



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 5-L-20-RZ
5-B-20-SP

AGENDA ITEM #: 17
AGENDA DATE: 5/14/2020

▶ **APPLICANT:** INDEPENDENT HEALTHCARE PROPERTIES, LLC
OWNER(S): Executone

TAX ID NUMBER: 104 01101 & 013 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 2433 & 2421 Reagan Rd.

▶ **LOCATION:** West side of Reagan Rd., north of Hardin Valley Rd.

▶ **TRACT INFORMATION:** 17.1 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:** LDR (Low Density Residential) & TP (Technology Park) / PR (Planned Residential) / TO (Technology Overlay) & A (Agricultural) / TO (Technology Overlay)

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

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant and rural residential

▶ **DENSITY PROPOSED:** 10 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: 1-B-20-SP & 1-C-20-RZ: TP (Technology Park) / TO (Technology Overlay) to LDR (Low Density Residential) / TO (Technology Overlay)

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Single family residential - LDR (Low Density Residential)
South: Public, Quasi-Public - TP (Technology Park)
East: Agriculture/forestry/vacant, Office - BP-1 (Business Park Type 1)
West: Single family residential - TP (Technology Park)

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 #5-B-20-SP amending the Northwest County Sector Plan because the MDR (Medium Density Residential) sector plan designation provides a transitional land use from the more intense Technology and Business Park classifications and the adjacent Low Density Residential areas, per attached resolution, Exhibit A.**

- ▶ **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.**

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 increased residential development is warranted.

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, however, a transitional land use classification of MDR would provide a buffer between the more intense zones allowed in the Technology and Business Park land use classifications and the adjacent low density residential development.

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 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.

ESTIMATED TRAFFIC IMPACT: 556 (average daily vehicle trips)

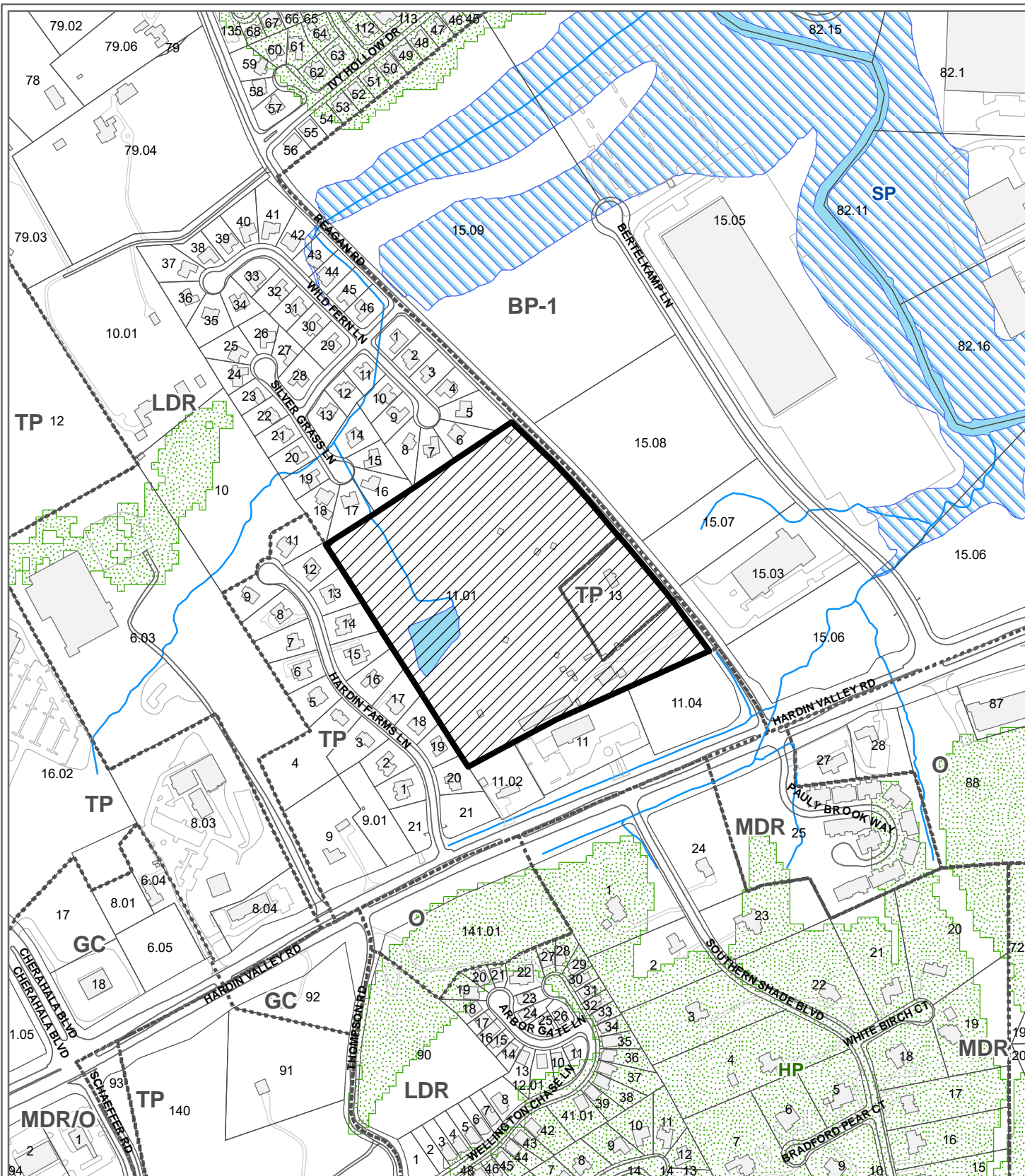
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 19 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Karns High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

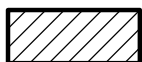
If approved, this item will be forwarded to Knox County Commission for action on 6/22/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**5-B-20-SP / 5-L-20-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

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

To: MDR (Medium Density Residential)

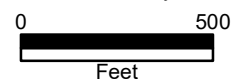


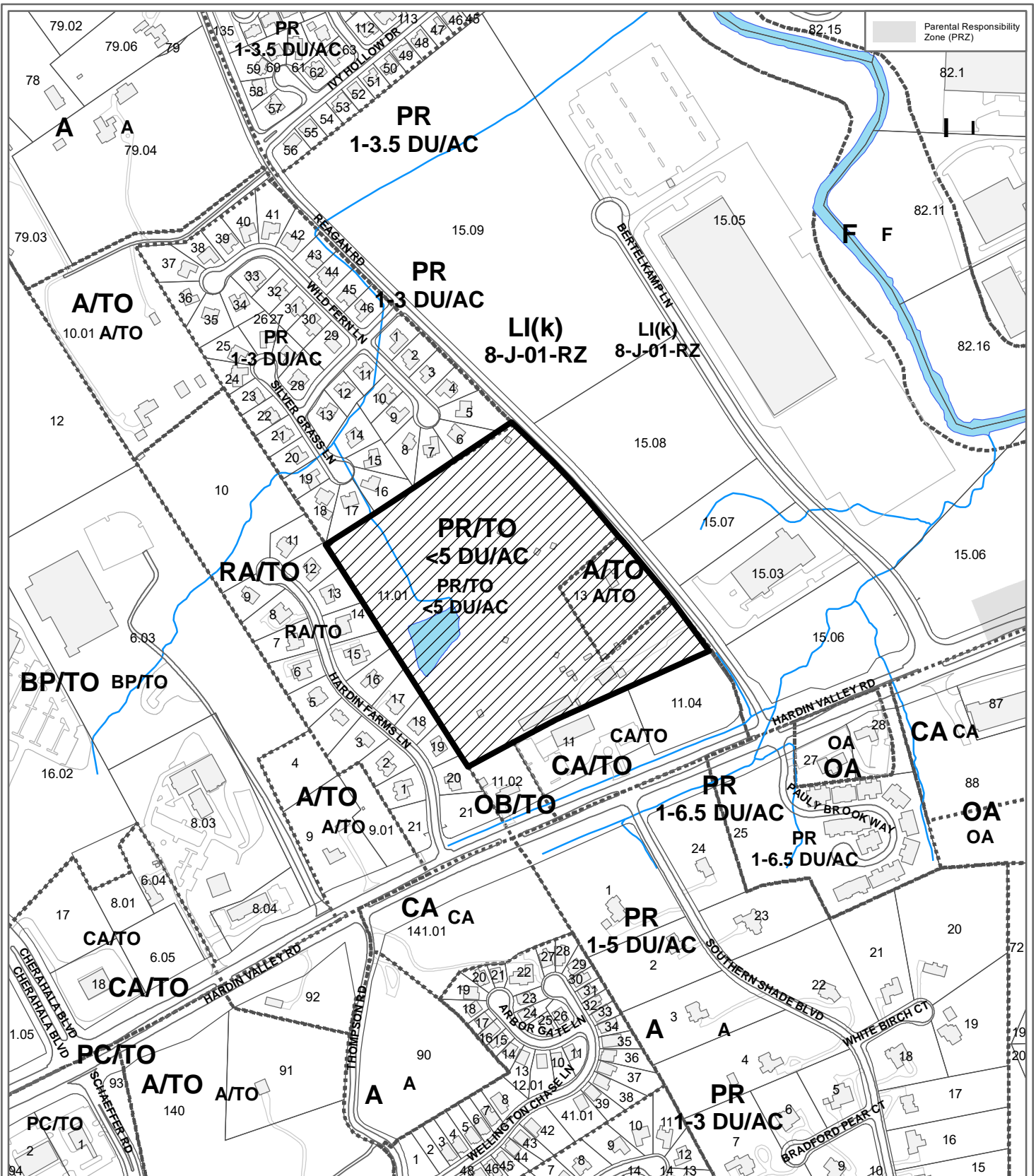
Original Print Date: 4/6/2020 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Independent Healthcare Properties, LLC

Map No: 104

Jurisdiction: County





**5-L-20-RZ
REZONING**

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



Petitioner: Independent Healthcare Properties, LLC

Map No: 104

Jurisdiction: County



Original Print Date: 4/6/2020

Revised:

Knoxville - Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

**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 Low Density Residential to Medium 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 May 14, 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 #5-B-20-SP.

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

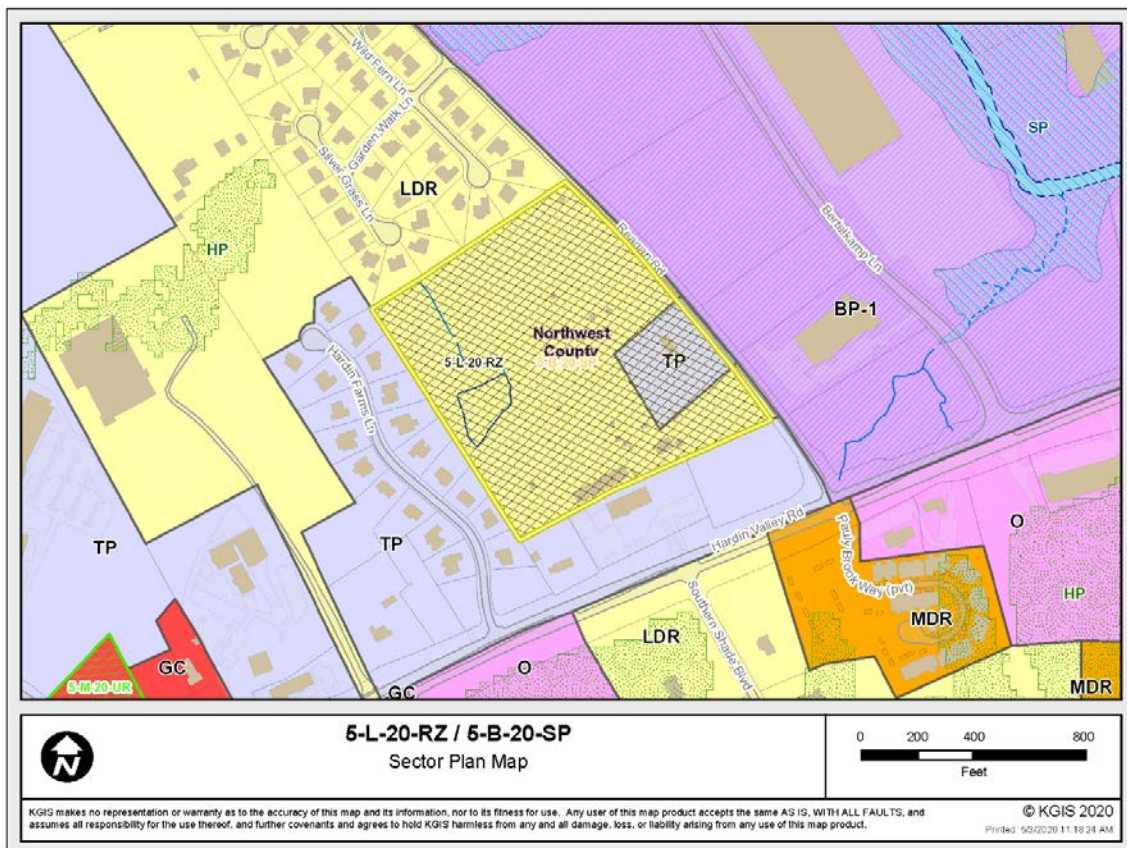
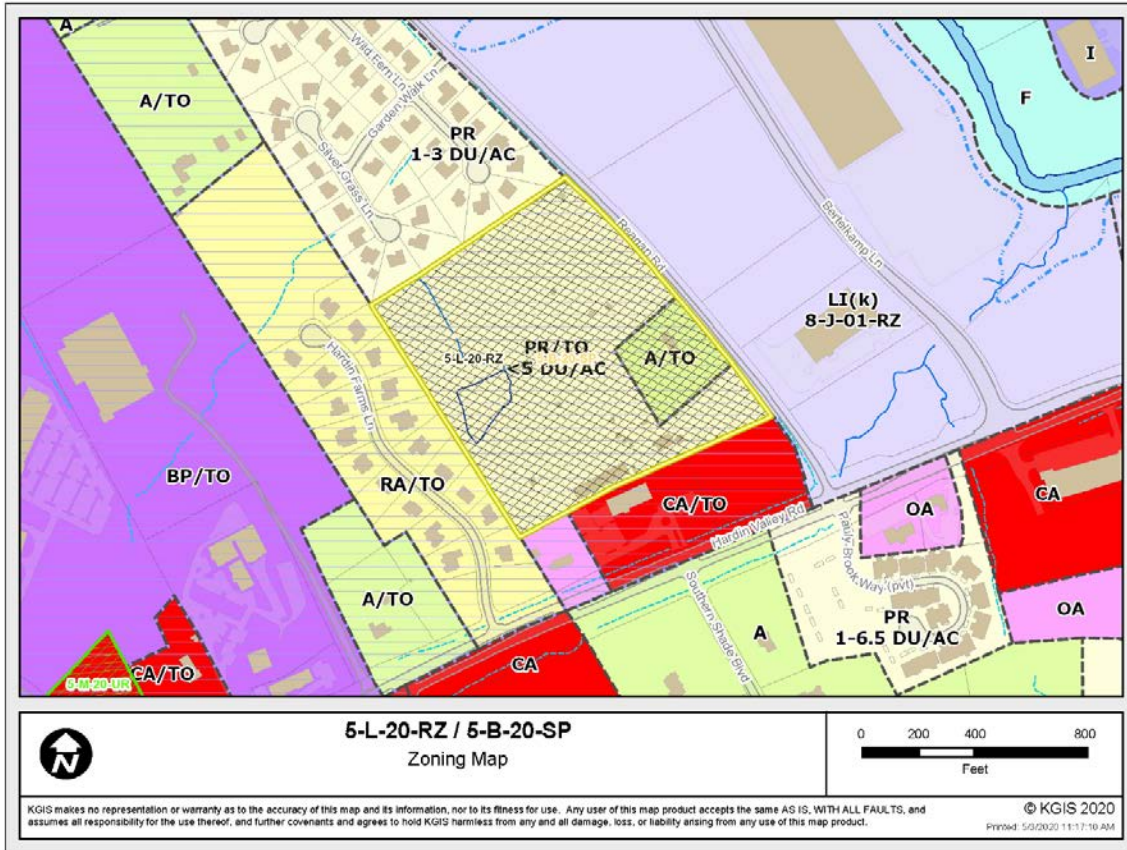
SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

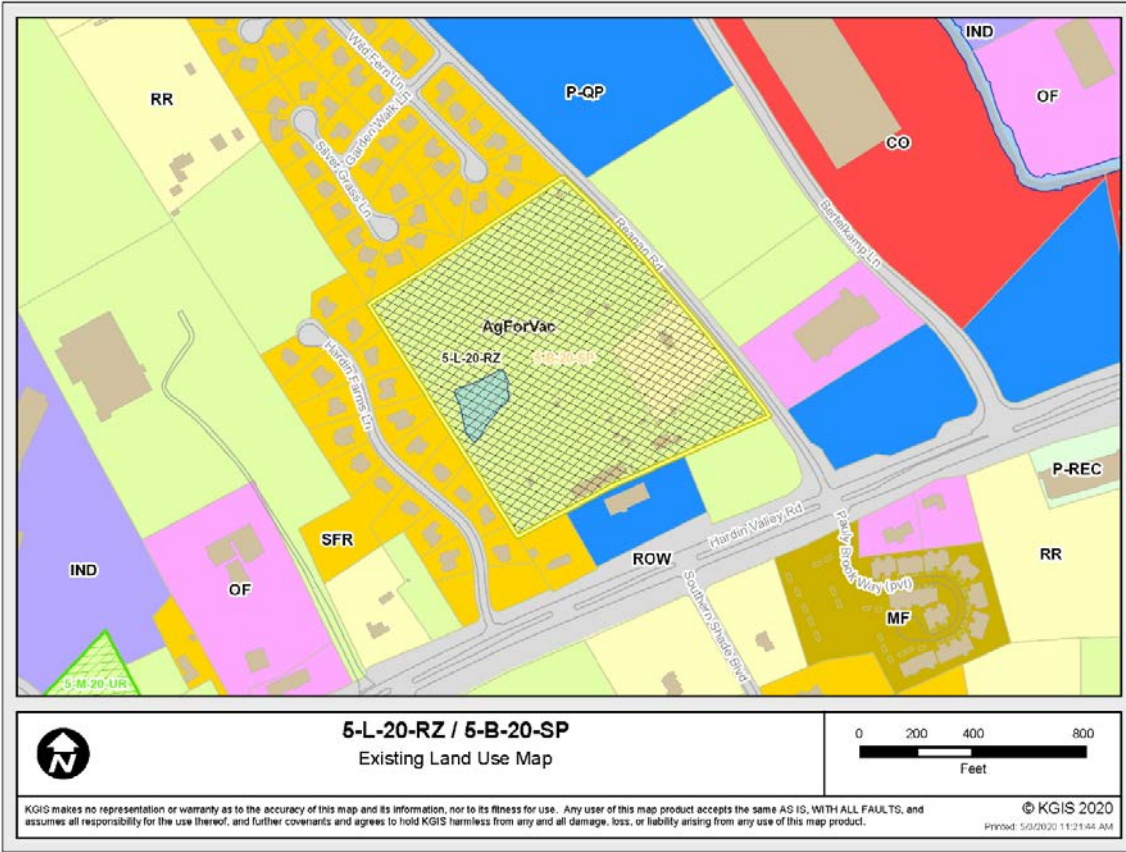
Chairman

Secretary

5-B-20-SP / 5-L-20-RZ: Exhibit B – Contextual Images



5-B-20-SP / 5-L-20-RZ: Exhibit B – Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Independent Healthcare Properties, LLC

Applicant

03/30/2020

05/14/2020

5-L-20-RZ / 5-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 / John Hays

PO Box 50308 37950 / 2421 Reagan

Owner Name (if different)

Owner Address

Owner Phone

³³
2417 & 2421 Reagan Road Knoxville, TN 37931

104 01101 / 104 13

Property Address

Parcel ID

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

17.1 Acres

General Location

Tract Size

Knox County *6*

PR/TO / A/TO

Jurisdiction (specify district above)

- City
- County

Zoning District

Northwest County

LDR / TP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Agriculture/Forestry/Vacant

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): _____
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____
	<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): _____
ZONING	<input checked="" type="checkbox"/> Zoning Change: <u>PR</u> Proposed Zoning _____
	<input checked="" type="checkbox"/> Plan Amendment Change: <u>MDR</u> Proposed Plan Designation(s) _____
	Independent Living & Memory Care Facilities 10 DU/AC
	<input checked="" type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____
	<input type="checkbox"/> Other (specify): _____

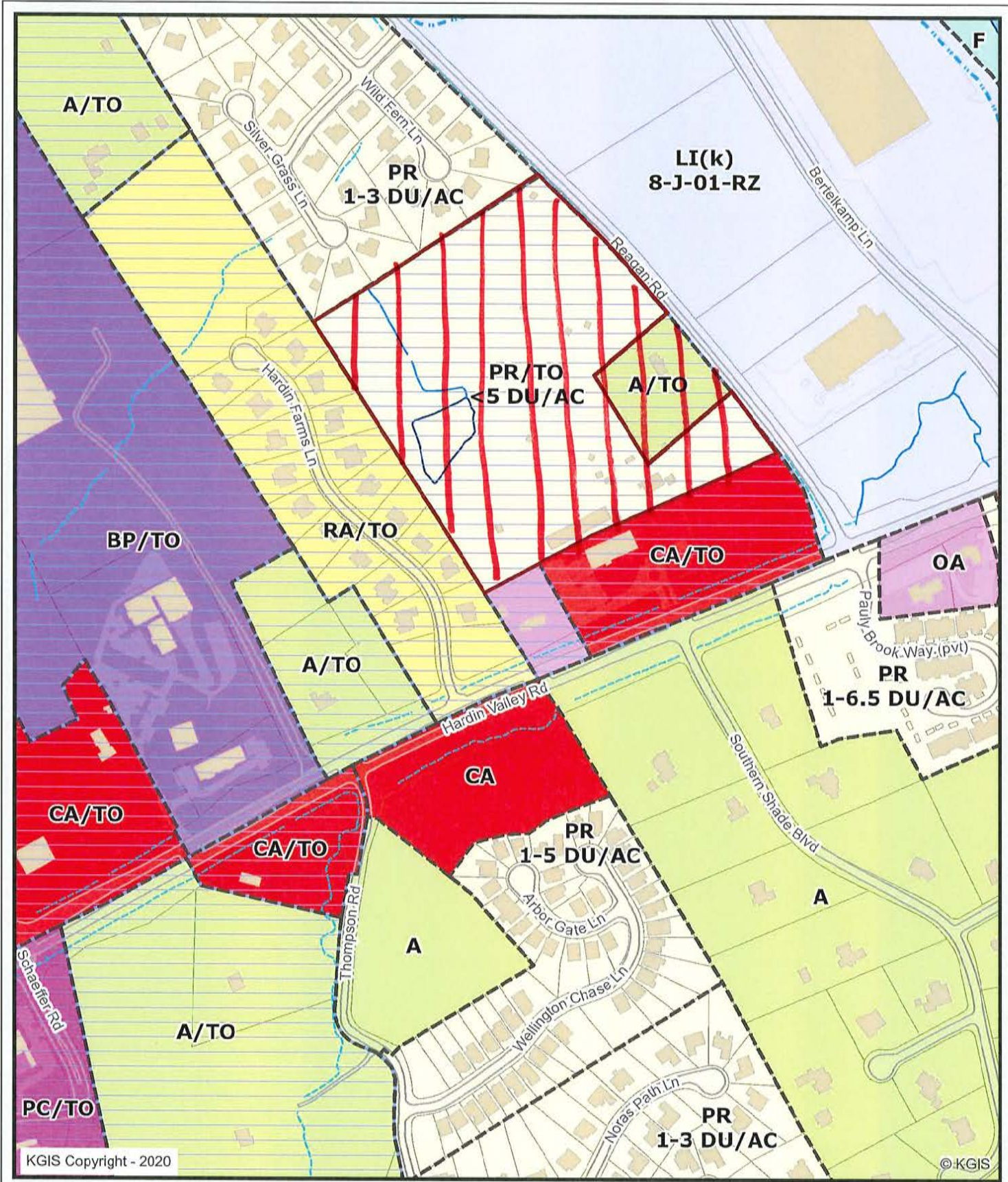
STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1: <i>Rezoning</i> \$1,450	TOTAL: \$2,250
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2: <i>SP</i> \$800	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	FEE 3: _____	

AUTHORIZATION

 Michael Reynolds 3/30/2020
 Staff Signature Please Print Date

 J. Franklin Farrow 03/30/2020
 Applicant Signature Please Print Date

Independent Healthcare Properties
(Option Holder)



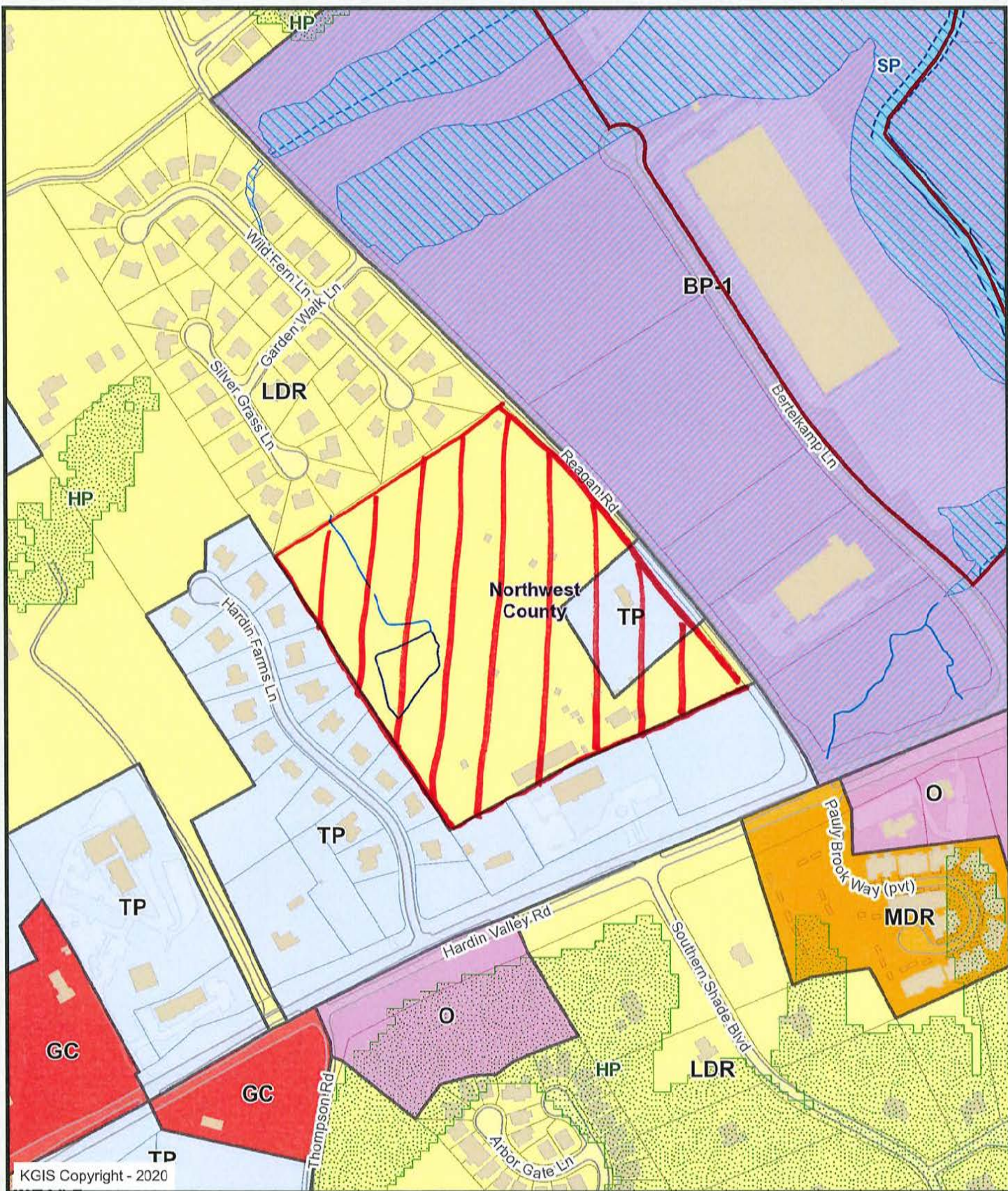
2433 & 2421 Reagan Rd.

Knoxville - Knox County - KUB Geographic Information System

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Letter Portrait

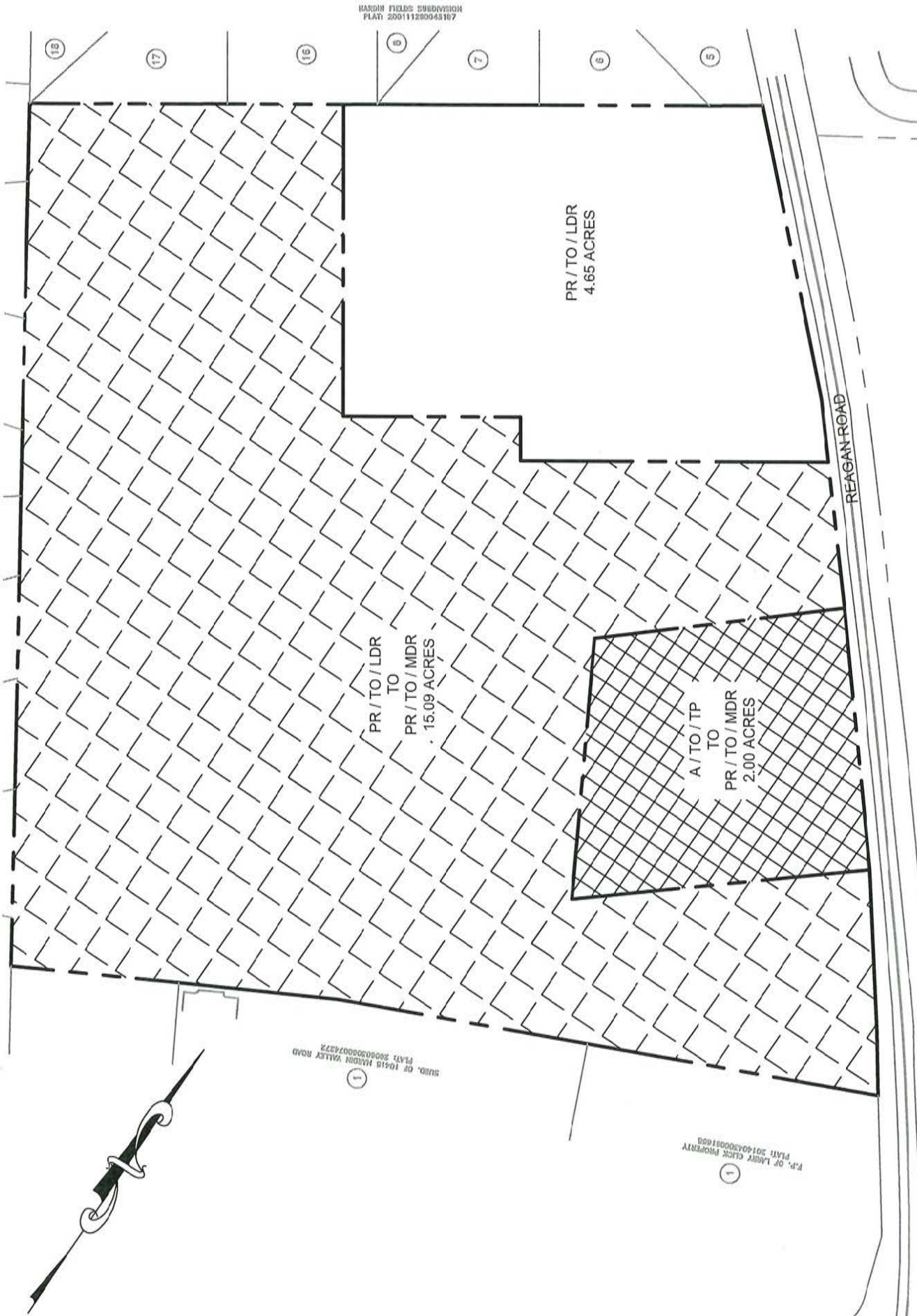
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ISSUE DATE: 03/26/2020
 SITE PROJECT#: 2000
 FILE: Base

EXH1

Rezoning Exhibit

Morning Pointe of Hardin Valley
 2417 & 2421 Reagan Road
 Knoxville, Tennessee
 Independent Healthcare Properties, LLC

10215 Technology Drive
 Suite 304
 Knoxville, TN 37932
 (865) 777-4160
 www.site-incorporated.com

Parcel 104 01101 - Property Map and Details Report



Property Information

Parcel ID: 104 01101
 Location Address: 2433 REAGAN RD
 CLT Map: 104
 Insert:
 Group:
 Condo Letter:
 Parcel: 11.01
 Parcel Type:
 District: W6
 Ward:
 City Block:
 Subdivision: GREENBELT APP #A-2361
 Rec. Acreage:
 Calc. Acreage: 19.38
 Recorded Plat: -
 Recorded Deed: 1995 - 1052
 Deed Type: Deed:Special Wa
 Deed Date: 12/11/1989

Address Information

Site Address: 2433 REAGAN RD
 KNOXVILLE - 37931
 Address Type: UNUSED LAND
 Site Name: PROPOSED INDEPENDENT LIVING

Owner Information

EXECUTONE OF EAST TENN INC
 PO BOX 50308
 KNOXVILLE, TN 37950
 The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

MPC Information

Census Tract: 59.08
 Planning Sector: Northwest County
 Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 64
 Voting Location: Solway Church of God
 3317 SOLWAY RD
 TN State House: 89 Justin Lafferty
 TN State Senate: 5 Randy McNally
 County Commission: 6 Brad Anders
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 6 Terry Hill

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

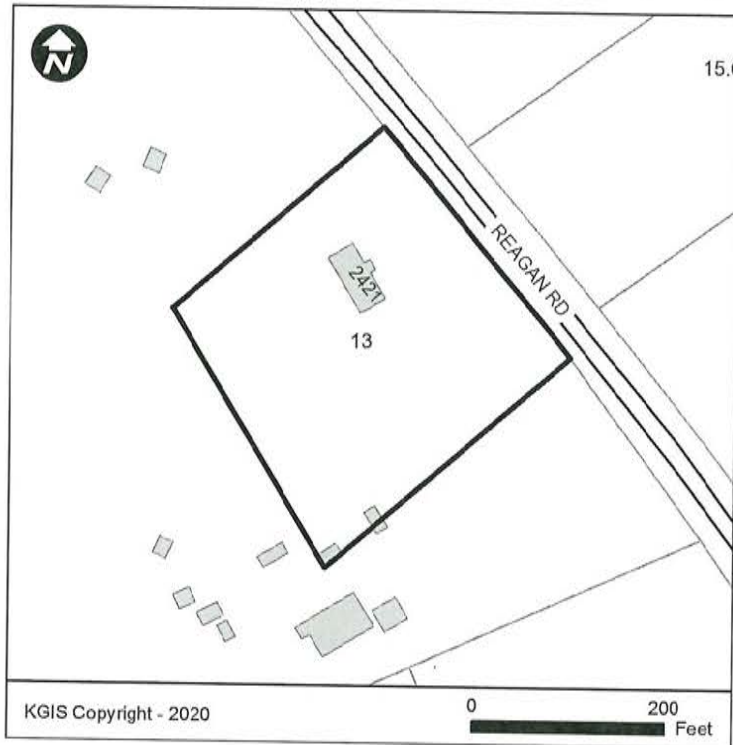
Elementary: HARDIN VALLEY ELEMENTARY
 Intermediate:
 Middle: HARDIN VALLEY MIDDLE
 High: KARNS HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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Parcel 104 013 - Property Map and Details Report



Property Information

Parcel ID:	104 013
Location Address:	2421 REAGAN RD
CLT Map:	104
Insert:	
Group:	
Condo Letter:	
Parcel:	13
Parcel Type:	
District:	W6
Ward:	
City Block:	
Subdivision:	
Rec. Acreage:	2
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	1767 - 54
Deed Type:	Deed:Special Wa
Deed Date:	7/12/1982

Address Information

Site Address:	2421 REAGAN RD KNOXVILLE - 37931
Address Type:	DWELLING, SINGLE-FAMILY
Site Name:	

Owner Information

HAYS JOHN W & BARBARA W
2421 REAGAN RD
KNOXVILLE, TN 37932

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City / Township:	

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Census Tract:	59.08
Planning Sector:	Northwest County

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