

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 10-SF-17-C **Related File Number:** 10-I-17-UR
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: Access is via Sherrill Blvd., a four lane, median divided, major collector street with a right-of-way of width of 100' and Park West Blvd., a four lane, median divided, minor collector street with a right-of-way of width of 100'.

GENERAL LAND USE INFORMATION

Existing Land Use: Hospital, medical offices and vacant land
Surrounding Land Use: North: Vacant land and golf course - PC (Planned Commercial), PR (Planned Residential) & OS (Open Space)
South: I-40 / I-75 - C-3 (General Commercial)
East: Medical and professional offices - PC (Planned Commercial)
West: Medical offices and parking - PC-1 (Retail and Office Park)
Proposed Use: Expansion of the medical center and the addition of a roundabout at the western end of Park West Blvd. **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
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: Park West Medical Center Expansion

No. of Lots Proposed: 1 No. of Lots Approved: 0

Variances Requested: None

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 Concept Plan subject to 9 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installing all landscaping as shown on the landscape plan within six months of the completion of each phase of the development.
3. Installing all sidewalks shown on the development plan in accordance with the requirements of the City of Knoxville Department of Engineering and the Knox County Department of Engineering and Public Works and in compliance with the Americans with Disabilities Act (ADA).
4. Providing a 100' left-turn lane, with a 150' taper length, from Sherrill Blvd. to the relocated Park West Blvd. as recommended (page 75) in the Parkwest Medical Center Traffic Impact Study (as prepared by CDM Smith Inc., with a revised date of October 27, 2017) and as identified on the site development plan (Sheets C103 and C504).
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Obtaining approval of and recording the final plat that allows for dedication of the public right-of-way for the new roundabout at the western terminus of Park West Blvd. and establishes the public access easement for the extension of the privately owned portion of Park West Blvd that will extend from the new roundabout north to the intersection its intersection with Sherrill Blvd.
8. Obtaining approval of and recording the legal agreement that would continue to provide public ingress/egress for the roadway connection between Sherrill Blvd. and Park West Blvd.
9. When the street identification sign is installed for the new intersection of Park West Blvd. and Sherrill Blvd., the existing street sign at the current location will have to be removed.

Comments:

Parkwest Medical Center is proposing a major expansion to their facility that is located at the west end of Park West Blvd. a minor collector street that connects N. Cedar Bluff Rd. on the east to Sherrill Blvd on the western end. The proposed development plans include a three story addition of approximately 132,000 square feet to the north side of the existing medical center. This expansion will allow for the addition of up to 182 licensed beds with an initial phase of 42 beds. The proposed building expansion will extend out into the existing alignment of Park West Blvd. To accommodate the expansion, the Planning Commission recommended approval of a request (4-C-17-SC) to close a portion of the right-of-way for Park West Blvd. on August 10, 2017. The Knoxville City Council approved the street closure on second reading on September 26, 2017.

This concept plan approval is required for the design and construction of a roundabout that will become the western terminus of Park West Blvd. A private driveway connection is proposed between the roundabout for Park West Blvd. and Sherrill Blvd., both being public streets. A condition of the right-of-way closure was the development of a legal agreement that would continue to provide public ingress/egress for the connection between Sherrill Blvd. and Park West Blvd. The public access easement area is designated on the development plans.

The proposed development plans also include new parking lots for the doctors, employees and visitors with over 750 new parking spaces. The restricted parking lots for the doctors and employees have been approved for a reduction in the parking space width from 9' to 8.5' by the Knoxville Department of Engineering and the Knox County Department of Engineering and Public Works. The proposed project will require the demolition of four existing medical office buildings and an existing cell tower that

are located on the north side of Park West Blvd.

The proposed project is located in both the City of Knoxville and the unincorporated area of Knox County and requires approval from both jurisdictions. A Traffic Impact Study was prepared for this development that has been reviewed by Planning Commission, City of Knoxville, Knox County and Tennessee Department of Transportation staff (see attached summary and recommendations).

A Park West Blvd temporary relocation plan and traffic control plan have been approved in order to maintain safe access to the medical center during construction (copy attached).

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

- Details of Action:**
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Summary of Action: APPROVE the Concept Plan subject to 9 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: Knox County Chancery Court

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: