

1 Introduced by the Land Use and Zoning Committee:
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3

4 **ORDINANCE 2024-16**

5 AN ORDINANCE REZONING APPROXIMATELY 8.37± ACRES
6 LOCATED IN COUNCIL DISTRICT 9 AT 0 NORMANDY
7 VILLAGE PARKWAY, BETWEEN NORMANDY BOULEVARD AND
8 SPRING BRANCH DRIVE NORTH (R.E. NO. 007628-1020),
9 AS DESCRIBED HEREIN, OWNED BY TST JACKSONVILLE
10 IRF, LLC, FROM PLANNED UNIT DEVELOPMENT (PUD)
11 DISTRICT (2022-439-E) TO PLANNED UNIT
12 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 SHALL
17 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS,** TST Jacksonville IRF, LLC, the owner of approximately
21 8.37± acres located in Council District 9 at 0 Normandy Villages
22 Boulevard, between Normandy Boulevard and Spring Branch Drive North
23 (R.E. No. 007628-1020), as more particularly described in **Exhibit 1,**
24 dated October 24, 2023, and graphically depicted in **Exhibit 2,** both
25 of which are attached hereto (the "Subject Property"), has applied
26 for a rezoning and reclassification of the Subject Property from
27 Planned Unit Development (PUD) District (2022-439-E) to Planned Unit
28 Development (PUD) District, as described in Section 1 below; and

29 **WHEREAS,** the Planning Commission, acting as the local planning
30 agency, has reviewed the application and made an advisory
31 recommendation to the Council; and

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

3 **WHEREAS**, the Council finds that such rezoning is: (1)
4 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
5 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
6 not in conflict with any portion of the City's land use regulations;
7 and

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Planned Unit Development (PUD)
19 District (2022-439-E) to Planned Unit Development (PUD) District.
20 This new PUD district shall generally permit commercial (hospital)
21 uses, and is described, shown and subject to the following documents,
22 attached hereto:

23 **Exhibit 1** - Legal Description dated October 24, 2023.

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

25 **Exhibit 3** - Written Description dated October 20, 2023.

26 **Exhibit 4** - Site Plan dated October 13, 2023.

27 **Section 2. Owner and Description.** The Subject Property is
28 owned by TST Jacksonville IRF, LLC, and is legally described in
29 **Exhibit 1**, attached hereto. The applicant is Adam Crunk, 7112
30 Crossroads Boulevard, Suite 201, Brentwood, Tennessee 37027; (615)
31 873-1795.

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

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

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18 Form Approved:

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20 _____
 /s/ Jason Teal

21 Office of General Counsel

22 Legislation Prepared By: Stephen Nutt

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