

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 12-A-20-SU **Related File Number:**
Application Filed: 10/26/2020 **Date of Revision:**
Applicant: BENJAMIN MULLINS OBO ENCOMPASS HEALTH CORPORATION

PROPERTY INFORMATION

General Location: South side of Kingston Pk., West side of Fort Sanders West Blvd., West of I-140
Other Parcel Info.:
Tax ID Number: 131 L A 00105, 00101 OTHER: & 131NC018 **Jurisdiction:** City and County
Size of Tract: 8.33 acres
Accessibility: Access is via Fort Sanders West Blvd, a private driveway with 4 travel lanes and center median.

GENERAL LAND USE INFORMATION

Existing Land Use: Office & Vacant
Surrounding Land Use:
Proposed Use: Rehabilitation hospital **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** O (Office) & GC (General Commercial)
Growth Policy Plan: Inside City & Urban Growth Area
Neighborhood Context: The site is located on the south side of Kingston Pk., west of S. Pellissippi Parkway (I-140). It is part of the larger site that contains the Fort Sanders West professional offices and health club.

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

Street: 100 & 270 Fort Sanders West Blvd. & 10150 Kingston Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park), CA (General Business) & PC (Planned Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The portion of the property in the City was annexed and zoned PC-1 in 1998 and subsequently zoned OP when the new zoning ordinance was adopted.

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 55,396 sqft of floor area with up to 51 beds as shown on the development plan, subject to 5 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.
4. Installation of all sidewalks as identified on the development plan. Sidewalks and crosswalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
5. 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 Special Use in the OP zoning district.

Comments:

This proposal is for an inpatient rehabilitation hospital that serves patients who, following treatment for an acute event at a local acute-care hospital, requires physical rehabilitation before returning to a normal home environment. The average length of stay is thirteen days. This facility will not provide substance abuse or psychiatric treatment. A typical patient has suffered an acute event within one of the following diagnosis categories; neurological, stroke, orthopedic conditions, disability impairments, brain dysfunction, trauma (major multiple), cardiac conditions, spinal cord dysfunction, or amputation. The proposed hospital will be 1 story tall and approximately 55,396 sqft. The request includes a total of 51 beds, however, there is potential for future expansion of the facility as noted on the development plan. The expansion is not part of this request and will require a separate approval.

This property is partly in the County and partly in the City, as noted by the applicant in the cover letter attached to the application. The portion of the property in the City is zoned OP (Office Park) which allows hospitals as a Special Use. The portion in the County is predominantly zoned CA (General Business) and also PC (Planned Commercial). The CA zone does not specifically permit hospitals but it does allow uses of similar nature as other uses allowed in the zone and that are not injurious to adjacent premises. Being that this property is partly in the Fort Sanders West medical office park and will have its only access through the medical office park, it was determined that this hospital use is permissible in the CA zone in this location. To make the use approval process easier, as well as the permitting process, the City and County agreed that the City zoning would apply to the entire development and the permitting will be handled by the City. For this specific case, the Special Use review will include the property within the City and in the County.

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 letter was submitted for the Encompass Health Rehabilitation Hospital to review the proposed and existing uses in the Fort Sanders West medical office park against the most recent traffic impact study completed in the development (KOSC Building at Fort Sanders West, Wilbur Smith Associates, January 2009). This is to determine if the projected traffic for the entire development will be consistent with the assumptions of that study and to determine if any additional road improvements are needed. The Fort Sanders West Rehabilitation Hospital Traffic Impact Letter (CDM Smith, November 2020) concluded that the proposed rehabilitation hospital will have negligible impact to traffic operations.
3. The proposed use is compatible with the scale and intensity of the surrounding medical, office and commercial 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 OP zoning as well as the general criteria for approval of a special use.
2. The proposed rehabilitation hospital with the recommended conditions is consistent with the following general standards for special use: 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 proposes Office (O) and the Southwest County Sector Plan proposes Office (O) and General Commercial (GC) uses for this site. The proposed use is compatible with these plans.
2. The site is located within the City of Knoxville and within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 12/10/2020

Details of Action:

Summary of Action: APPROVE the request for a rehabilitation hospital that is approximately 55,396 sqft of floor area with up to 51 beds as shown on the development plan, subject to 5 conditions.

Date of Approval: 12/10/2020 **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:**