

CASE SUMMARY

APPLICATION TYPE: TTCDA

REZONING



File Number: 1-A-20-TOR Related File Number:
Application Filed: 11/25/2019 Date of Revision:
Applicant: INDEPENDENT HEALTHCARE PROPERTIES, LLC

PROPERTY INFORMATION

General Location: West side of Reagan Road, north of Hardin Valley Road.
Other Parcel Info.:
Tax ID Number: 104 01101 Jurisdiction: County
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.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: Assisted Living Facility Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2417 Reagan Road
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential) / TO (Technology Overlay)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.):

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

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.

Action: Approved

Meeting Date: 1/6/2020

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

Summary of Action:

Date of Approval: 1/6/2020

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: