

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: 2-D-13-UR

Related File Number:

Application Filed: 12/31/2012

Date of Revision:

Applicant: KRIS MEYER

PROPERTY INFORMATION

General Location: West side of Dowell Springs Blvd., west end of Lonas Spring Dr., north of Middlebrook Pike.

Other Parcel Info.:

Tax ID Number: 106 D A 9.10 & 9.11

Jurisdiction: City

Size of Tract: 15.73 acres

Accessibility: Access is via Dowell Springs Blvd, a local street with a 26' pavement width within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Medical facility and vacant land

Surrounding Land Use:

Proposed Use: Medical Facility Master Plan

Density: NA

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

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is located in an office park development, west of the Middlebrook Pike industrial corridor and east of residential and office development.

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

Street: 1445 Dowell Springs Blvd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park) & O-3 (Office Park)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Property rezoned to PC-1 (Retail and Office Park) by City Council on September 5, 2000.

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 medical facility master plan for Provision Health Partners as identified on the attached development plan subject to 9 conditions

Staff Recomm. (Full):

1. Connecting to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Obtaining approval from the Knoxville Board of Zoning Appeals for the reduction in the total number of parking spaces for the development.
4. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permit for each applicable phase of the development.
5. Meeting all applicable requirements of the Knoxville City Arborist.
6. Meeting all applicable requirements of Knoxville's Sign Inspector.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
8. The access drive to Dick Lonas Rd. shall be for site maintenance vehicles and shall be gated to prevent public access.
9. Any phasing of the proposed plan is subject to Planning Commission staff approval before receiving a building permit.

With the conditions noted above, the development plan meets all requirements for the approval of a use on review in the PC-1 Zoning District.

Comments:

The applicant had obtained a use on review approval to develop a 76,200 square foot medical facility on this site on March 8, 2012 (3-E-12-UR). The approved medical facility is the primary treatment building for the Proton Therapy Center. At the time of the previous approval, the applicant had submitted a conceptual plan for the overall development of the 15.73 acre site. The previous approval had taken into consideration the overall circulation and parking layout for the medical facility.

The applicant is now requesting approval of the overall master plan for the facility. Access to the site will include two access drives onto Dowell Springs Blvd. A maintenance access drive is identified out to Dick Lonas Rd. that shall be gated to prevent public access at that location.

The facility will include the following components:

- * The 76,200 square foot Proton Therapy Center building;
- * 26,000 square feet of medical offices (Gross Leasable Area);
- * 40,000 square feet for Administration and Welcome Center;
- * 20,000 square feet for Fitness/Community Center (300 member); and
- * 40 hotel style housing units for patients receiving treatment at the center.

As proposed, the majority of the facilities will be used by patients receiving treatment at the center. The hotel style housing units are being provided primarily for patients who need a place to stay in the area while receiving treatments. Staff is recommending a condition that the hotel style housing units are only for use by people who use or work in the facility and are not to be rented out to the general public.

Due to the number of trips that would be generated by the facility, a traffic impact study was prepared for the proposed development. It was determined that there is adequate capacity in the existing street system to handle the proposed development and street improvements are not needed.

Due to the shared use of the majority of the facility, the applicant had prepared a shared parking analysis to demonstrate that the parking demands on the site are less than what is required by the zoning ordinance. Since the zoning ordinance only allows use of shared parking when a church is involved, the applicant is presenting the analysis to the Knoxville Board of Zoning Appeals in support

of their request to reduce the total number of spaces required for the overall site.

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

1. All public utilities are in place to serve the site.
2. There is adequate road capacity to handle the traffic generated by this development.
3. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning district, as well as all other criteria for approval of a use on review.
2. The proposed medical facility is consistent with the general standards for uses permitted on review: The proposed development 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 additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes office uses for the site, while the City of Knoxville One Year Plan proposes general commercial uses. The proposed facility is consistent with both plans.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 2/14/2013

Details of Action:

Summary of Action: APPROVE the medical facility master plan for Provision Health Partners as identified on the attached development plan subject to 9 conditions

Date of Approval: 2/14/2013 **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:**