

Applicant: INDEPENDENT HEALTHCARE PROPERTIES, LLC**Request:** REZONING**Meeting Date:** 5/11/2020**Address:** 2421 & 2433 Reagan Rd.**Map/Parcel Number:** 104 01101 AND 013**Location:** West side of Reagan Road, north of Hardin Valley Road**Existing Zoning:** PR (Planned Residential) / TO (Technology Overlay) and A (Agricultural) / TO (Technology Overlay)**Proposed Zoning:** PR (Planned Residential) / TO (Technology Overlay)**Existing Land Use:** Residence and vacant land**Proposed Land Use:** Assisted and Independent Living Facility**Appx. Size of Tract:** 17.09 acres**Accessibility:** Access is via Reagan Road, a minor collector, with a pavement width of 18.3 feet and a right-of-way width of 60 feet.**Surrounding Zoning and Land Uses:** North: Single family residential - PR (Planned Residential)

South: Public, Quasi-Public - CA (General Business), O (Office) / TO (Technology Overlay)

East: Industrial Park - LI (Light Industrial)

West: Single family residential - RA (Low Density Residential) / TO (Technology Overlay)

Comments: The PR/TO zoning is consistent with the requested medium 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. A use on review approval will also be required by the Planning Commission. A previous Certificate of Appropriateness for a rezoning to PR up to 3 du/ac was approved in January (see case # 1-A-20-TOR). However, because it was determined that a proposed independent living facility would be evaluated under the density restrictions for the PR zoning (available density would only allow 74 units), the applicant is now seeking a higher density up to 10 du/ac. The applicant has also added in approximately 2 acres into the area to be rezoned since the previous COA was approved for this location.

The proposed medium density residential zoning is compatible as a transitional buffer zone between the commercial zoning along Hardin Valley Road and the existing low density residential uses to the north. The addition of the 2 acre area in the middle of the area to be rezoned will make the residential zoning densities consistently medium density residential.

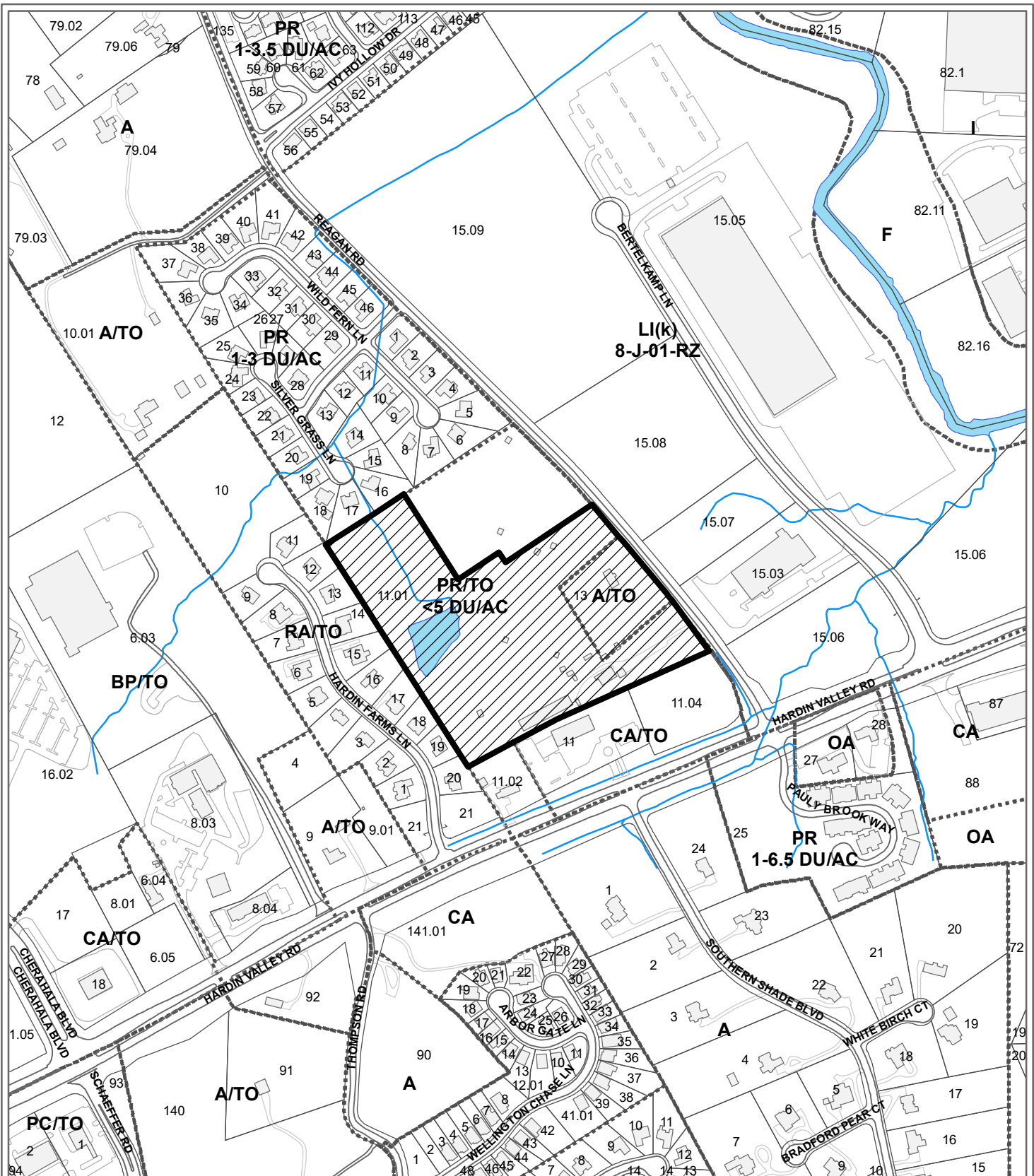
The impact to the street system will be addressed through the review of a Transportation Impact Analysis (TIA), if one is warranted. This will be required to be submitted as part of the use on review development plan package, but only if more than 750 daily trips are generated through the proposed development.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

**Design Guideline
Conformity:**

Waivers and Variances N/A
Requested:

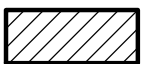
Staff Recommendation:

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



**5-C-20-TOR
CERTIFICATE OF APPROPRIATENESS**

Petitioner: Independent Healthcare Properties, LLC



Purpose of Request: Rezoning

Original Print Date: 4/23/2020 Revised: 5/1/2020
 Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 104
 Jurisdiction: County

0 500
 Feet





CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Independent Healthcare Properties, LLC
 Date Filed: 03/30/2020 Fee Paid: \$175 File Number: 5-C-20-TOR
 Map Number: 104 Zoning District: A/TO
 Jurisdiction: City Councilmanic District County 6 Commission District

PROPERTY INFORMATION

ADDRESS: 2421 Reagan Rd and 2433 Reagan Rd
STREET NUMBER AND NAME
 GENERAL LOCATION: West side of Reagan Road, 500' north of Hardin Valley Rd
 PARCEL NUMBER(S): 13 and 01101 104 013 and 104 01101
 SIZE OF TRACT: 2.0 + 15.09 = 17.09 ACRES SQUARE FEET

PURPOSE OF REQUEST

- BUILDING PERMIT – New Construction
- BUILDING PERMIT – Expansion or Renovation
- BUILDING PERMIT – Grading Plan
- REZONING
- From: A/TO
- To: PR/TO
- SIGNAGE
- ZONING VARIANCE – (Describe and give reason)

NOTE: Four (4) copies of all plan materials are required to process the application. Please check all that apply:

- DEVELOPMENT PLAN
- BUILDING ELEVATIONS
- FLOOR PLAN
- LANDSCAPE PLAN WITH SCHEDULE
- SIGNAGE PLAN
- OFF-STREET PARKING PLAN

OTHER:

Rezoning Area Exhibit

APPLICATION CORRESPONDENCE – All correspondence relating to this application should be sent to:

PLEASE PRINT

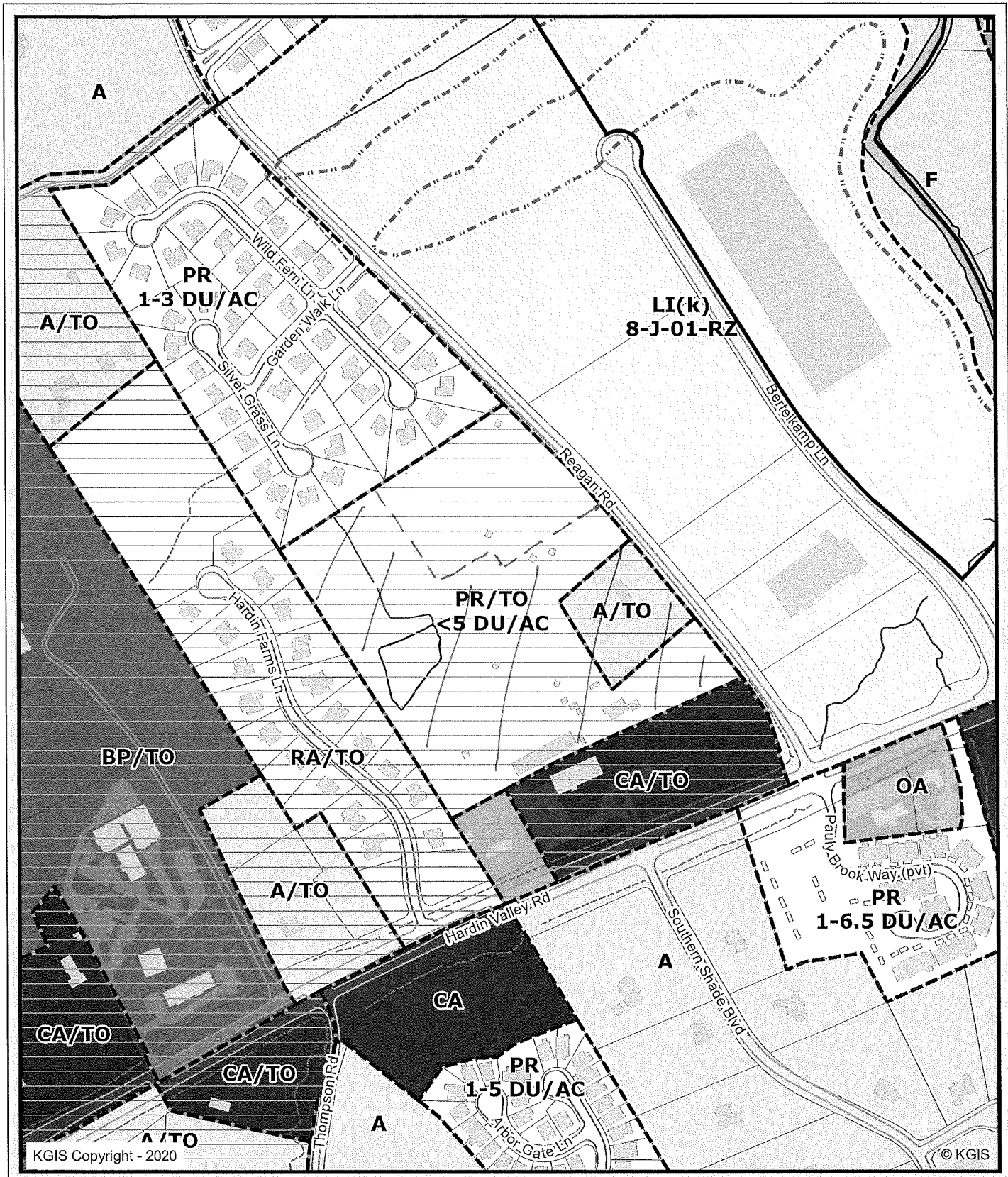
Name: John R. Anderson, P.E. Phone: 865-777-4165 Fax: 865-777-4189
 Mailing Address: 10215 Technology Drive, Suite 304 Knoxville, TN 37932

APPLICATION AUTHORIZATION – I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

PLEASE PRINT

Signature: [Signature] -Secretary
 Name: Independent Healthcare Properties, LLC Phone: 423-238-5330 Fax: 423-238-3853
 Mailing Address: 6020 Arbury Way, Ootlewah, TN 37363

APPLICATION ACCEPTANCE – Staff Member who accepted this application: Tom Buehler

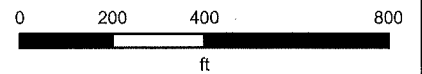


Letter Portrait

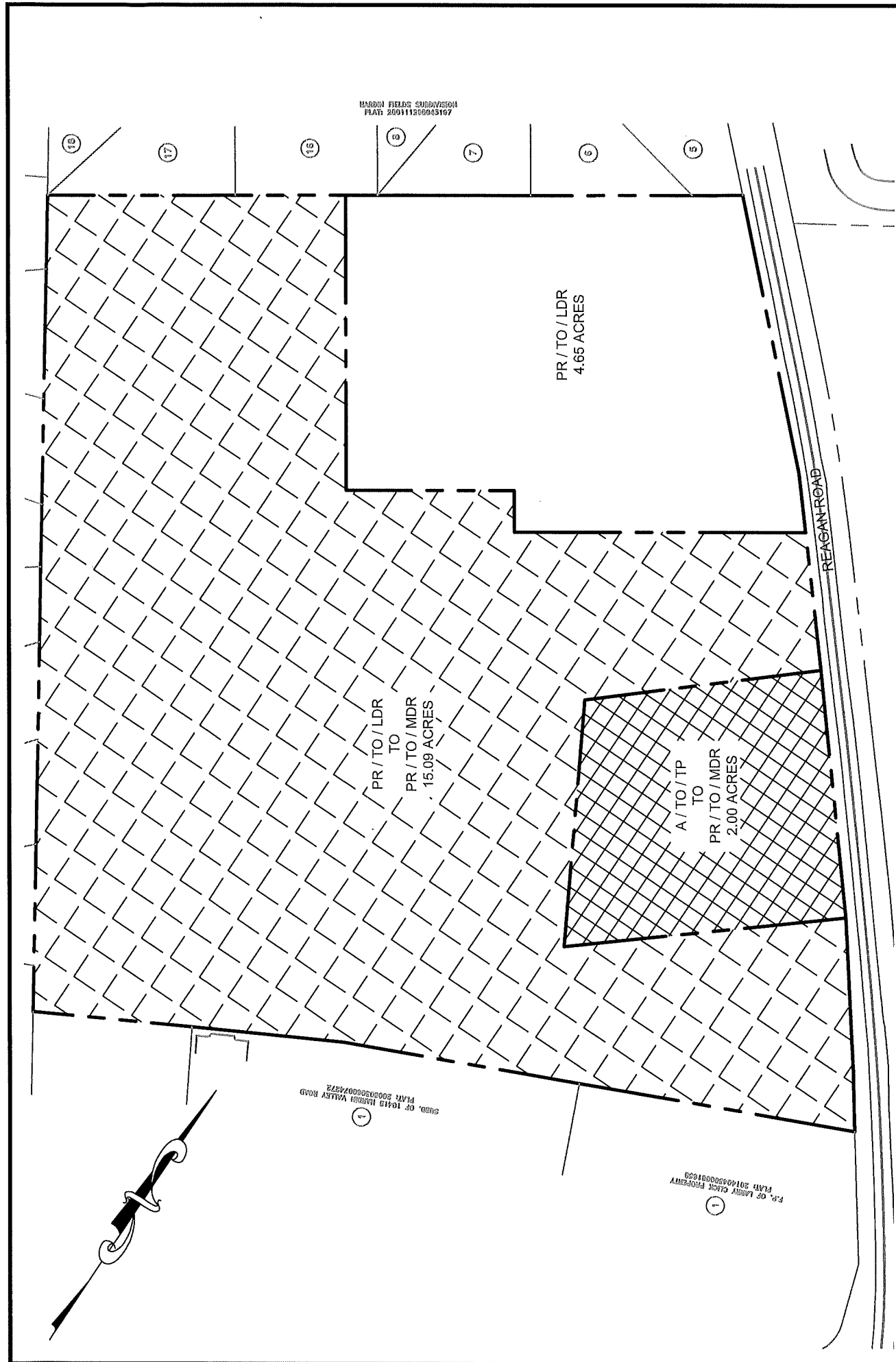
Knoxville - Knox County - KUB Geographic Information System



Printed: 3/28/2020 at 4:57:35 PM



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ISSUE DATE: 03/26/2020
 SITE PROJECT#: 2000
 FILE: Base

EXH1

Rezoning Exhibit

Morning Pointe of Hardin Valley

2417 & 2421 Reagan Road
 Knoxville, Tennessee
 Independent Healthcare Properties, LLC

10215 Technology Drive
 Suite 304
 Knoxville, TN 37932
 (865) 777-4160
www.site-incorporated.com

