

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: 9-C-13-UR **Related File Number:**
Application Filed: 7/26/2013 **Date of Revision:**
Applicant: EAST TENNESSEE CHILDREN'S HOSPITAL ASSOCIATION, INC.

PROPERTY INFORMATION

General Location: South side of White Av., southwest side of Twentieth St.
Other Parcel Info.:
Tax ID Number: 108 C C 016-019 & 022 **Jurisdiction:** City
Size of Tract: 1.08 acres
Accessibility: Access is via Twentieth St. and Twenty First St. which are both classified as local streets.

GENERAL LAND USE INFORMATION

Existing Land Use: Parking lot
Surrounding Land Use:
Proposed Use: Hospital expansion **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in a portion of the Fort Sanders Neighborhood that has been transitioning to a regional medical service area for many years. The primary uses in the area are Fort Sanders Regional and Children's Hospital and the professional buildings associated with those facilities.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The site was approved to be parking lot in may 2000 (50-A-00-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 for a 251,600 square foot addition to East Tennessee Children's Hospital as shown on the site plan subject to 8 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance or obtaining the necessary variances.
2. Meeting all applicable requirements of the Knoxville Engineering Dept.
3. Approval and recording of a resubdivision plat of the site
4. Participation in KUB's sewer capacity reservation program
5. Approval of a permissive use agreement by the Knoxville City Council to permit the pedestrian crossovers 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 permits for this project
7. Meeting all applicable requirements of the Knoxville City Arborist
8. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

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

Comments: The applicant is proposing an expansion to the hospital by constructing a new building on the south side of White Av. The building will be constructed on what is now a surface parking lot. It will be connected with the existing facility via an enclosed pedestrian crossover. The new building is being built primarily to permit the relocation of the neonatal intensive care unit and the surgery department. The expansion will not add any additional beds to the hospital. The expansion will result in an additional 251,660 square feet of space in a building that will be 90 feet tall.

In order to expand as planned, the hospital has requested variances regarding height, lot coverage and setbacks from the Knoxville Board of Zoning Appeals (BZA). These variance requests will be heard the BZA on September 19, 2013. If the Cumberland Avenue Form Code were adopted at this time the need for variances would be minimized. Essentially, the plan as proposed would be in conformance with that proposed code.

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 practical y surrounded by other medical related facilities. The new construction will result in a net increase in the number of parking spaces. .

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

1. The proposed addition to the hospital, with variances, will meet the standards for development within the O-1 (Office, Medical and Related Services) zoning district 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 a mixed use area. The proposed plans for expansion of the hospital are consistent with the Sector and One Year Plans.
2. The site is located within the City of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 9/12/2013

Details of Action:

Summary of Action: APPROVE the request for a 251,600 square foot addition to East Tennessee Children's Hospital as shown on the site plan subject to 8 conditions

Date of Approval: 9/12/2013 **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:**

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