

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 1-C-20-RZ Related File Number: 1-B-20-SP
Application Filed: 11/25/2019 Date of Revision:
Applicant: INDEPENDENT HEALTHCARE PROPERTIES, LLC

PROPERTY INFORMATION

General Location: West side of Reagan Road, 500 feet north of Hardin Valley Road
Other Parcel Info.:
Tax ID Number: 104 01101 Jurisdiction: County
Size of Tract: 19.38 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Assisted Living Facility Density: 5 du / ac
Sector Plan: Northwest County Sector Plan Designation: TP (Technology Park)
Growth Policy Plan: Planned Growth Area
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: TP (Technology Park)
Requested Plan Category: LDR (Low Density Residential)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) up to 5 du/ac, which is consistent with the requested LDR (Low Density Residential) sector plan designation and the surrounding zoning. (Applicant requested up to 5 du/ac).

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

- 1. The Northwest County Sector continues to be the fastest growing part of Knox County.
- 2. Additional opportunities to increase residential density are needed because of this rapid growth.
- 3. The Northwest County and Southwest County Sectors have the largest number of residents over the age of 60 and a variety of housing types are needed to accommodate this segment of the population.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
- 2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. No adverse impacts should arise from the approval of PR up to 5 du/ac on this approximate 11 acre parcel.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The proposed amendment is consistent with the accompanying staff recommended sector plan amendment to LDR.
- 2. PR up to 5 du/ac does not appear to be in conflict with any other adopted plans in Knox County.

Action:

Approved

Meeting Date: 1/9/2020

Details of Action:

Summary of Action:

Approve PR (Planned Residential) / TO (Technology Overlay) up to 5 du/ac, which is consistent with the requested LDR (Low Density Residential) sector plan designation and the surrounding zoning. (Applicant requested up to 5 du/ac).

Date of Approval:

1/9/2020

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action: 2/24/2020

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: