

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 4-SC-19-C **Related File Number:**
Application Filed: 2/25/2019 **Date of Revision:**
Applicant: TENNOVA MEDICAL PARK

PROPERTY INFORMATION

General Location: South side of Middlebrook Pike, West side of Old Weisgarber Road
Other Parcel Info.:
Tax ID Number: 106 K C 01702, 016 **OTHER:** 106DA008 **Jurisdiction:** City
Size of Tract: 108.17 acres
Accessibility: Access is provided by Middlebrook Pk., a 4 lane median divided arterial street and via Old Weisgarber Rd., a local street with a pavement width of 16' to 19' within a 40' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: This site is the sole remaining large tract along Middlebrook Pike within the City that has not been developed. The area to the north has been developed as an office park and has attracted a number of medical and medical related uses (Provision, KOC, etc.). The West Hills neighborhood shares the western boundary of this site.
Proposed Use: Medical Office Park **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 0 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural) & O-1 (Office Medical & Related Services)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Tennova Medical Park

No. of Lots Proposed: 6 No. of Lots Approved: 6

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.): POSTPONE the Concept Plan to the July 11, 2019 Planning Commission meeting as recommended by Staff (Applicant is requesting approval).

Staff Recomm. (Full): Staff is recommending postponement of this proposal until the July 2019 meeting so staff can meet with the applicant to discuss concerns with the design of the Middlebrook Pike and Dowell Springs Blvd intersection improvements, and the design of the new road between this intersection and the proposed roundabout.

Comments: This proposal is to subdivide this 108-acre site into 6 lots and new private right-of-ways to provide access within the site. The property is zoned O-1 and A-1. The portion of the property being developed is O-1 which permits professional offices and medical offices without further review by the Planning Commission. Only uses listed as "uses permitted on review" will require approval by the Planning Commission, such as hospitals. In 2013 the Planning Commission approved a use-on-review for a new 300-bed hospital with up to 100,000 sqft of medical office building (12-A-13-UR). The property owner is no longer moving forward with the development as proposed in 2013. According to the traffic impact study submitted by the applicant (see Exhibit B), the anticipated uses in the development include two hospitals (150-beds and 100-beds), an 11,000 sqft free-standing emergency room, and 230,000 sqft of medical office building. Any use determined to be a hospital as defined by the zoning ordinance will require a new use-on-review approval by the Planning Commission when it is proposed. The A-1 zoned portion of the site, which is on the south side of the creek to the rear of the property, is not proposed to be developed at this time.

The new internal road system is proposed to be private with a 100' right-of-way for the portion of the road with the center median across from Dowell Springs Blvd and a 60' right-of-way for the remainder of the road west of the roundabout. The development will have two access points to Middlebrook Pike as part of this approval, and there is one proposed access to Old Weisgarber Rd that must be approved when Lot 5 is proposed to be developed. The main access to the site will be at the Dowell Springs Blvd intersection and will include two inbound lanes and two outbound lanes (one combined left turn and thru, and one dedicated right turn). Other improvements to this intersection include two turn lanes in the westbound median and a right turn lane on the eastbound shoulder. The secondary access to the site is west of the Dick Lonas Ln intersection and is right-in and right-out only. At TDOT's requires, this access is located west of the Dick Lonas Ln intersection because otherwise it will increase the need for a traffic signal at this intersection which is not desirable because of the proximity the existing traffic signal at Dowell Springs Blvd. Sidewalks will be installed on both sides of the internal roads and along the Middlebrook Pike frontage. The sidewalks installed in phases as noted on the Concept Plan.

A 60' wide greenway easement is proposed along the north side of the creek that runs through the middle of the site from the western site boundary to Old Weisgarber Rd to the east. This greenway was a requirement of the 2013 use-on-review approval and is identified in the City of Knoxville Greenway Corridor Feasibility & Assessment (2016). Exhibit A shows the proposed route through the site labeled as "Proposed Hospital". On the west side of the site, the greenway connects to the northern terminus of Wesley Rd, which dead ends into property owned by KUB for an electrical substation. An easement of 200'-250' across the KUB property would be required to make this connection feasible. The applicant proposes to connect to Wesley Rd over a gas easement between three residential properties, southeast of Abington Ln. While this route is the most direct connection to the West Hills neighborhood, it poses the most direct impact on adjacent houses and would physically cross property that is not publicly owned.

Action: Approved with Conditions

Meeting Date: 6/13/2019

Details of Action:

1. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
2. Installation of all required improvements for Phase 1 and Phase 2 of the development per the recommendations of the Tennova Middlebrook Pike Medical Park Traffic Impact Study (Revised May 2019), and as subsequently revised and approved by Planning, City Engineering and TDOT staff.
3. Revising the traffic impact study before permitting new development on Phase 3 of the site, which includes Lot 5 and the property zoned A-1 on the south side of the creek.
4. Dedicating ROW per the requirements of the Major Road Plan and any additional ROW as required by City of Knoxville Engineering or Tennessee Department of Transportation (TDOT). The dedication of ROW on Old Weisgarber Rd shall be dedicated when Phase 3 is developed, which includes Lot 5 and the property zoned A-1 on the south side of the creek.
5. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering and shall be installed at the time the streets are installed. The final plat shall include all sidewalk easements as identified on the plan.
6. If required by the City of Knoxville Department of Engineering or TDOT, providing a pedestrian crosswalk across Middlebrook Pike at the Dowell Springs Blvd intersection.
7. Coordinating with Knoxville Area Transit to relocate the existing bus stop located along Middlebrook Pike.
8. Provide greenway construction easements as identified on the Concept Plan, or as otherwise approved by the City of Knoxville Department of Parks and Recreation.
9. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
10. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
11. Meeting all applicable requirements of the Tennessee Department of Transportation.

Summary of Action:

APPROVE the Concept Plan subject to 11 conditions.

Date of Approval:

6/13/2019

Date of Denial:

Postponements:

4/11/2019

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Chancery Court

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: