

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 6-K-02-UR                      **Related File Number:**  
**Application Filed:** 5/13/2002              **Date of Revision:**  
**Applicant:** FORT SANDERS PARKWEST MEDICAL CENTER  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side of Sherrill Blvd., west of Parkwest Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 119 18.37 PT.                      **Jurisdiction:** City  
**Size of Tract:** 4 acres  
**Accessibility:** Access is via Sherrill Bv., a four lane, median divided, collector street with a right-of-way width of 100'.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Revised development plan - parking                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located at the western edge of the Fort Sanders Parkwest Medical Center property. Other development in the area consists of medical offices, a golf course and the HGTV headquarters.

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

**Street:** 9352 Parkwest 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

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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 additional parking as shown on the revised development plan subject to 6 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Health Dept. 2. Meeting all applicable requirements of the Knoxville City Arborist. 3. Meeting all applicable requirements of the Knoxville Engineering Dept. 4. Installation of a west bound left turn lane at the intersection of Sherrill Bv. and the new driveway entrance as may be required by the Knox County Dept. of Engineering and Public Works. 5. Obtaining a driveway entrance permit from the Knox County Dept. of Engineering and Public Works. 6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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

Comments: Fort Sanders Parkwest Hospital is beginning a process that will result in the renovation of the existing buildings and parking facilities. This plan proposes additional parking on the existing campus. During the renovation process this parking will be used for storage of building material and employee parking. Upon completion of the renovation process this parking lot will most likely be reconfigured but remain as parking. Staff anticipates that the applicants will submit other requests for use on review consideration in the coming months dealing with the building renovation.

The campus of the hospital is in the City of Knoxville and the construction will be controlled by the City's zoning regulations. Sherrill Bv. is located outside of the city limits of Knoxville. A new driveway entrance into Sherrill Bv. is proposed by this plan. The driveway is proposed at an existing median cut in the street. A driveway permit from Knox County will be required prior to connecting to Sherrill Bv. The Knox County Dept. of Engineering and Public Works will most likely require the applicants to construct a west bound left turn lane at the median opening.

MPC Action: Approved

MPC Meeting Date: 6/13/2002

Details of MPC action: 1. Meeting all applicable requirements of the Knox County Health Dept. 2. Meeting all applicable requirements of the Knoxville City Arborist. 3. Meeting all applicable requirements of the Knoxville Engineering Dept. 4. Installation of a west bound left turn lane at the intersection of Sherrill Bv. and the new driveway entrance as may be required by the Knox County Dept. of Engineering and Public Works. 5. Obtaining a driveway entrance permit from the Knox County Dept. of Engineering and Public Works. 6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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Summary of MPC action: APPROVE the request for additional parking as shown on the revised development plan subject to 6 conditions

Date of MPC Approval: 6/13/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**