

# CASE SUMMARY

APPLICATION TYPE: REZONING

## NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 5-L-20-RZ                      Related File Number: 5-B-20-SP  
Application Filed: 3/30/2020                      Date of Revision:  
Applicant: INDEPENDENT HEALTHCARE PROPERTIES, LLC

### PROPERTY INFORMATION

General Location: West side of Reagan Rd., north of Hardin Valley Rd.  
Other Parcel Info.:  
Tax ID Number: 104 01101 & 013                      Jurisdiction: County  
Size of Tract: 17.1 acres  
Accessibility:

### GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:    Density: 10 du/ac  
Sector Plan: Northwest County                      Sector Plan Designation: LDR (LowDensity Residential) & TP (Technology P  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

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

### ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)/ TO (Technology Overlay) & A (Agricultural) / TO (Technology Overlay)  
Former Zoning:  
Requested Zoning: PR (Planned Residential)  
Previous Requests: 12-V-83-RZ, 12-FF-83-RZ, 1-C-20-RZ  
Extension of Zone:  
History of Zoning:

### PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & TP (Technology Park)  
Requested Plan Category: MDR (Medium 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 10 du/ac because it will provide for additional opportunities for medium residential development in the fastest growing sector of Knox County.

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 population of the Northwest County Sector continues to be one of the most rapidly growing areas of Knox County.
- 2. The applicant has also added the additional 2.17 acre single family residential parcel into the development area, so the MDR zone will not surround a single family residential use.

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

- 1. PR zoning 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. A use on review application was approved in April 2020 for an assisted living and memory care facility at this location, any substantial changes, including but not limited to an increase in square footage of the proposed building would have to come through the use on review process to be approved.
- 2. The proposed amendment does not adversely affect any other part of the County.

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 and not in conflict with any adopted plans.

Action:

Approved

Meeting Date: 5/14/2020

Details of Action:

Summary of Action:

Approve PR (Planned Residential) up to 10 du/ac because it will provide for additional opportunities for medium residential development in the fastest growing sector of Knox County.

Date of Approval:

5/14/2020

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:** 6/22/2020

**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:**