

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: 8-P-02-UR **Related File Number:**
Application Filed: 7/8/2002 **Date of Revision:**
Applicant: FORT SANDERS PARKWEST MEDICAL CENTER
Owner:

PROPERTY INFORMATION

General Location: South side of Sherrill Bv., north side of Interstate 40/75
Other Parcel Info.:
Tax ID Number: 119 18.37 **Jurisdiction:** City
Size of Tract: 31.78 acres
Accessibility: Access is via Sherill Bv., a four lane, median divided, collector street with a right-of-way of width of 100'.

GENERAL LAND USE INFORMATION

Existing Land Use: Medical facility / hospital
Surrounding Land Use:
Proposed Use: Revised development plan for medical facility **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 end of Parkwest Bv. 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 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 revised development plan for a medical facility / hospital to contain up to 488,535 square feet and 307 patient beds subject to 9 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. Meeting all requirements of the previously approved use on review 6-K-02-UR dealing with the new parking area.
 5. Obtaining a driveway entrance permit from the Knox County Dept. of Engineering and Public Works,
 6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
 7. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
 8. Installing the proposed landscaping as shown on the landscape plan within six months after receiving an occupancy permit for the final phase of the construction.
 9. Meeting all applicable requirements of the Knoxville Zoning Ordinance

With the conditions noted, this plan meets the criteria 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 will be done in phases. At completion, the hospital will add over 217,000 square feet of building space. A major element of the plan is to convert a large number of semi-private patient rooms to private rooms. The expansion will not result in any increase in the current 307 patient beds. The Plan calls for demolition of portions of the existing structure. The major addition to the facility will occur on the west end of the building. A new entrance will be provided as a result of this construction. Practically every department within the facility will be enlarged and (or) relocated during the renovation process. The parking areas will also be redesigned and new parking will be added to accommodate the additional employees expected at this location. Initially, the new parking area will be used for storage of building material and employee parking. Upon completion of the renovation process this parking lot will be reconfigured but remain as parking.

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 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: 8/8/2002

- Details of MPC action:
1. Meeting all applicable requirements of the Knox County Health Dept.
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Summary of MPC action: APPROVE the revised development plan for a medical facility / hospital to contain up to 488,535 square feet and 307 patient beds subject to 9 conditions

Date of MPC Approval: 8/8/2002

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:

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: