CASE SUMMARY APPLICATION TYPE: USE ON REVIEW



File Number:	8-C-23-UR	Related File Number:	
Application Filed:	6/26/2023	Date of Revision:	
Applicant:	INDEPENDENT HEALTHCARE PROPERTIES, LLC		

PROPERTY INFORMATION

General Location:	West side of Reagan Rd, northeast of Hardin Valley Rd		
Other Parcel Info.:			
Tax ID Number:	104 011.01	Jurisdiction:	County
Size of Tract:	15.16 acres		
Accessibility:	Access is via Reagan Road, a minor collector street with a 16 ft pavement width within a 60-ft right-of- way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Agriculture/Forestry/Vacant Land		
Surrounding Land Use:			
Proposed Use:	New construction for an 80-unit memory care facility. Density:		
Sector Plan:	Northwest County Sector Plan Designation: MDR (Medium Density Residential)		
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	The property fronts Reagan Rd just north of Hardin Valley Rd to the south. The surrounding area is single family residential housing, with an assisted living facility to the north and a mix of office, industrial and commercial uses within a 1/4 mile.		

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

Street:

2433 REAGAN RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 10 du/ac, TO (Technology Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

Rezoned from A (Agricultural)/TO (Technology Overlay) to PR (Planned Residential)/TO (Technology Overlay) in 2020 (Case 1-C-20 RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

8/15/2023 10:56 AM

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 <u>C</u>	OMMISSION ACTION	AND DISPOSITION	
Planner In Charge:	Naomi Hansen			
Staff Recomm. (Abbr.):	Approve the request for a memory care facility that is approximately 49,575 square feet, as shown on the development plan, subject to 5 conditions.			
Staff Recomm. (Full):	on August 7, 2023 2) Installation of al occupancy permit, Works to guarante 3) Meeting all appl Works. 4) Meeting all appl 5) Preservation of site plans.	Planning Commission agenda I landscaping as shown on dev or posting a bond with the Kno e such installation. licable requirements of the Kno existing vegetation along share	velopment plan within six months of the issuance of a ox County Department of Engineering and Public ox County Department of Engineering and Public ox County Zoning Ordinance. ed lot lines with residential uses as identified on the	
	With the condition districts.	s noted, this plan meets the rea	quirements for approval in the PR and TO zoning	
Comments:	DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 - SECTION 2). The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:			
	GENERAL PLAN A. The use is cons Residential), allow	AND SECTOR PLAN. istent with the Northwest Cour ing residential density up to 12	PTED PLANS AND POLICIES, INCLUDING THE nty Sector Plan, which proposes PR (Planned 2 dwelling units per acre. area on the Knoxville-Knox County-Farragut Growth	
	ORDINANCE A. The PR (Planne population densitie	ed Residential) zone is intended	RAL PURPOSE AND INTENT OF THE ZONING d to provide for residential areas with greater approximately 15.08 acres, meets the requirements	
	3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY. A. The subject property is adjacent to an existing assisted living facility so the proposed use is complementary to the services provided.			
Action:	Approved with Cor	nditions	Meeting Date: 8/10/2023	
Details of Action:				
Summary of Action:	Approve the request for a memory care facility that is approximately 49,575 square feet, as shown on the development plan, subject to 5 conditions.			
Date of Approval:	8/10/2023	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publica	ation?: 🔲 Action Appealed?:	

LEGISLATIVE ACTION AND DISPOSITION

Date of Legislative Action, Second Reading:
Other Ordinance Number References:
Disposition of Case, Second Reading:
If "Other":
Amendments:
Effective Date of Ordinance: