

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2022-439**

5 AN ORDINANCE REZONING APPROXIMATELY 8.60± ACRES,
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 NORMANDY
7 VILLAGE PARKWAY, BETWEEN NORMANDY BOULEVARD AND
8 SPRING BRANCH DRIVE NORTH (R.E. NO. 007628-
9 1020), AS DESCRIBED HEREIN, OWNED BY KND REAL
10 ESTATE 41, L.L.C., FROM COMMERCIAL
11 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO PLANNED
12 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 COMMERCIAL (HOSPITAL) USES, AS DESCRIBED IN THE
15 LIFEPOINT HEALTH CENTER PUD; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
19 DATE.
20

21 **WHEREAS**, KND Real Estate 41 L.L.C., the owner of approximately
22 8.60± acres located in Council District 12 at 0 Normandy Village
23 Parkway, between Normandy Boulevard and Spring Branch Drive North
24 (R.E. No. 007628-1020), as more particularly described in **Exhibit 1**,
25 dated May 18, 2022, and graphically depicted in **Exhibit 2**, both of
26 which are attached hereto (the "Subject Property"), has applied for
27 a rezoning and reclassification of that property from Commercial
28 Community/General-1 (CCG-1) District to Planned Unit Development
29 (PUD) District, as described in Section 1 below; and

30 **WHEREAS**, the Planning Commission has considered the application
31 and has rendered an advisory opinion; and

1 **WHEREAS**, the Land Use and Zoning Committee, after due notice and
2 public hearing, has made its recommendation to the Council; and

3 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
4 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
5 and policies of the *2030 Comprehensive Plan*; and (3) is not in
6 conflict with any portion of the City's land use regulations; and

7 **WHEREAS**, the Council finds the proposed rezoning does not
8 adversely affect the orderly development of the City as embodied in
9 the Zoning Code; will not adversely affect the health and safety of
10 residents in the area; will not be detrimental to the natural
11 environment or to the use or development of the adjacent properties
12 in the general neighborhood; and will accomplish the objectives and
13 meet the standards of Section 656.340 (Planned Unit Development) of
14 the Zoning Code; now, therefore

15 **BE IT ORDAINED** by the Council of the City of Jacksonville:

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Commercial Community/General-1
18 (CCG-1) District to Planned Unit Development (PUD) District. This
19 new PUD district shall generally permit commercial (hospital) uses,
20 and is described, shown and subject to the following documents,
21 **attached hereto:**

22 **Exhibit 1** - Legal Description dated May 18, 2022.

23 **Exhibit 2** - Subject Property per P&DD.

24 **Exhibit 3** - Written Description dated April 21, 2022.

25 **Exhibit 4** - Site Plan dated April 14, 2022.

26 **Section 2. Owner and Description.** The Subject Property
27 is owned by KND Real Estate 41 L.L.C. and is legally described in
28 **Exhibit 1**, attached hereto. The applicant is Adam Crunk, 7112
29 Crossroads Boulevard, Suite 201, Brentwood, Tennessee 37027; (615)
30 873-1795.

31 **Section 3. Disclaimer.** The rezoning granted herein

1 shall **not** be construed as an exemption from any other applicable
2 local, state, or federal laws, regulations, requirements, permits or
3 approvals. All other applicable local, state or federal permits or
4 approvals shall be obtained before commencement of the development
5 or use and issuance of this rezoning is based upon acknowledgement,
6 representation and confirmation made by the applicant(s), owner(s),
7 developer(s) and/or any authorized agent(s) or designee(s) that the
8 subject business, development and/or use will be operated in strict
9 compliance with all laws. Issuance of this rezoning does **not** approve,
10 promote or condone any practice or act that is prohibited or
11 restricted by any federal, state or local laws.

12 **Section 4. Effective Date.** The enactment of this Ordinance
13 shall be deemed to constitute a quasi-judicial action of the City
14 Council and shall become effective upon signature by the Council
15 President and the Council Secretary.

16
17 Form Approved:

18
19 /s/ Mary E. Staffopoulos

20 Office of General Counsel

21 Legislation Prepared By: Erin Abney

22 GC-#1502247-v2-2022-439_(Z-4233) .docx