

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: 7-A-18-UR **Related File Number:**
Application Filed: 5/7/2018 **Date of Revision:**
Applicant: LAND DEVELOPMENT SOLUTIONS

PROPERTY INFORMATION

General Location: Northwest side Clinch Ave., southeast and northwest side Laurel Ave., northeast side Nineteenth St., southeast side Highland Ave.
Other Parcel Info.:
Tax ID Number: 94 N K 01901 & MAP 094NL PARCELS OTHER: 005, 006, **Jurisdiction:** City
Size of Tract: 4.3 acres
Accessibility: Access is via Laurel Ave., a local street with 25' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Medical center, parking garage and residences.
Surrounding Land Use:
Proposed Use: Medical center and parking garage expansions **Density:**
Sector Plan: Central City **Sector Plan Designation:** Office and mixed use
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located in the Fort Sanders area near several hospital facilities and residential uses that have developed under a mix of O-1, O-2 and R-2 zoning.

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

Street: 1819 Clinch Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services), O-2 (Civic and Institutional) and O-2 / NC-1 (Neighborhood Conservation Overlay) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: See staff comments

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 request for the renovation and two story addition to the Center for Advance Medicine building, addition of a new pedestrian crossover and the parking garage expansion as shown on the development plan subject to 8 conditions

Staff Recomm. (Full):

1. Approval of the rezoning request (6-K-18-RZ) for Tax Parcels 094NL005 and 094NL006 to O-2 (Civic and Institutional) / NC-1 (Neighborhood Conservation Overlay) by Knoxville City Council.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Approval of a permissive use agreement by the Knoxville City Council to permit the pedestrian crossover to traverse the public right-of-way.
6. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permit for this project. Landscaping shall not interfere with required sight distances at the existing street intersections.
7. Meeting all applicable requirements of the Knoxville Urban Forester.
8. Meeting the conditions of the approval by the Knoxville Historic Zoning Commission of the Certificate of Appropriateness for the parking garage addition (6-I-18-HZ).

With the conditions noted, this plan meets the requirements for approval in the O-2 District and the other criteria for approval of a use on review.

Comments: The Fort Sanders Regional Medical Center is proposing an expansion to the Center for Advance Medicine (CAM) building that is located on the southeast side of Laurel Ave. just west of Eighteenth St. The proposed expansion includes a renovation of the ground floor of the building for the emergency room and the addition of a fourth and fifth floor that will include a total of 96 beds. The new addition with 96 beds will include 50 beds that are being relocated from the existing hospital building located just west of the CAM building. This results in only 46 new beds for the hospital. The area of the existing hospital where the beds are being moved from will be used for other clinical services. Any new in-patient beds would require approval from the City (See attached narrative letter from Fort Sanders Regional Medical Center dated May 29, 2918.). A new pedestrian crossover is proposed between the CAM building and the hospital located at the northwest corner of the intersection of Laurel Ave. and Nineteenth St.. The Knoxville Board of Zoning Appeals (BZA) has granted variances regarding height, lot coverage and setbacks.

To meet the parking demand for the hospital expansion, an addition is also proposed to the existing parking garage that is located on the north side of Laurel Ave. across from the CAM building. The proposed garage addition will add 353 parking spaces for a total of 949 spaces.

The Planning Commission recommended approval of the rezoning of the garage expansion site to O-2 (Civic and Institutional) on April 12, 2018 (4-R-18-RZ) and June 14, 2018 (6-K-18-RZ). Knoxville City Council approved the rezoning of the southern half of the site (4-R-18-RZ) on May 22, 2018. The northern half of the site (6-K-18-RZ) will be considered by City Council on July 17, 2018.

The garage addition was reviewed and approved with conditions by the Knoxville Historic Zoning Commission.

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

1. The proposed hospital expansion will have minimal impact on local services since all utilities are in

place to serve this development.

2. The proposed plans for expansion of the hospital will have minimal impact on the adjoining uses considering that the site is in an area of existing medical related facilities.

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

- 1. The proposed addition, with the approved variances, will meet the standards for development within the O-1 and O-2 zoning districts and all other relevant requirements of the Zoning Ordinance.
- 2. The proposed hospital expansion plan 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 since the site has direct access to both minor collector and major arterial streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Central City Sector Plan and Knoxville One year Plan identifies this property as being within an area designated for office and related uses. The proposed plans for expansion of the hospital are consistent with the Sector and One Year Plans.
- 2. The site is located within the Urban Growth Area of the City of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 7/12/2018

- Details of Action:**
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 - 2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 - 3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Summary of Action: APPROVE the request for the renovation and two story addition to the Center for Advance Medicine building, addition of a new pedestrian crossover and the parking garage expansion as shown on the development plan subject to 8 conditions

Date of Approval: 7/12/2018 **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:**