

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 10-I-17-UR

Related File Number: 10-SF-17-C

Application Filed: 8/28/2017

Date of Revision:

Applicant: LAND DEVELOPMENT SOLUTIONS

PROPERTY INFORMATION

General Location: Southeast side of Sherrill Blvd, west end of Park West Blvd.

Other Parcel Info.:

Tax ID Number: 119 01823, 01831, 01832 & OTHER: 01833, 01836 AND **Jurisdiction:** City and County

Size of Tract: 31.8 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Hospital, medical offices and vacant land

Surrounding Land Use:

Proposed Use: Expansion of Hospital

Density:

Sector Plan: Northwest County **Sector Plan Designation:** Office

Growth Policy Plan: Urban Growth Area

Neighborhood Context:

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

Street: 9352 Park West Blvd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park), PC (Planned Commercial) & OB (Office, Medical and Related Services)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the Development Plan for the medical center expansion of approximately 132,000 square feet and new parking lot layout and circulation system, subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan and development plan in the PC-1, PC & OB zoning districts and the other criteria for approval of a Use on Review.

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

1. Public water and sewer utilities are available to serve the site.
2. The traffic impact study that had been prepared for Parkwest Medical Center complex recommends improvements that will address the traffic impacts of this development.

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

1. The proposal meets all requirements of the PC-1 (Retail and Office Park), PC (Planned Commercial) & OB (Office, Medical and Related Services) zoning districts and the Knoxville and Knox County Zoning Ordinances, as well as other criteria for approval of a use on review.
2. The proposed medical center expansion project is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the One Year Plan, 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 additional traffic through residential areas since the facility has direct access to major and minor collector streets. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan and the City of Knoxville One Year Plan propose office uses for this area. The development complies with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area as designated on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved**Meeting Date:** 11/9/2017

Details of Action: 1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan and development plan in the PC-1, PC & OB zoning districts and the other criteria for approval of a Use on Review.

Summary of Action: APPROVE the Development Plan for the medical center expansion of approximately 132,000 square feet and new parking lot layout and circulation system, subject to 2 conditions.

Date of Approval: 11/9/2017**Date of Denial:****Postponements:** 10/12/2017**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: