

# CASE SUMMARY

APPLICATION TYPE: TTCD

## REZONING



File Number: 5-C-20-TOR                      Related File Number:  
Application Filed: 3/30/2020                      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 AND 013                      Jurisdiction: County  
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.

### GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land  
Surrounding Land Use:  
Proposed Use: Assisted and Independent Living Facility                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation:  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 2421 & 2433 Reagan Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) / TO (Technology Overlay) and 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:** Tom Brechko

**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 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.

**Action:** Approved

**Meeting Date:** 5/11/2020

**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:** 5/11/2020

**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:**