

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 10-F-19-UR                      **Related File Number:**  
**Application Filed:** 8/26/2019              **Date of Revision:**  
**Applicant:** KINDRED-KNOXVILLE

## PROPERTY INFORMATION

**General Location:** South side of Middlebrook Pk., west side of Old Weisgarber  
**Other Parcel Info.:** Lot 1 of the proposed Tennova Medical Park  
**Tax ID Number:** 106 K C 01702 (PART OF)                      **Jurisdiction:** City  
**Size of Tract:** 6 acres  
**Accessibility:** Access is via the new internal road for the medical park (to be constructed), and Middlebrook Pk., a 4 lane median divided arterial street.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Rehabilitation hospital                      **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:** MDR/O (Medium Density Residential/Office) and O  
**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 but not directly adjacent to this site.

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

**Street:** 0 Middlebrook Pk.  
**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 rehabilitation hospital that is approximately 70,000 sqft of floor area with up to 70 beds as shown on the development plan, subject to 6 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) and Article 5, Section 7 (Off-street parking, access, driveway, and landscaping requirements).
4. Installation of all sidewalks as identified on the development plan, with the exception of the sidewalk labeled as greenway access to be constructed as part of development of lot 2. Sidewalks and crosswalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the 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.

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 inpatient rehabilitation hospital that will serve patients with impairments resulting from traumatic medical situations, such as stokes, serious spinal cord and brain injury, neurological illness, major multiple trauma and orthopedic conditions. The hospital will be 2 stories tall and approximately 70,000 sqft. The request includes a total of 70 beds, however, the intent is to construct only 57 beds as part of the first phase. The additional 13 beds are proposed to be constructed within unfinished area of the building and will not require an addition. The parking being provided does meet the minimum required for the 57 beds but does not for the total future buildout of 70 beds. When the additional beds are constructed, either the hospital will need to get a variance to reduce the required parking or submit a parking study to the Knoxville Department of Engineering for approval of a reduction of parking. If additional parking does need to be constructed, this may require a new use on review approval by the Planning Commission.

**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 for the entire Tennova Medical Park where this subject site is located (4-SC-19-C). The recommendations of that study, as well as construction of the internal road roads for the medical park, will need to be completed in order to provide access to this site.
3. The proposed use is compatible with the scale and intensity of the surrounding medical and industrial development found in the area.
4. The use is not immediately adjacent to residential uses.

**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 since it only has access to a major arterial street. 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 the Northwest City Sector Plan propose Medium Density Residential / Office (MDR/O) use for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved with Conditions **Meeting Date:** 10/10/2019

**Details of Action:**

**Summary of Action:** APPROVE the request for a rehabilitation hospital that is approximately 70,000 sqft of floor area with up to 70 beds as shown on the development plan, subject to 6 conditions.

**Date of Approval:** 10/10/2019 **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:**