

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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www.knoxmpc.org

File Number: 4-L-17-UR Related File Number:
Application Filed: 2/27/2017 Date of Revision:
Applicant: LAND DEVELOPMENT SOLUTIONS

PROPERTY INFORMATION

General Location: South side of Parkwest Blvd., north side of Interstate 40/75
Other Parcel Info.:
Tax ID Number: 119 01837 Jurisdiction: City
Size of Tract: 31.8 acres
Accessibility: Access is via Sherill Blvd., a four lane, median divided, collector street with a right-of-way of width of 100'.

GENERAL LAND USE INFORMATION

Existing Land Use: Hospital
Surrounding Land Use:
Proposed Use: Helipad relocation Density:
Sector Plan: Northwest County Sector Plan Designation: O (Office)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located at the western end of Parkwest Blvd.. Development in the area consists of medical and professional offices, a television production company and a golf course.

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)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property zoned PC-1 at time of annexation. A revised development plan for the hospital was approved in 2002 (8-P-02-UR)

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request of Parkwest Medical Center to relocate it's existing helipad to the location shown on the site plan subject to 4 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Engineering Dept.
2. Obtaining all required approvals from the Tennessee Dept. of Transportation (Aviation Division)
3. Obtaining all required approvals from the Federal Aviation Administration (FAA)
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance

With the conditions the requirements for approval in the PC-1 District and the other criteria for approval of a use on review.

Comments:

Parkwest Medical Center is proposing to relocate their existing helipad from the northern portion of their campus, adjacent to Parkwest Blvd., to the south side of their campus. They are wanting to relocate the "pad" due to the fact that traffic on Parkwest Blvd. has to be stopped anytime there is a flight operation. The hospital has a large land holding on the north side of Parkwest Blvd... Moving the helipad out of the area will allow for possible future expansion of the hospital toward Sherill Blvd. Additionally, access to the emergency room is not convenient to the current helipad location. In 2002 during the last major expansion to the hospital, the emergency room was moved to southwest side of the building. The new helipad will be constructed just to the west of the entrance to the emergency room in an existing non-employee parking lot. Based on calculations provided by the applicant's engineer, the hospital will continue to meet the required parking standard for the facility even with the loss of parking due to the helipad construction. The proposed flight pattern and operational characteristics of the facility will require review and approval by the Aviation Division of the Tennessee Dept. of Transportation and the Federal Aviation Administration.

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

1. The proposed helipad relocation will help improve traffic circulation through the area and will not impede internal circulation within the hospital complex.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposal meets all requirements of the PC-1 zoning district and the Knoxville Zoning Ordinance, as well as other criteria for approval of a use on review.
2. The proposed helipad as an accessory use to the hospital is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the One Year Plan, 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 MPC PLANS

1. The City of Knoxville One Year Plan proposes Office uses for the site, consistent with the proposal.
2. The Northwest County Sector Plan proposes office uses for this site, consistent with the proposal.

Action: Approved

Meeting Date: 4/13/2017

Details of Action:

1. Meeting all applicable requirements of the Knoxville Engineering Dept.
2. Obtaining all required approvals from the Tennessee Dept. of Transportation (Aviation Division)
3. Obtaining all required approvals from the Federal Aviation Administration (FAA)
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance

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Summary of Action:

APPROVE the request of Parkwest Medical Center to relocate it's existing helipad to the location shown on the site plan subject to 4 conditions

Date of Approval:

4/13/2017

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: