

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 1-G-20-UR **Related File Number:**
Application Filed: 11/25/2019 **Date of Revision:**
Applicant: KNOXVILLE BEHAVIORAL HEALTH HOSPITAL

PROPERTY INFORMATION

General Location: South side of Middlebrook Pk., south side of Tennova Medical Way, west side of Old Weisgarger Rd., south of Dick Lonas Rd.
Other Parcel Info.:
Tax ID Number: 106 K C 01703 **Jurisdiction:** City
Size of Tract: 9.3 acres
Accessibility: Access is via Tennova Medical Way, a private right-of-way with 26' of pavement within 60' of right-of-way (to be constructed), and Middlebrook Pk., a 4 lane median divided major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Behavioral health hospital **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** MDR/O (Medium Density Residential/Office)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within the recently approved Tennova Medical Park. The area to the north has been developed as an office park and has attracted a number of medical and medical related uses (Provision, KOC, etc.). The West Hills neighborhood is to the west of this site.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1240 Tennova Medical Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from A-1 to O-1 in 2013 (7-I-13-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the request for a behavioral health hospital that is approximately 50,000 sqft of floor area with up to 64 beds, subject to 7 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance, including but not limited to Article 8 (Signs, billboards, and other advertising structures).
4. Installing all sidewalks shown on the development plan in accordance with the requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering.
5. Meeting the requirements of the Knoxville Tree Protection Ordinance and all applicable requirements of the Knoxville Urban Forester.
6. Installation of landscaping as shown on the landscape plan within six months of the issuance of the occupancy permit for the project.
7. Installation of fencing to protect the trees within the 75' buffer during construction. This fencing is to be installed before grading activities begin on the site.

With the conditions noted above, this request meets all criteria for a use-on-review in the O-1 zoning district.

Comments: This proposal is for a behavior health hospital that will serve patients with various psychiatric needs. The hospital will be a 1-story tall, 50,000 sqft facility with 64 beds. Access to the site will be from the Tennova Medical Way, a new road that will be constructed as part of the Tennova Medical Park. The right-of-way for the road has been platted but it has not been constructed yet.

This proposal is being reviewed under the O-1 (Office, Medical, and Related Services) zone because the application was submitted before the new zoning ordinance became effective January 1, 2020. The new zoning for the property will be OP (Office Park) which does allow consideration of "healthcare facilities" as a Special Use. The proposed use could be considered for approval in the OP zone.

The behavioral health hospital use will include adult psychiatry and co-occurring services and geriatric psychiatry service. It will provide a continuum of care for both adult and geriatric patients that includes partial hospitalization (PHP) and Intensive Outpatient Services (IOP). Partial hospitalization or "day program" provides a structured program of outpatient psychiatric services as an alternative to inpatient psychiatric care. Outpatient care offers many of the same services as inpatient care in a more loosely structured environment. The flexibility of outpatient care allows patients to attend treatment services during the day and return home to be with family or friends in the evenings. A full description of the behavioral health hospital is provided in Exhibit A.

The applicant has indicated the minimum parking requirement for hospitals is more than what is required for the behavioral health hospital and they may submit a parking study to the Knoxville Department of Engineering to reduce the required parking during permitting. The recently approved Acadia Healthcare behavioral health hospital in Dowell Springs submitted a parking study as part of their UOR application to reduce their required parking from 449 spaces to 207 spaces (1.5 spaces per bed). If a similar parking rate is requested and approved for this proposal, it would be reduced from 208 to 96 spaces.

A 75' no disturbance zone is proposed on the western property line, adjacent to the West Hills neighborhood. The existing vegetation will remain as buffer. The no disturbance zone also contains a KUB gas line easement and greenway easement. The trees in the gas line easement have been cleared and will remain clear to allow maintenance of the gas line. This clearing will allow views into a small portion of the development from the West Hills neighborhood. The greenway within the

easement will be constructed by the City of Knoxville in the future. On the east side of the development, a sidewalk will be installed to connect the internal roadway sidewalk system to the greenway.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. All public utilities are available to serve the site.
2. A traffic impact study was submitted with the Concept Plan for the Tennova Medical Park (4-SC-19-C) and a traffic letter was submitted with this application to update the land uses and trip generation in the original study to ensure proposed development, along with the other uses in the medical park, are in conformance with the original assumptions.
3. The proposed use is compatible with the scale and intensity of the surrounding development found in the area.
4. The 75' no disturbance area will buffer light and noise from the adjacent residential neighborhood.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the O-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed rehabilitation hospital with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan and Northwest City Sector Plan propose Medium Density Residential/Office (MDR/O) uses for this site. This proposal is consistent with these plans.
2. The site is located within the city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 1/9/2020

Details of Action:

Summary of Action: APPROVE the request for a behavioral health hospital that is approximately 50,000 sqft of floor area with up to 64 beds, subject to 7 conditions.

Date of Approval: 1/9/2020 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**