



TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

REPORT OF STAFF RECOMMENDATION

Meeting Date: 1/6/2020
File Number: 1-A-20-TOR
Applicant: INDEPENDENT HEALTHCARE PROPERTIES, LLC
Request: REZONING

Address: 2417 Reagan Road
Map/Parcel Number: 104 01101
Location: West side of Reagan Road, north of Hardin Valley Road.
Existing Zoning: A (Agricultural) / TO (Technology Overlay)
Proposed Zoning: PR (Planned Residential) / TO (Technology Overlay)
Existing Land Use: Agriculture/forestry/vacant
Proposed Land Use: Assisted Living Facility
Appx. Size of Tract: 19.38 acres
Accessibility: Access is via Reagan Road, a minor collector street, with a pavement width of 18 feet and a right-of-way width of 60 feet.
Surrounding Zoning and Land Uses: North: PR (Planned Residential) - Residences
South: OB (Office, Medical, and Related Services) / TO (Technology Overlay) and CA (General Business) / TO - Business and church
East: A (Agricultural) / TO (Technology Overlay) and LI (Light Industrial) - Residence and Hardin Business Park
West: RA (Low Density Residential) / TO (Technology Overlay) - Residences

Comments: The PR/TO zoning is consistent with the requested low density residential sector plan amendment. The PR/TO zoning will require a Certificate of Appropriateness approval by the TTCDA Board if the use is a use other than single family residential and/or duplexes and a use on review approval by the Planning Commission.

The proposed zoning is compatible with surrounding development. There are other parcels in the immediate area that are zoned RA and PR up to 3 du/ac. The adjacent property fronting Hardin Valley Road is zoned commercial, and this requested rezoning to PR up to 5 du/ac for use as an assisted living facility provides an appropriate transition use between the commercially zoned area to the south and the single family residential neighborhood to the north.

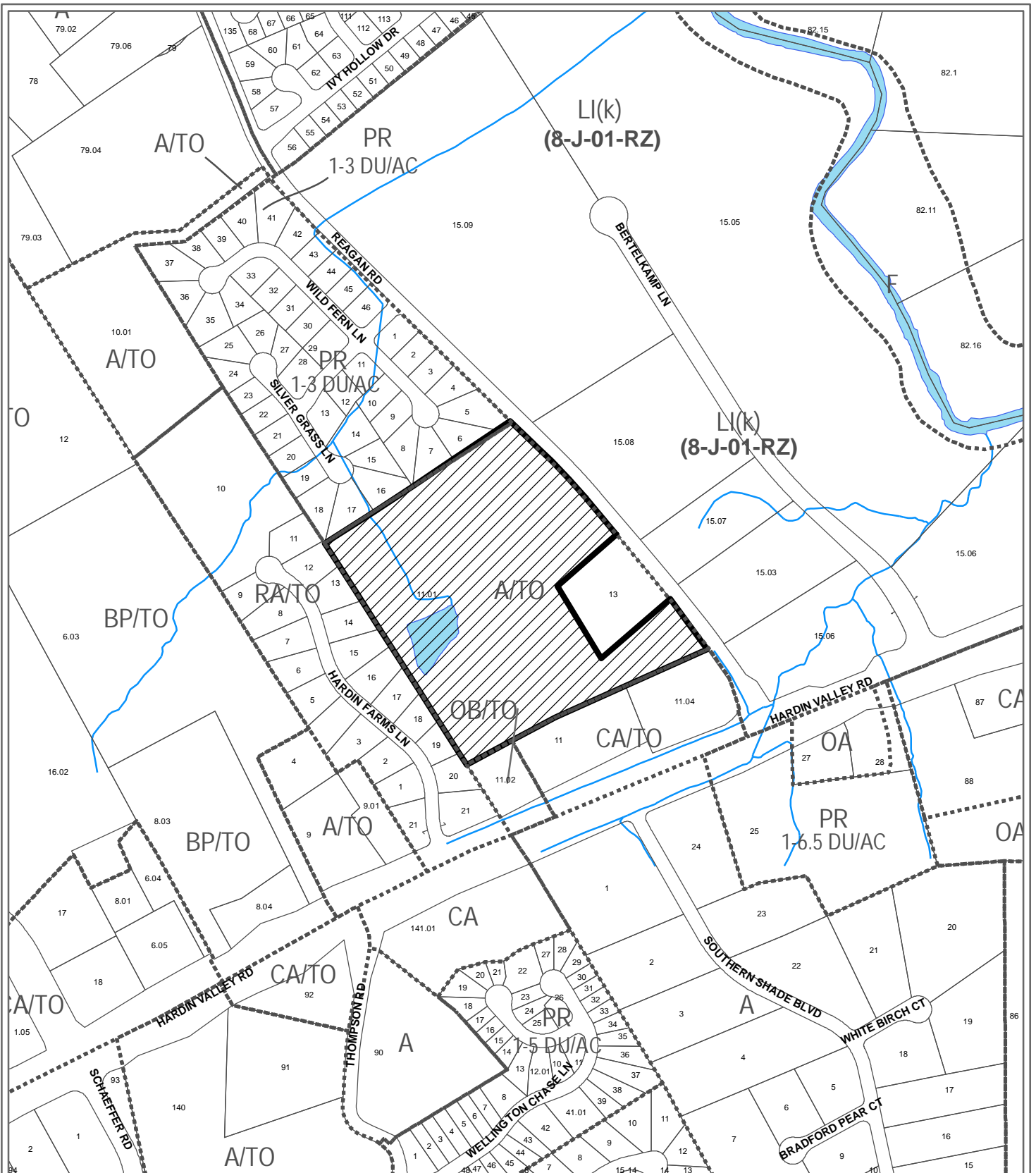
The impact to the street system will be addressed through the review of a Traffic Impact Study (TIS), if one is warranted. This will be required to be submitted as part of the use on review development plan package, but only if more than 750 daily trips are generated through the proposed development. Any recommendations from a TIS, if one is required, will need to be included on the final plans for the site.

Design Guideline Conformity: N/A

**Waivers and
Variances
Requested:** N/A

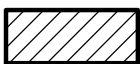
Staff Recommendation:

APPROVE the Certificate of Appropriateness for a rezoning to PR (Planned Residential) / TO (Technology Overlay) zoning.



**1-A-20-TOR
CERTIFICATE OF APPROPRIATENESS**

Petitioner: Independent Healthcare Properties, LLC



Purpose of Request: Rezoning

Map No: 104

Jurisdiction: County

Original Print Date: 12/27/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

