



# USE ON REVIEW REPORT

▶ **FILE #:** 8-C-23-UR

**AGENDA ITEM #:** 34

**AGENDA DATE:** 8/10/2023

▶ **APPLICANT:** INDEPENDENT HEALTHCARE PROPERTIES, LLC

OWNER(S): Hardin Valley Development Partners, LLC

TAX ID NUMBER: 104 011.01

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2433 REAGAN RD

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

▶ **APPX. SIZE OF TRACT:** 15.16 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Reagan Road, a minor collector street with a 16 ft pavement width within a 60-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PR (Planned Residential) up to 10 du/ac, TO (Technology Overlay)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** New construction for an 80-unit memory care facility.

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

SURROUNDING LAND USE AND ZONING: North: Single family residential and agriculture/forestry/vacant - PR (Planned Residential) up to 3 & 5 du/ac/TO (Technology Overlay)

South: Office, public/quasi public land (church), and commercial, agriculture/forestry/vacant - OB (Office, Medical and Related Services), CA (General Business) & TO (Technology Overlay)

East: Office, public/quasi public land (church), rural residential, agriculture/forestry/vacant - PR (Planned Residential) up to 10 du/ac, LI(k) (Light Industrial with conditions)

West: Single family residential - RA (Low Density Residential), TO (Technology Overlay)

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.

**STAFF RECOMMENDATION:**

► **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.**

- 1) Obtaining TTCDA approval prior to applying for permits. A request for development plan approval is on August 7, 2023. Planning Commission agenda (Case 8-A-23-TOB).
- 2) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 5) Preservation of existing vegetation along shared lot lines with residential uses as identified on the site plans.

With the conditions noted, this plan meets the requirements for approval in the PR and TO zoning districts.

**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:

**1) THE USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.**

A. The use is consistent with the Northwest County Sector Plan, which proposes PR (Planned Residential), allowing residential density up to 12 dwelling units per acre.

B. The site is located within the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE**

A. The PR (Planned Residential) zone is intended to provide for residential areas with greater population densities. The subject lot, measuring approximately 15.08 acres, meets the requirements for lot size, building and impervious areas.

**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.**

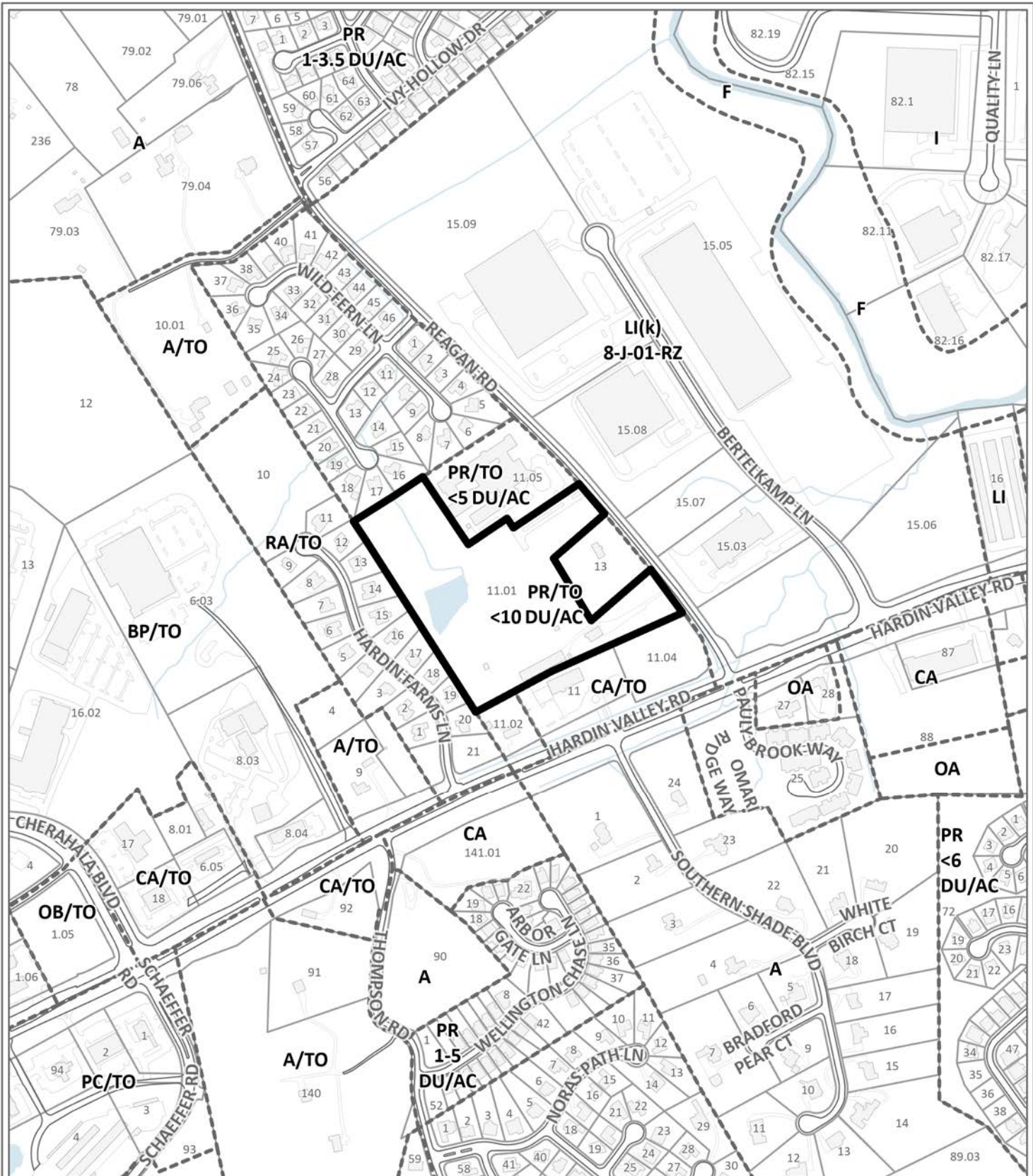
A. The subject property is adjacent to an existing assisted living facility so the proposed use is complementary to the services provided.

ESTIMATED TRAFFIC IMPACT: 208 (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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville Board of Zoning Appeals. The date of the Knoxville Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**USE ON REVIEW**

**8-C-23-UR**

**Petitioner:** Independent Healthcare Properties, LLC



New construction for an 80-unit memory care facility. in PR (Planned Residential), TO (Technology Overlay)

**Map No:** 104  
**Jurisdiction:** County

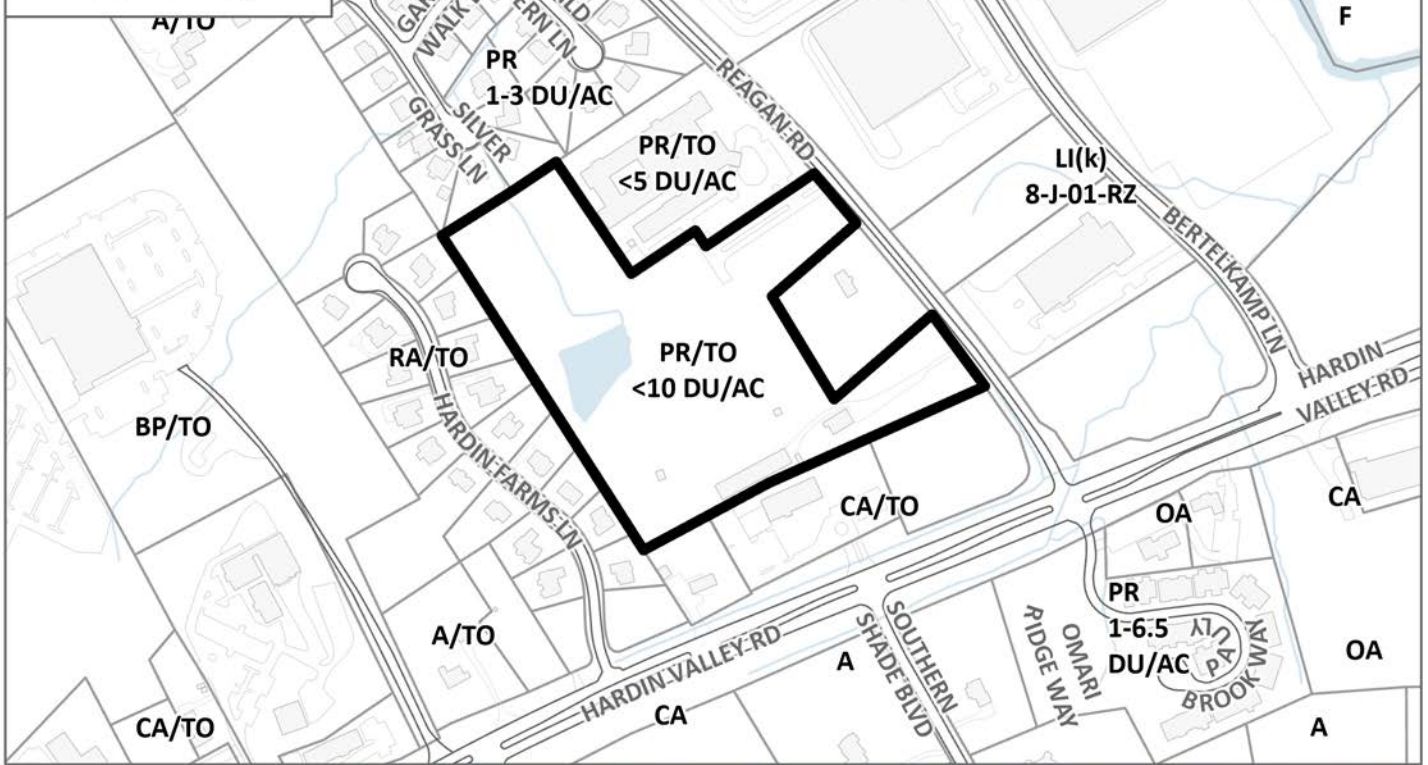
**Original Print Date:** 7/20/2023

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



# Exhibit A. Contextual Images

Location Map



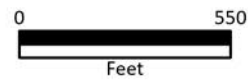
Aerial Map



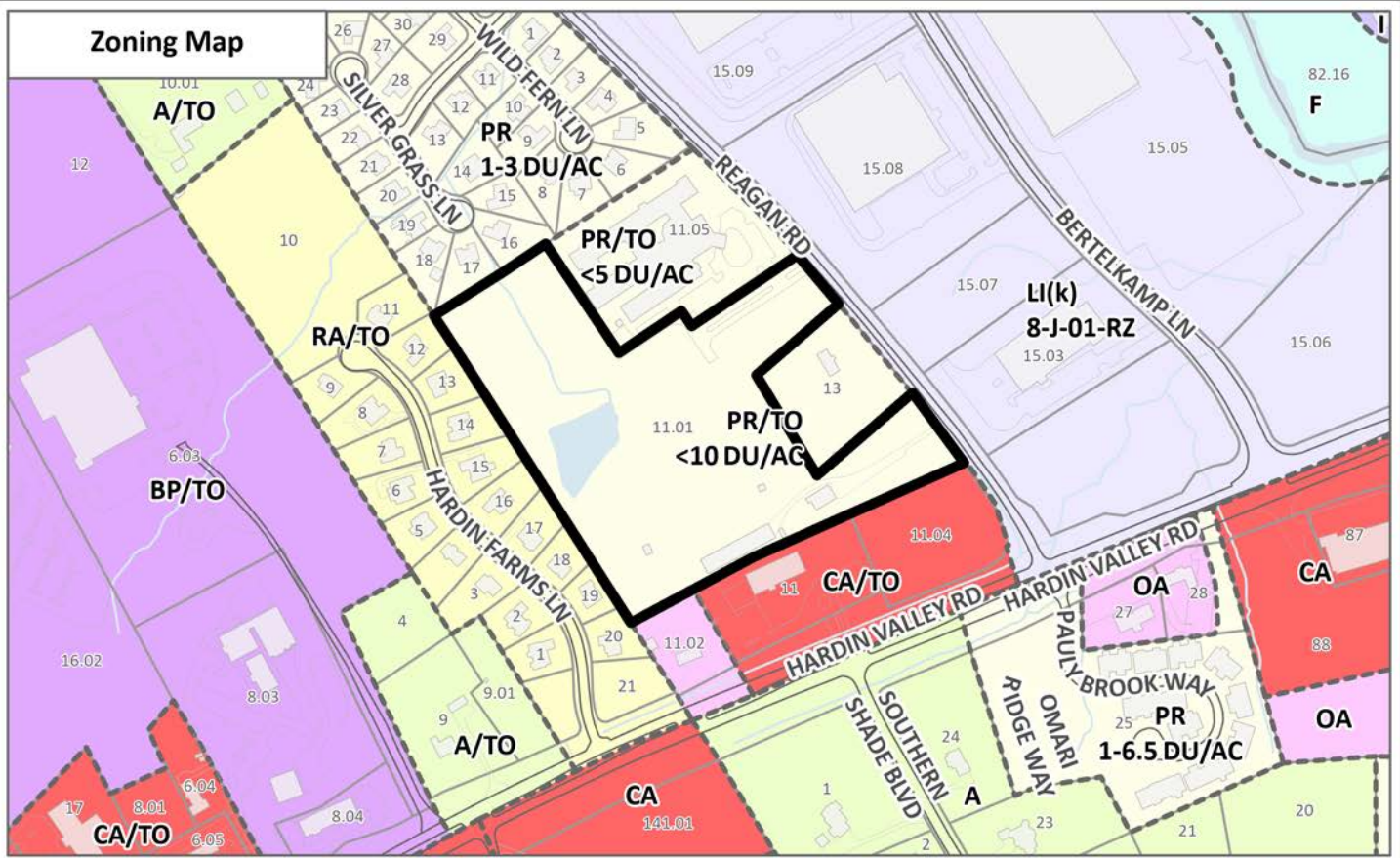
CONTEXTUAL MAPS 1

8-C-23-UR

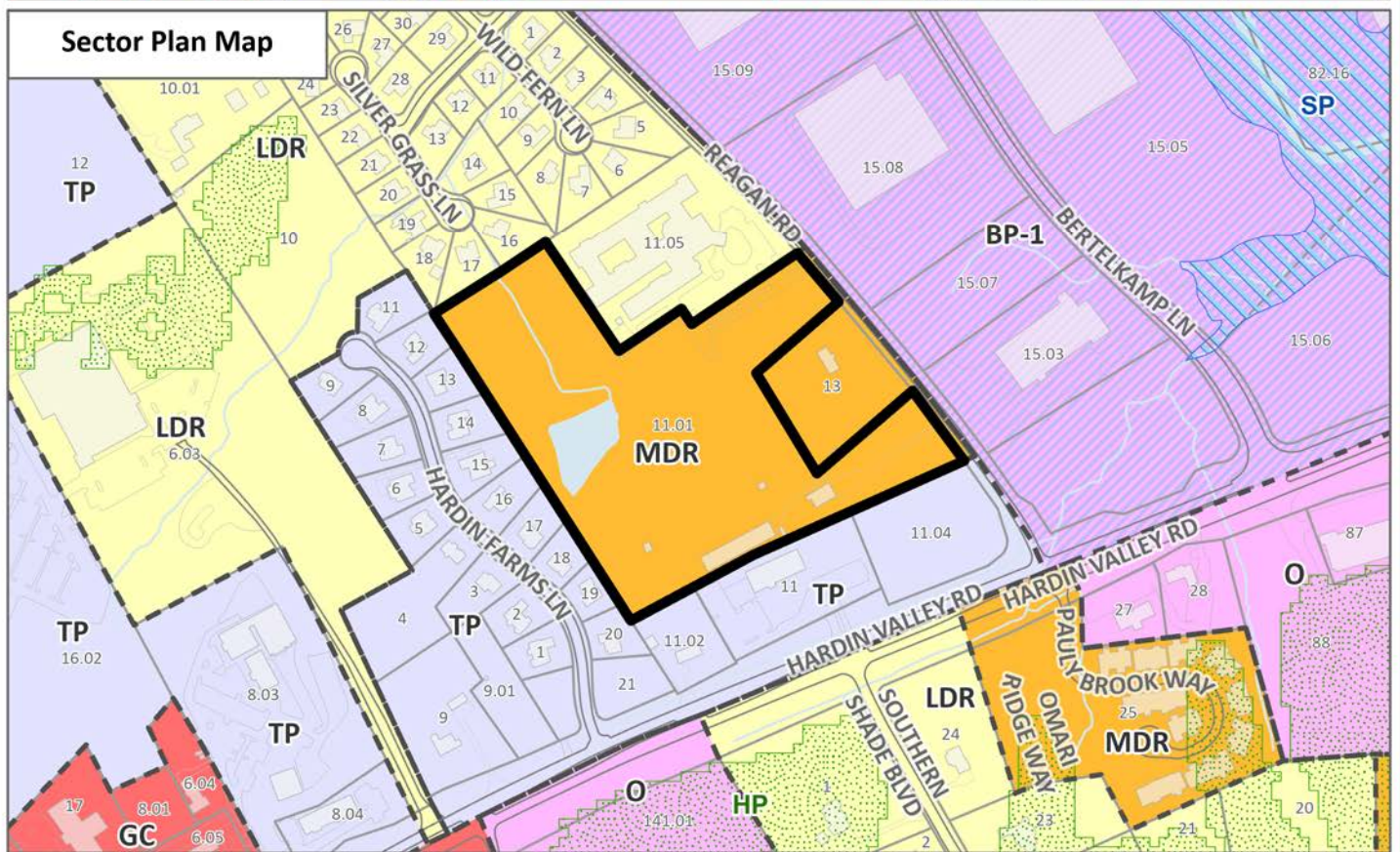
 Case boundary



**Zoning Map**



**Sector Plan Map**

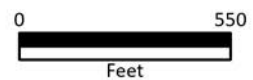


**CONTEXTUAL MAPS 2**

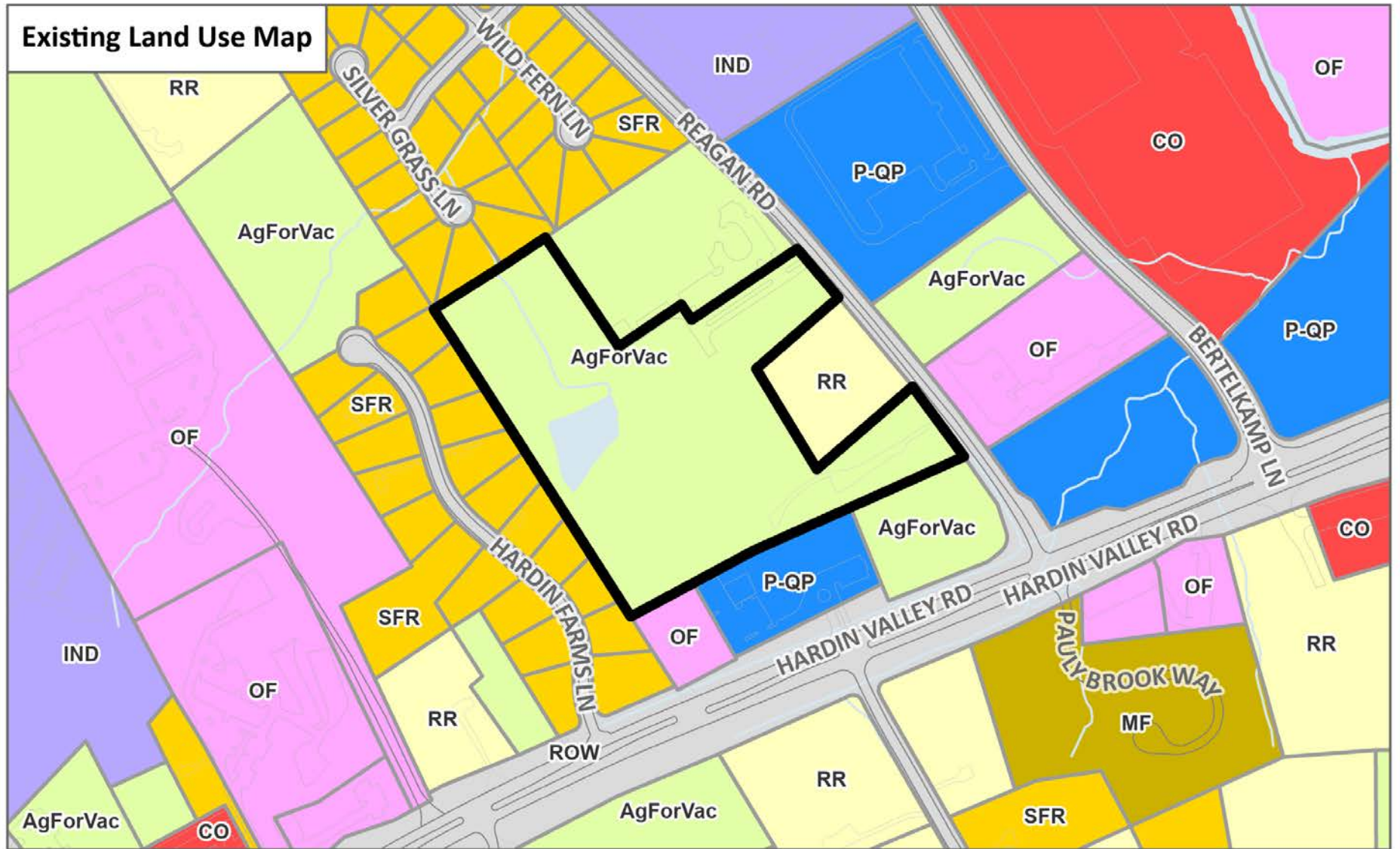
**8-C-23-UR**



Case boundary



**Existing Land Use Map**

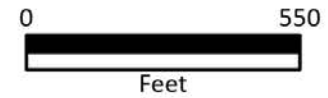


**CONTEXTUAL MAPS 3**

**8-C-23-UR**



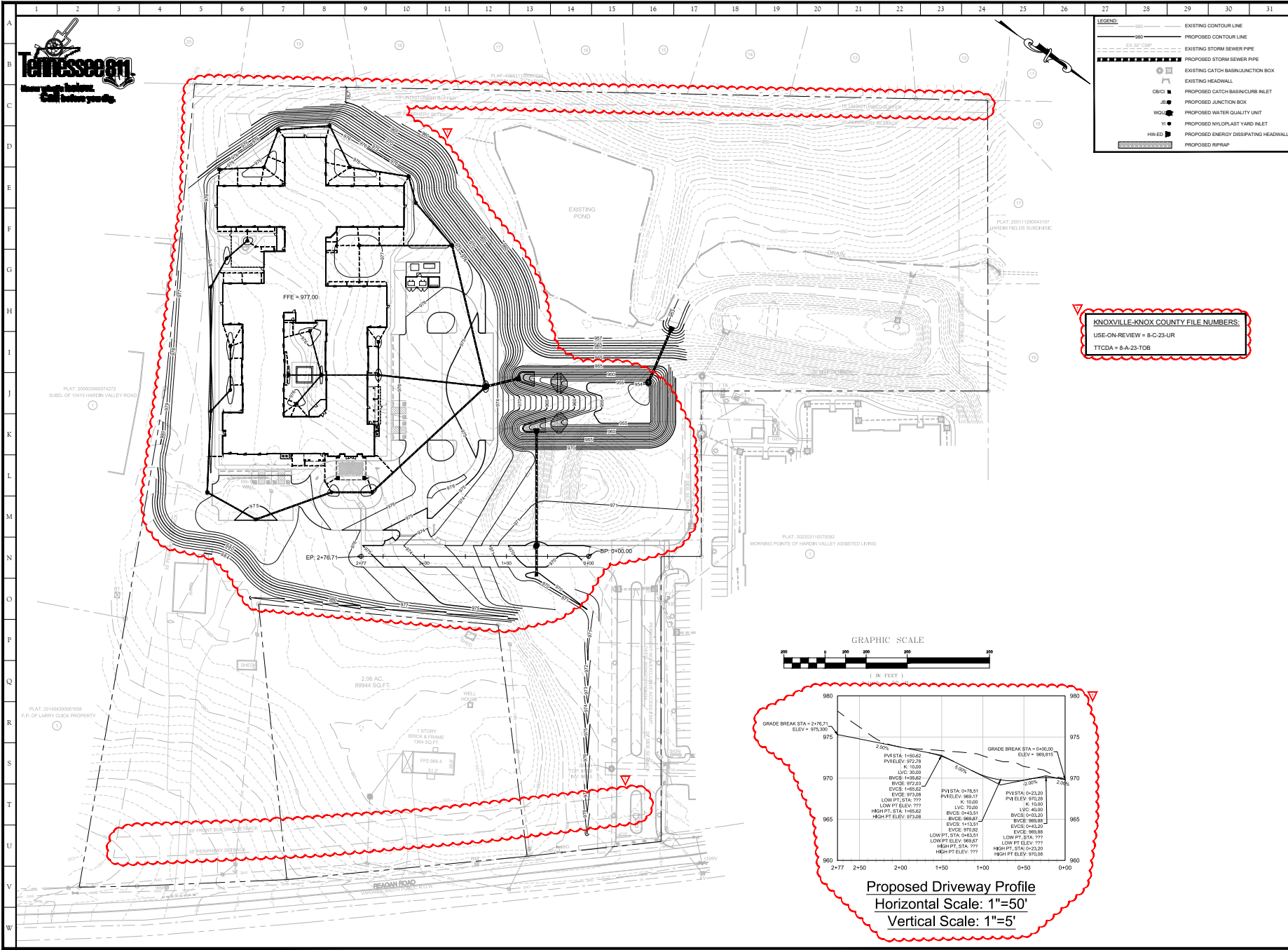
Case boundary





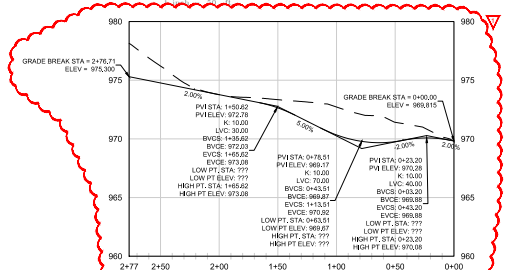
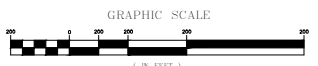




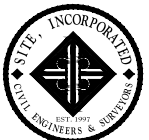


- LEGEND:**
- EXISTING CONTOUR LINE
  - - - - PROPOSED CONTOUR LINE
  - EL. 30' CMP
  - - - - EXISTING STORM SEWER PIPE
  - - - - PROPOSED STORM SEWER PIPE
  - EXISTING CATCH BASIN/URB INLET
  - EXISTING HEADWALL
  - PROPOSED CATCH BASIN/URB INLET
  - PROPOSED JUNCTION BOX
  - PROPOSED WATER QUALITY UNIT
  - PROPOSED NYLOPLAST YARD INLET
  - PROPOSED ENERGY DISSIPATING HEADWALL
  - PROPOSED RIPRAP

**KNOXVILLE-KNOX COUNTY FILE NUMBERS:**  
 USE-ON-REVIEW = 8-C-23-UR  
 TTCCA = 8-A-23-TOB



**Proposed Driveway Profile**  
 Horizontal Scale: 1"=50'  
 Vertical Scale: 1"=5'



12115 Technology Drive, Suite 304  
 Knoxville, TN 37932  
 (865) 777-4160  
 www.site-incorporated.com



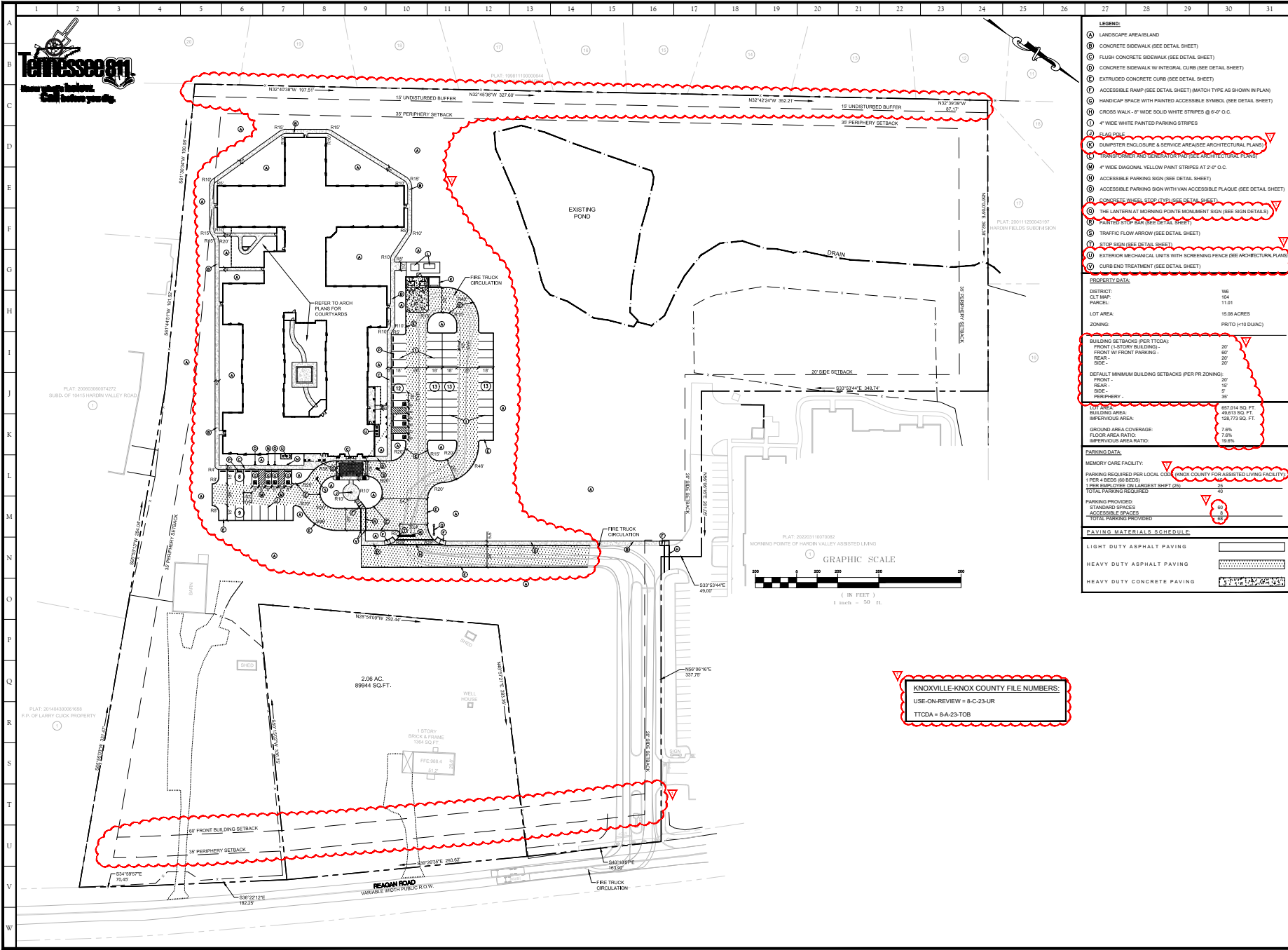
UOR/ITCDA - Site Grading and Drainage Plan  
**Memory Care of Hardin Valley**  
 2433 Reagan Road  
 Knoxville, Tennessee 37931  
 Hardin Valley Development Partners, LLC

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/21/2023	KNOXVILLE-KNOX COUNTY PLANNING COMMISSION

ORIGINAL ISSUE: 06/26/2023  
 SITE PROJECT #: 2000  
 FILE: Grading

**C3.0**



- LEGEND:**
- (A) LANDSCAPE AREA/SLAND
  - (B) CONCRETE SIDEWALK (SEE DETAIL SHEET)
  - (C) FLUSH CONCRETE SIDEWALK (SEE DETAIL SHEET)
  - (D) CONCRETE SIDEWALK W/ INTEGRAL CURB (SEE DETAIL SHEET)
  - (E) EXTRUDED CONCRETE CURB (SEE DETAIL SHEET)
  - (F) ACCESSIBLE RAMP (SEE DETAIL SHEET) (MATCH TYPE AS SHOWN IN PLAN)
  - (G) HANDICAP SPACE WITH PAINTED ACCESSIBLE SYMBOL (SEE DETAIL SHEET)
  - (H) CROSS WALK - 8" WIDE SOLID WHITE STRIPES @ 6'-0" O.C.
  - (I) 4" WIDE WHITE PAINTED PARKING STRIPES
  - (J) FLAG POLE
  - (K) DUMPSTER ENCLOSURE & SERVICE AREA (SEE ARCHITECTURAL PLANS)
  - (L) TRANSFORMER AND GENERATOR PAD (SEE ARCHITECTURAL PLANS)
  - (M) 4" WIDE DIAGONAL YELLOW PAINT STRIPES AT 2'-0" O.C.
  - (N) ACCESSIBLE PARKING SIGN (SEE DETAIL SHEET)
  - (O) ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLAQUE (SEE DETAIL SHEET)
  - (P) CONCRETE WHEEL STOP (TYPE SEE DETAIL SHEET)
  - (Q) THE LANTERN AT MORNING PONTE MONUMENT SIGN (SEE SIGN DETAILS)
  - (R) PAINTED STOP BAR (SEE DETAIL SHEET)
  - (S) TRAFFIC FLOW ARROW (SEE DETAIL SHEET)
  - (T) STOP SIGN (SEE DETAIL SHEET)
  - (U) EXTERIOR MECHANICAL UNITS WITH SCREENING FENCE (SEE ARCHITECTURAL PLANS)
  - (V) CURB END TREATMENT (SEE DETAIL SHEET)

**PROPERTY DATA:**

DISTRICT:	WB
CLT MAP:	104
PARCEL:	11.01
LOT AREA:	15.08 ACRES
ZONING:	PRTO (+10 DU/AC)

**BUILDING SETBACKS PER TTCDA:**

FRONT (1-STORY BUILDING)	20'
FRONT W/ FRONT PARKING	40'
REAR	20'
SIDE	20'

**DEFAULT MINIMUM BUILDING SETBACKS (PER PR ZONING):**

FRONT	20'
REAR	15'
SIDE	5'
REINHERY	30'

**NET BLDG. AREA:** 607,014 SQ. FT.  
**BUILDING AREA:** 49,613 SQ. FT.  
**IMPERVIOUS AREA:** 128,773 SQ. FT.

**GROUND AREA COVERAGE:** 7.6%  
**FLOOR AREA RATIO:** 7.6%  
**IMPERVIOUS AREA RATIO:** 19.6%

**PARKING DATA:**

**MEMORY CARE FACILITY:**

PARKING REQUIRED PER LOCAL CODE (KNOX COUNTY FOR ASSISTED LIVING FACILITY)	1 PER 4 BEDS (80 BEDS)
1 PER 1000 USE ON LARGEST SHEET (SQ. FT.)	10
TOTAL PARKING REQUIRED	10

**PARKING PROVIDED:**

STANDARD SPACES	10
ACCESSIBLE SPACES	1
TOTAL PARKING PROVIDED	11

**PAVING MATERIALS SCHEDULE:**

LIGHT DUTY ASPHALT PAVING	[Symbol]
HEAVY DUTY ASPHALT PAVING	[Symbol]
HEAVY DUTY CONCRETE PAVING	[Symbol]

**KNOXVILLE-KNOX COUNTY FILE NUMBERS:**  
 USE-ON-REVIEW = 8-C-23-UR  
 TTCDA = 6-A-23-TOB



10215 Technology Drive, Suite 304  
 Knoxville, TN 37932  
 (865) 377-4160  
 www.site-incorporated.com



UOR/TTCDA - Site Layout Plan

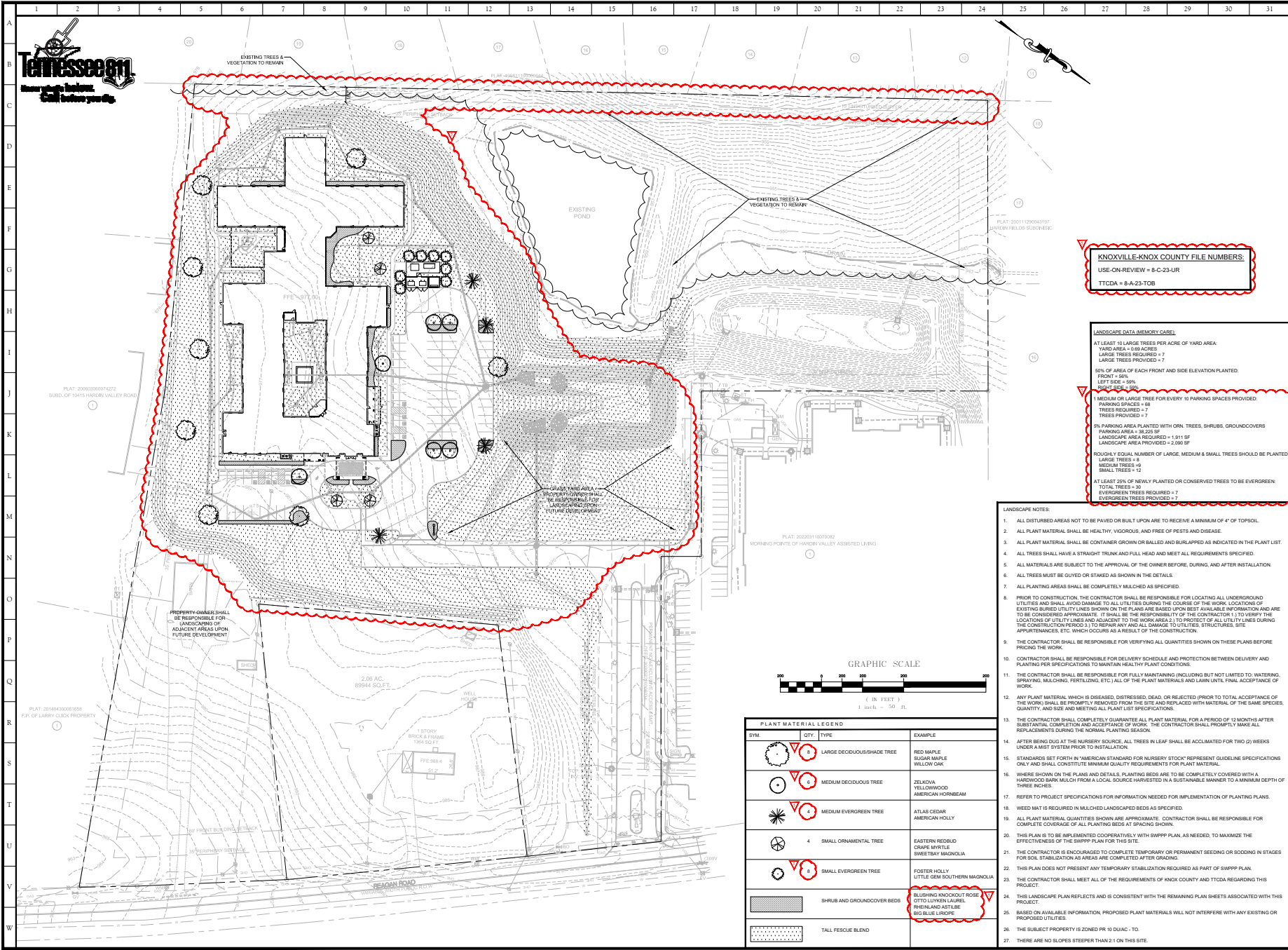
Memory Care of Hardin Valley  
 2433 Regan Road  
 Knoxville, Tennessee 37931  
 Independent Healthcare Properties, LLC

**REVISIONS**

NO.	DATE	COMMENTS
1	02/21/2023	KNOXVILLE-KNOX COUNTY PERMITS CORRECTIONS

ORIGINAL ISSUE: 06/26/2023  
 SITE PROJECT #: 2020  
 FILE: Layout

C4.0



UOR/TTCDA - Landscape Plan

**Memory Care of Hardin Valley**  
 2433 Regan Road  
 Knoxville, Tennessee 37931  
 Hardin Valley Development Partners, LLC

**KNOXVILLE-KNOX COUNTY FILE NUMBERS:**  
 USE-ON-REVIEW = 8-C-23-UR  
 TTCDA = 8-A-23-T08

**LANDSCAPE DATA (MEMORY CARE):**

AT LEAST 10 LARGE TREES PER ACRE OF YARD AREA:  
 YARD AREA = 0.98 ACRES  
 LARGE TREES REQUIRED = 7  
 LARGE TREES PROVIDED = 7

50% OF AREA OF EACH FRONT AND SIDE ELEVATION PLANTED:  
 FRONT = 56%  
 LEFT SIDE = 59%  
 RIGHT SIDE = 59%

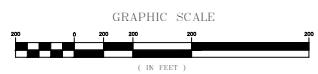
1 MEDIUM OR LARGE TREE FOR EVERY 10 PARKING SPACES PROVIDED:  
 PARKING SPACES = 8  
 TREES REQUIRED = 7  
 TREES PROVIDED = 7

75% PARKING AREA PLANTED WITH ORN. TREES, SHRUBS, GROUNDCOVERS  
 PARKING AREA = 38,225 SF  
 LANDSCAPE AREA REQUIRED = 1,911 SF  
 LANDSCAPE AREA PROVIDED = 2,086 SF

ROUGHLY EQUAL NUMBER OF LARGE, MEDIUM & SMALL TREES SHOULD BE PLANTED:  
 LARGE TREES = 8  
 MEDIUM TREES = 9  
 SMALL TREES = 12

AT LEAST 25% OF NEWLY PLANTED OR CONSERVED TREES TO BE EVERGREEN:  
 TOTAL TREES = 28  
 EVERGREEN TREES REQUIRED = 7  
 EVERGREEN TREES PROVIDED = 7

- LANDSCAPE NOTES:**
- ALL DISTURBED AREAS NOT TO BE PAVED OR BUILT UPON ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
  - ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
  - ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
  - ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
  - ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING, AND AFTER INSTALLATION.
  - ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
  - ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREAS (2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD (3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN UNTIL FINAL ACCEPTANCE OF WORK.
  - ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
  - THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 12 MONTHS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE OF WORK. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
  - AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES & LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
  - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
  - WHERE SHOWN ON THE PLANS AND DETAILS PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD BARK MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF THREE INCHES.
  - REFER TO PROJECT SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
  - WEED MAT IS REQUIRED IN MULCHED LANDSCAPED BEDS AS SPECIFIED.
  - ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
  - THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
  - THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SOODING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
  - THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.
  - THE CONTRACTOR SHALL MEET ALL OF THE REQUIREMENTS OF KNOX COUNTY AND TTCDA REGARDING THIS PROJECT.
  - THIS LANDSCAPE PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.
  - BASED ON AVAILABLE INFORMATION, PROPOSED PLANT MATERIALS WILL NOT INTERFERE WITH ANY EXISTING OR PROPOSED UTILITIES.
  - THE SUBJECT PROPERTY IS ZONED PR 10 DUJAC - T0.
  - THERE ARE NO SLOPES STEEPER THAN 2:1 ON THIS SITE.



SYM.	QTY.	TYPE	EXAMPLE
	8	LARGE DECIDUOUS SHADE TREE	RED MAPLE SUGAR MAPLE WILLOW OAK
	6	MEDIUM DECIDUOUS TREE	ZELKOVA YELLOWWOOD AMERICAN HORSEBEAM
	3	MEDIUM EVERGREEN TREE	ATLAS CEDAR AMERICAN HOLLY
	4	SMALL ORNAMENTAL TREE	EASTERN REDBUD CHAMP MYRTLE SWEET TAY MAGNOLIA
	5	SMALL EVERGREEN TREE	FOSTER HOLLY LITTLE OAK SOUTHERN MAGNOLIA
		SHRUB AND GROUNDCOVER BEDS	BUSHING KNOCKOUT ROSE OTTO LYVEN LAUREL RHEINLAND ASTILBE SIBIRISCHE URION
		TALL FESCUE BLEND	

**REVISIONS**

NO.	DATE	DESCRIPTION
1	02/21/2023	Knoxville State Capitol Planning Commission

ORIGINAL ISSUE: 06/26/2023  
 SITE PROJECT #: 2000  
 FILE: Landscape

**C7.0**





# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Independent Healthcare Properties, LLC**

Applicant Name

Affiliation

**6/26/2023**

**8/10/2023**

**8-C-23-UR**

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

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

**John R. Anderson, PE SITE, Inc.**

Name / Company

**10215 Technology Dr. Dr. Suite 304 Knoxville TN 37932**

Address

**865-777-4175 / janderson@site-incorporated.com**

Phone / Email

## CURRENT PROPERTY INFO

**Hardin Valley Development Partners, LL 6020 Arbury Way Ooltewah TN**

Owner Name (if different)

Owner Address

Owner Phone / Email

**2433 REAGAN RD**

Property Address

**104 011.01**

Parcel ID

Part of Parcel (Y/N)?

**15.16 acres**

Tract Size

**West Knox Utility District**

Sewer Provider

**West Knox Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Northeast of Hardin Valley Rd, west of Reagan Rd**

General Location

City

**Commission District 6**

**PR (Planned Residential), TO (Technology Overlay)**

**Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

**Northwest County**

Planning Sector

**MDR (Medium Density Residential)**

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>New construction for an 80-unit memory care facility.</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		

5

Proposed Density (units/acre)	Previous Zoning Requests
Additional Information	

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)  
 Design Plan Certification (Final Plat)  
 Site Plan (Development Request)  
 Traffic Impact Study  
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$1,600.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>Independent Healthcare Properties, LLC</b> Please Print	<b>6/26/2023</b> Date
---------------------	---	--------------------------

Property Owner Signature	<b>Hardin Valley Development Partners, LLC</b> Please Print	<b>6/26/2023</b> Date
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# Development Request

**DEVELOPMENT**

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

**SUBDIVISION**

- Concept Plan
- Final Plat

**ZONING**

- Plan Amendment
  - SP
  - OYP
- Rezoning

Independent Healthcare Properties, LLC

Owner

Applicant Name

Affiliation

06/26/2023

08/10/2023

Date Filed

Meeting Date (if applicable)

File Number(s)
8-C-23-UR
8-A-23-TOB

**CORRESPONDENCE**

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

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

John R. Anderson, PE

SITE, Inc.

Name

Company

10215 Technology Dr., Ste. 304

Knoxville

TN

37932

Address

City

State

ZIP

(865) 777-4165

janderson@site-incorporated.com

Phone

Email

**CURRENT PROPERTY INFO**

Hardin Valley Development Partners, LLC

6020 Arbury Way, Ooltewah, TN 37950

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2433 Reagan Rd, Knoxville, TN 37931

104 01101

Property Address

Parcel ID

West Knox Utility District

West Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

**STAFF USE ONLY**

General Location

Tract Size

- City
- County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

### DEVELOPMENT REQUEST

- Development Plan    Use on Review / Special Use    Hillside Protection COA  
 Residential    Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Assisted Living Facility, Memory Care Facility

Other (specify) \_\_\_\_\_

### SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

- Unit / Phase Number    Combine Parcels    Divide Parcel

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

### ZONING REQUEST

Pending Plat File Number

Zoning Change   Proposed Zoning \_\_\_\_\_

Plan Amendment Change   Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

### STAFF USE ONLY

#### PLAT TYPE

- Staff Review    Planning Commission

#### ATTACHMENTS

- Property Owners / Option Holders    Variance Request

#### ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

### AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

  
Applicant Signature

Independent Healthcare Properties, LLC

Please Print

6/21/22  
Date

423-208-9646  
Phone Number

ffarrow@ihpllc.com  
Email

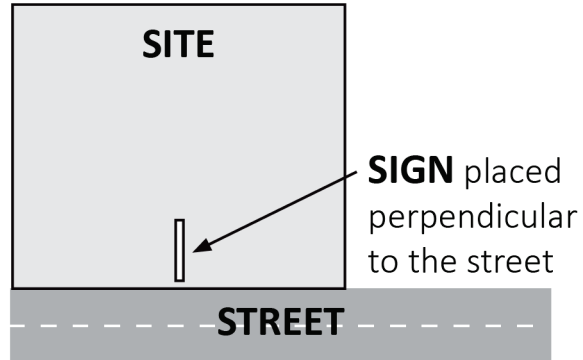
  
Property Owner Signature

J. Franklin Farrow  
Please Print

Date Paid



The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

\_\_\_\_\_ 7/28/2023 \_\_\_\_\_ and \_\_\_\_\_ 8/11/2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** Independent Healthcare Properties, LLC

**Date:** 6/26/2023

**File Number:** ~~8-A-23-DP~~ 8-C-23-UR

- Sign posted by Staff
- Sign posted by Applicant