

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a hospital containing up to 300 patient beds and associated services and a physically connected medical office building containing up to 100,000 sq. ft. of floor area as shown on the site plan subject to 17 conditions

Staff Recomm. (Full):

1. Obtaining a Certificate of Need from the Tennessee Health Facilities Board
2. Meeting all applicable requirements of the City of Knoxville Engineering Dept. and the Tennessee Dept. of Transportation regarding access to the site and improvements to the existing road system which include but are not limited to:
 - > Widen the main entrance and align with Dowell Springs Bv.
 - > Construct the eastern entrance on Middlebrook Pk. in a manner that will prohibit left turns from the site on to west bound Middlebrook Pk.
 - > Limit access to the driveway that connects to Old Weisgarber Rd. via the installation of an automated gate at a location approved by the City Engineering Dept. Limit the use of driveway to emergency vehicles and employees only
 - > Construct the western most driveway at Dick Lonas Rd. and provide the proposed traffic signal when warranted with all associated costs the responsibility of the applicant if the proposed improvement is permitted/required by the City of Knoxville and/or the Tennessee Dept. of Transportation.
 - > Clearing of vegetation in order to meet the minimum required sight distance standards
 - > Obtaining a driveway connection permit from the City of Knoxville and the Tennessee Department of Transportation.
 - > Certification on the final plat by the applicant's surveyor that there is 450 feet of sight distance in both directions along Middlebrook Pk. At the eastern and western most driveway locations
 - > Re-timing of the traffic signals throughout the corridor in order to maximize their operation
 - > Coordinate with KAT bus access for the proposed facility
 - > The applicant performing a background traffic study(s) to document existing traffic conditions in West Hills. After the hospital has been open for one year the applicant will restudy the same area to determine the impact of pass through traffic on the neighborhood. If traffic volumes have increased by 20% or more, the applicant will be responsible for producing and implementing a traffic calming plan, with the cost of to the applicant not to exceed \$150,000. This work is to be done in coordination with the City Engineering Dept. and with the support of the West Hills neighborhood
3. Provision of the required stream buffers, stabilizing existing stream banks, provision of storm water detention facilities and meeting all other requirements of the Knoxville Storm Water and Street Ordinance
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation and U.S. Army Corp of Engineers if required
5. Obtaining a special pollution abatement permit from the City of Knoxville
6. Participation in the KUB sewer capacity reservation program and connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
7. Provision of 2 improved access points to the proposed trail system that is proposed along the southern boundary of the site
8. Close the trail/ Middlebrook sidewalk system in order to provide a loop around the entire facility
9. Coordinate with the City of Knoxville Greenways Coordinator the incorporation of the proposed trail system with the City's greenway system
10. Provide pedestrian crosswalks on Middlebrook Pike at the intersections where traffic signal are installed or modified as a result this project
11. Recording a subdivision plat of the site prior to obtaining any building permits
12. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.

- 13.. Site lighting to be installed according to the "Site Lighting Narrative" dated Nov. 22, 2013 provided by the applicant
14. All signs are to be installed per the sign renderings provided by the applicant with the approval of the City of Knoxville Sign Inspector.
15. Meeting all applicable requirements of the Knoxville City Arborist.
16. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
17. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building or grading permits.

With the conditions noted, this plan meets the requirements for approval in the O-1 District and the other criteria for approval of a use on review.

Comments:

The applicant has submitted for review a request for a hospital that will contain up to 300 patient beds and an attached medical office building that will contain 100,000 sq. ft. of office and clinical space. The site was recently rezoned to O-1 (Office, Medical and Related Services). The O-1 zone permits the applicant to request this use be considered through the use on review process. The Knoxville Zoning Ordinance contains a number of general standards that all use on review requests must meet.

One such standard is conformity to the long range plans for the City. In this case the Northwest City Sector Plan and the General Plan would suggest that this would be an appropriate location for the proposed use. It will be located on a major arterial street with good access to the interstate system. The site is located in an area that is developing as a medical service node in the community. Clustering of medical facilities in an area improves their efficiency and convenience to the public. Finally, the site is located very near the center of the population of Knox County.

The proposed structures are seven stories in height. Hospitals and associated uses are permitted to exceed the forty-five foot building height that controls other buildings in the O-1 District. Staff has examined the potential impact of structures of this height on the surrounding area. We believe the structures can be accommodated with minimal intrusion on the residences located to the south of the site. View shed drawings indicate the structures will only be partially visible during the winter months. Otherwise, because of the topography and the existing vegetation the buildings will not be visible.

The MPC staff, with input from the City storm water and traffic engineers, TDOT engineers and the City's greenways coordinator have reviewed the plans for this proposed facility. As a result of the review process staff recommended a number of changes to the plans. Many of the changes have been incorporated on the latest version of the plans. The conditions of approval that are part of this report are in addition to the changes that have been incorporated on the plan or require action by an agency that has not been a part of the review process.

Dealing with the transportation and access issues was a major element of the review process. The plan as submitted proposes three access points to Middlebrook Pk. Staff has recommended the eastern most access be constructed so as to limit left turn movements out of the site. The main entrance needs to be widened in order to better accommodate right turn and through movements. The western access as proposed would align with Dick Loans Rd. and be signalized. TDOT has concerns regarding this proposed access point. Due to the proximity of other traffic signals, they would like to see the driveway moved to the west and be limited to right turns in and out only. This matter is still being discussed by TDOT and City staff.

Another element of the review process was looking at pedestrian movement on, through and around the site. The applicant has added internal sidewalks that will adequately serve pedestrian movement on the site. They are proposing a combination trail / sidewalk system that will encircle the site. Staff has requested the applicant work with the City of Knoxville Greenways Coordinator to provide for connections to the City's greenway systems.

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. The traffic impact study that had been prepared for the proposed hospital and medical office building recommended improvements that will address the traffic impacts of this development.
3. The proposed use is compatible with the scale and intensity of the surrounding medical and industrial development found in the area.

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 hospital and office building 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. With the recommendation to study traffic before and after the development of the hospital in the West Hills Subdivision, staff believes that with traffic calming, if required, pass through traffic can be minimized in this residential area. 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 Knoxville One Year Plan the Northwest City Sector Plan propose Office 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 **Meeting Date:** 12/12/2013

Details of Action:

Summary of Action: APPROVE the request for a hospital containing up to 300 patient beds and associated services and a physically connected medical office building containing up to 100,000 sq. ft. of floor area as shown on the site plan subject to 17 conditions

Date of Approval: 12/12/2013 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:** 12/26/2013

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 1/21/2014

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Appeal denied due to lack of motion. Approval stands

Date of Legislative Appeal:

Effective Date of Ordinance: