, hospitals, downtown or the airport.


Community features include:

- 9 Lots - each with a view of the Tennessee River and Admiral Farragut Park
- Architecturally restricted to Log and Craftsman style homes
- Gated entrance to insure privacy and security
- Covenants & restrictions to protect property values
- Underground utilities
- Farragut schools - Knox county

STONEY POINT FARM

will offer a friendly, secure environment that remains in harmony with its peaceful, rural surroundings, reminiscent of an earlier time when neighbors were friends.



	KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION REZONING REPORT
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▶ **FILE #:** 4-F-12-RZ **AGENDA ITEM #:** 40
AGENDA DATE: 4/12/2012

▶ **APPLICANT:** INDEPENDENT HEALTHCARE PROPERTIES

OWNER(S): Sundown Properties

TAX ID NUMBER: 47 03314 PORTION ZONED CA

JURISDICTION: County Commission District 7

▶ **LOCATION:** Southeast side Tate Trotter Rd., northeast of Conner Rd.

▶ **APPX. SIZE OF TRACT:** 5.7 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: The property has minimal frontage on Tate Trotter Rd., a minor collector street with 19' of pavement width within 50' of right-of-way. It is expected that, once developed, the site will be accessed from Dannaher Dr., a local street that has yet to be constructed with 60' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** CA (General Business)

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

▶ **EXISTING LAND USE:** Dwelling

▶ **PROPOSED USE:** Assisted living facility

EXTENSION OF ZONE: Yes, extension of OB from the southeast

HISTORY OF ZONING: Property was rezoned CA in 2008 (6-J-08-RZ)

SURROUNDING LAND USE AND ZONING: North: Residential subdivision / RA (Low Density Residential)

South: Vacant land / CA (General Business)

East: Residences and vacant land / A (Agricultural) and OB (Office, Medical & Related Services)

West: Vacant land / CA (General Business)

NEIGHBORHOOD CONTEXT: This site is located within a large CA and OB zoned area located along the east side of Conner Rd., north of E. Emory Rd. and the Mercy Medical Center North campus.

STAFF RECOMMENDATION:

▶ **RECOMMEND** that County Commission **APPROVE OB (Office, Medical & Related Services)** zoning.

OB zoning is an extension of zoning from the east, is consistent with the sector plan designation for the property and is compatible with surrounding development and zoning.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.