



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 1-C-20-RZ **AGENDA ITEM #:** 13
 1-B-20-SP **AGENDA DATE:** 1/9/2020

▶ **APPLICANT:** INDEPENDENT HEALTHCARE PROPERTIES, LLC
OWNER(S): Executone of East Tennessee, Inc.

TAX ID NUMBER: 104 01101 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 2417 Reagan Road

▶ **LOCATION:** West side of Reagan Road, 500 feet north of Hardin Valley Road

▶ **TRACT INFORMATION:** 19.38 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

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.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** TP (Technology Park) / A (Agricultural) / TO (Technology Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Assisted Living Facility

DENSITY PROPOSED: 5 du / ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, LDR is adjacent to the north.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Single family residential - LDR

South: Public, Quasi-Public - TP

East: Agriculture/forestry/vacant, Office - BP-1

West: Single family residential - TP

NEIGHBORHOOD CONTEXT: The area is comprised of a mix of single family residential and business parks, with some remaining large, agricultural, rural residential tracts. It is located within a half-mile of Pellissippi Parkway / Hardin Valley Road interchange.

STAFF RECOMMENDATION:

- ▶ **Adopt resolution #1-B-20-SP amending the Northwest County Sector Plan to LDR (Low Density Residential) due to trends in population growth in the sector, per attached resolution, Exhibit A.**

- ▶ **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).**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The Northwest County Sector continues to be one of the most rapidly growing parts of Knox County.
2. Since the population has continued to grow additional opportunities for residential development is warranted.
3. Exhibit B demonstrates the location of the proposed plan amendment relative to the location and type of other sector plan amendments that have occurred in the Northwest County Sector Plan since its adoption in 2016.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. There are no new roads or utilities that make development more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is not an obvious or significant error or omission in the plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. The population of the Northwest County Sector continues to grow, warranting reconsideration of the original plan proposal for additional opportunities to accommodate a variety of residential types.
2. 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.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

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:

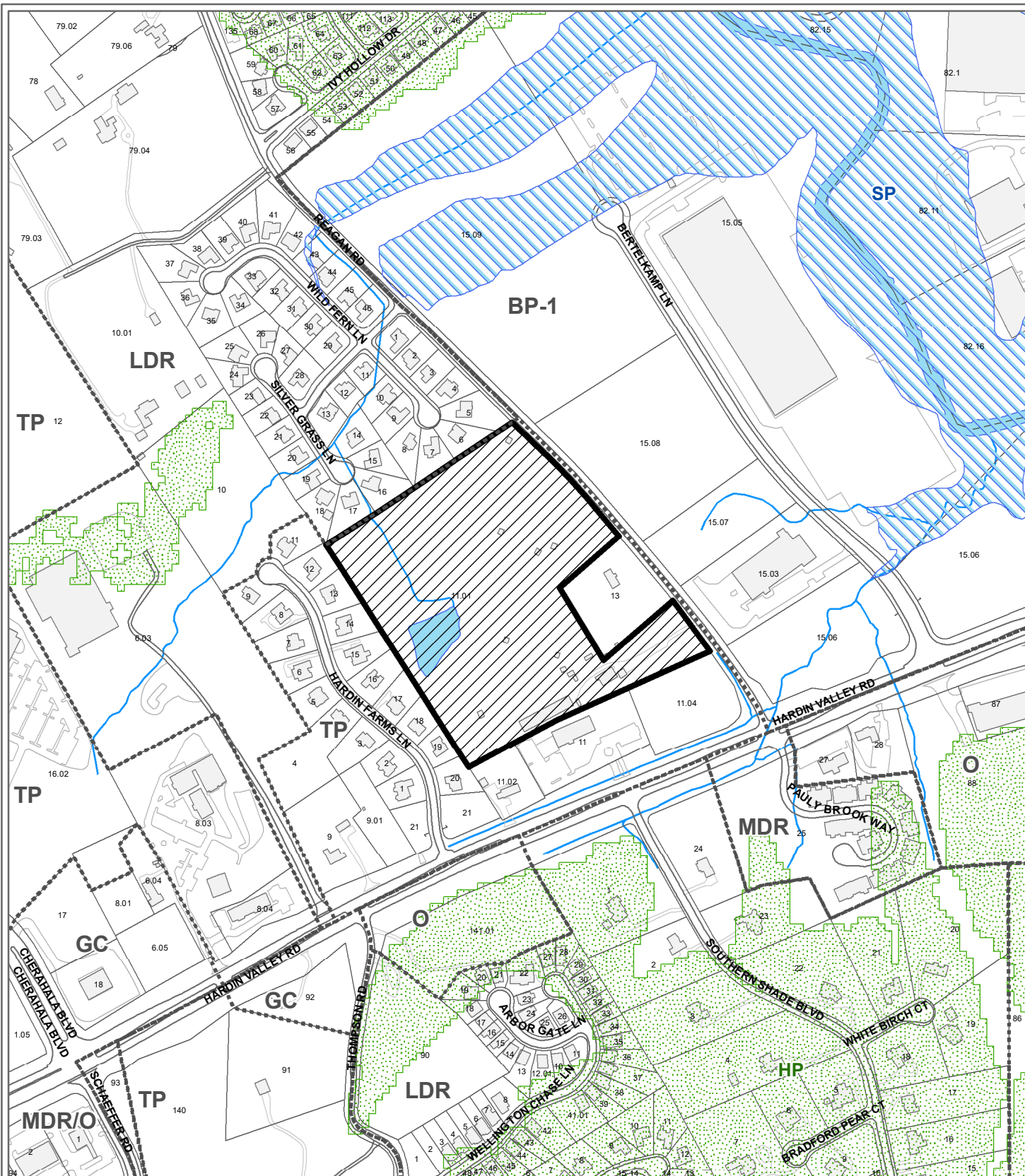
1. The proposed amendment is consistent with the accompanying staff recommended sector plan amendment to LDR.
2. PR up to 5 du/ac does not appear to be in conflict with any other adopted plans in Knox County.

ESTIMATED TRAFFIC IMPACT: 143 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 2/24/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**1-B-20-SP / 1-C-20-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: TP (Technology Park)
To: LDR (Low Density Residential)

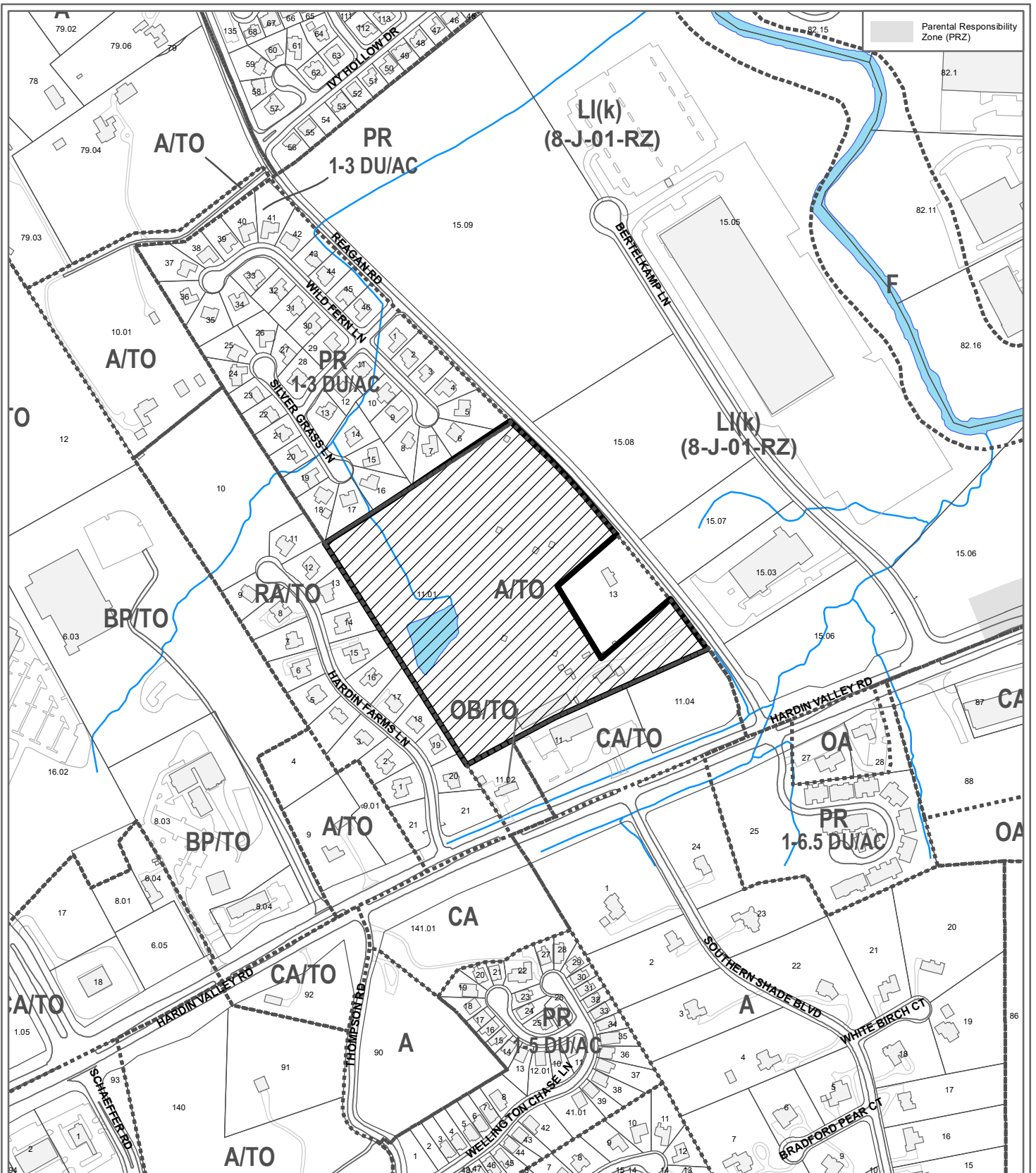


Original Print Date: 12/18/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Independent Healthcare Properties, LLC

Map No: 104
Jurisdiction: County





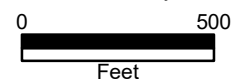
**1-C-20-RZ
REZONING**

From: A (Agricultural) / TO (Technology Overlay)
 To: PR (Planned Residential) / TO (Technology Overlay)



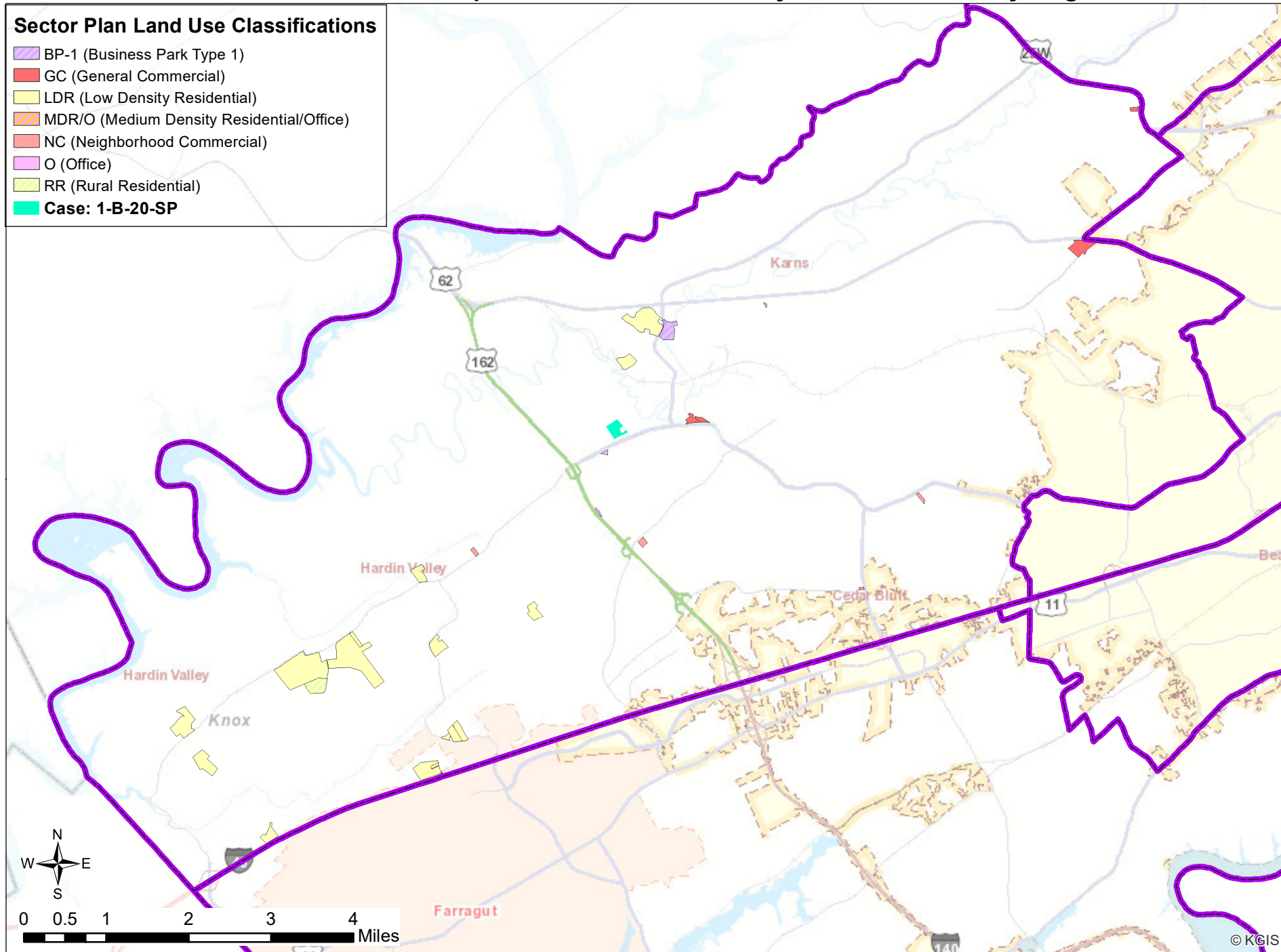
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Exhibit B. Plan Amendments since adoption of Northwest County Sector Plan in July/August 2016



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Independent Healthcare Properties, LLC has submitted an application to amend the Sector Plan from Technology Park to Low Density Residential, for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of a revised amendment to the Northwest County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on January 9, 2020, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan, with its accompanying staff report and map, file #1-B-20-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Independent Healthcare Properties, LLC

Applicant

11/25/2019

1/9/2020

1-C-20-RZ 1-B-20-SP

Date Filed

Meeting Date (if applicable)

File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

John R. Anderson, P.E.

SITE, Incorporated

Name

Company

10215 Technology Drive, Suite 304

Knoxville

TN

37932

Address

City

State

Zip

865-777-4165

janderson@site-incorporated.com

Phone

Email

CURRENT PROPERTY INFO

Executone of East Tenn, Inc

PO Box 50308 Knoxville, TN 37950

Owner Name (if different)

Owner Address

Owner Phone

2417 Reagan Road Knoxville, TN 37931

104 01101

Property Address

Parcel ID

West side of Reagan Rd, 500' North of Hardin Valley Rd

19.38 Acres

General Location

Tract Size

Knox County *6/14*

A/TO

Jurisdiction (specify district above)

- City
- County

Zoning District

Northwest County

TP - Technology Park

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Agriculture/Forestry/Vacant

N

West Knox Utility

West Knox Utility

Existing Land Use

Septic (Y/N)

Sewer Provider

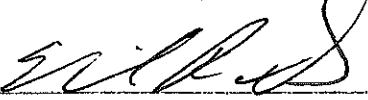
Water Provider

REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential		
	<input type="checkbox"/> Home Occupation (specify): _____		
	<input type="checkbox"/> Other (specify): _____		
	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____		
SUBDIVISION	<input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____		
	<input type="checkbox"/> Other (specify): _____		
	<input type="checkbox"/> Attachments / Additional Requirements		
	<input checked="" type="checkbox"/> Zoning Change: <u>PR 5 DU/AC</u> Proposed Zoning: _____		
ZONING	<input checked="" type="checkbox"/> Plan Amendment Change: <u>LDR</u> Proposed Plan Designation(s): _____		
	<u>Assisted Living Facility</u> <u>5 DU/AC</u>		
	<input checked="" type="checkbox"/> Proposed Property Use (specify) Proposed Density (units/acre) Previous Rezoning Requests _____		
<input type="checkbox"/> Other (specify): _____			

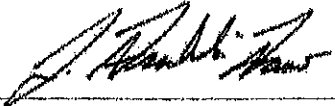
STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1: <i>Zoning</i> <i>1,569</i>	TOTAL: <i>2,369.⁰⁰</i>
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2: <i>Plan Amend.</i> <i>800</i>	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study	FEE 3:	

AUTHORIZATION


 Staff Signature

Michael Reynolds
 Please Print

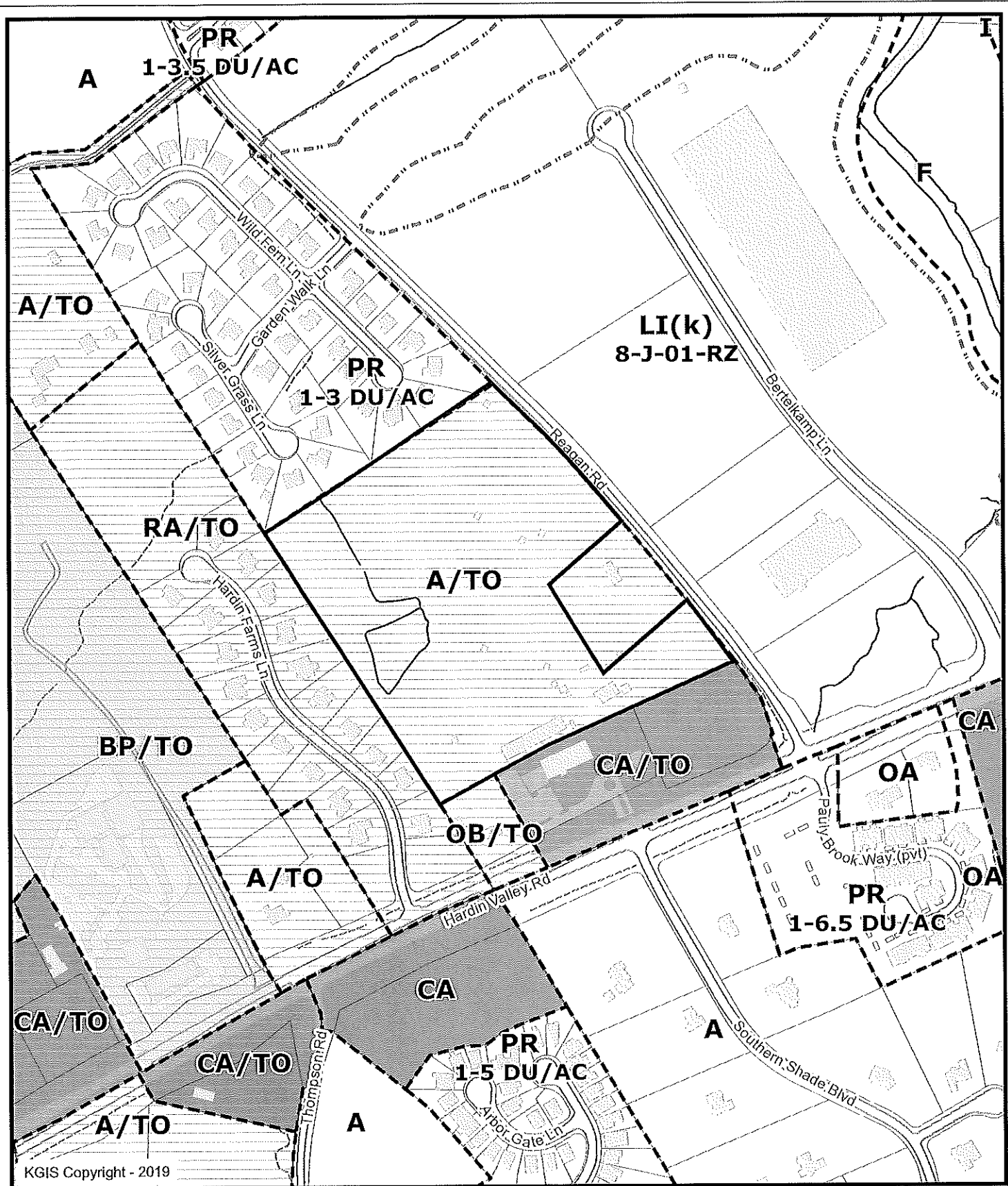
11/25/2019
 Date


 Applicant Signature

J. Franklin Farrow
 Please Print

11-25-19
 Date

Independent Healthcare Properties, LLC
 6020 Arbury Way, Ooltewah, TN 37363
 423-238-5330



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Letter Portrait

Printed: 11/25/2019 at 2:12:19 PM



Knoxville - Knox County - KUB Geographic Information System

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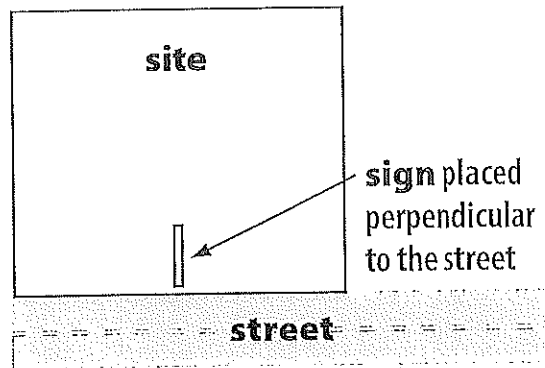
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Dec. 26, 2019 and Jan. 10, 2019
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Annette Hommel

Printed Name: Annette Hommel

Phone: 865.777.4168 Email: ahommel@site-incorporated.com

Date: 1/25/19

File Number: 1-C-20-R2 1-B-20-SP