

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 11-E-19-UR **Related File Number:**
Application Filed: 9/30/2019 **Date of Revision:**
Applicant: CRUNK ENGINEERING, LLC

PROPERTY INFORMATION

General Location: Northeast side of Old Weisgarber Rd., southeast of Dowell Springs Blvd.
Other Parcel Info.:
Tax ID Number: 106 D A 00915 & 00807 **Jurisdiction:** City
Size of Tract: 9.98 acres
Accessibility: Access is via Old Weisgarber Road, a minor collector with 24' of pavement width within 64' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Behavioral Health Hospital **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** O (Office)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The property is in the Dowell Springs Business Park which includes medical, professional, and governmental offices developed in the O-1, O-3 and PC-1 zones. The Spring Farm Business Park is to the east with warehouses and commercial business uses developed in the C-6 zone.

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

Street: 0 Old Weisgarber Rd.
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: Property was rezoned from O-3 to O-1 in September 2019 (8-L-19-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 93,284 sqft of floor area with up to 138 beds and approximately 50'-6" tall, subject to 8 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. All existing street trees planted along the Old Weisgarber Road must be maintained and protected from damage during construction, or replaced per the requirements of the City of Knoxville Urban Forester. Trees located where the proposed driveways are being installed are not required to be replaced unless otherwise required by the Urban Forester.
8. Obtaining approval of the parking study by the Knoxville Department of Engineering to reduce the required parking for a hospital use.

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 3 stories tall and approximately 93,284 sqft. The request includes a total of 138 beds, however, the intent is to construct only 90 beds as part of the first phase. The additional 48 beds are proposed within the unfinished third floor of the building. The development plan shows where the phase 1 and phase 2 parking will be located. The applicant submitted a parking study to the Knoxville Department of Engineering to reduce the required parking because the proposed use functions differently than a regular hospital and requires less parking. If City Engineering does not approve the request, the applicant will either need to seek a variance from the Board of Zoning Appeals or submit a new Use on Review application that shows how the required parking will be accommodated. This will only be necessary once additional parking is needed that is more than what is shown on the plan for the phase 1 & 2.

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 when the Dowell Springs development was approved in 1998 (6-SE-98-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 office park, are in conformance with the original assumptions. Based on the provided traffic letter, Planning and City Engineering staff determined that a full revision of the Traffic Impact Study is not necessary.
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. 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 Office (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:** 11/14/2019

Details of Action:

Summary of Action: APPROVE the request for a behavioral health hospital that is approximately 93,284 sqft of floor area with up to 138 beds and approximately 50'-6" tall, subject to 8 conditions.

Date of Approval: 11/14/2019 **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:**