

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-F-01-UR **Related File Number:**
Application Filed: 8/13/2001 **Date of Revision:**
Applicant: EAST TENNESSEE CHILDRENS HOSPITAL
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Westland Dr., southwest side of Pellissippi Pkwy.
Other Parcel Info.:
Tax ID Number: 144 30.03 **Jurisdiction:** County
Size of Tract: 18.3 acres
Accessibility: Access is via Westland Dr., a collector street with a right-of-way width of 40' to 60' at this location.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Medical facility **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in the northwest quadrant of the Westland Dr. interchange with Pellissippi Pkwy (I-140). Recent development in the area includes the Garrison Ridge and Andover Court subdivisions to the north and west. Convenience commercial and major apartment project have been built south of the site.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property zoned PC (Planned Commercial) in the 1990's

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:

Staff Recomm. (Abbr.): APPROVE the request for up 144,000 square feet of medical related facilities as shown on the development plan subject to 9 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Installing the landscaping, as shown on the development plan, within six months of the issuance of an occupancy permit for each building in this project or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
3. Obtaining approval of another use on review before commencing any development of the portion of the site designated for future development.
4. Constructing the 5' wide sidewalk shown on the development plan across the Westland Dr. frontage as part of the first phase of this project.
5. Constructing all traffic improvements called for in the traffic impact study as required by the Knox County Dept. of Engineering and Public Works.
6. Limiting construction of this project to 50,000 sq. ft of building space prior to installing the traffic signal at the proposed entrance. The traffic signal will be constructed at the cost of the applicant under the direction of the Knox County Dept. of Engineering and Public Works.
7. Dedicating the required right-of-way along Westland Dr. by the recording a plat of the property prior to obtaining any building permits for the site.
8. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Comments:

East Tennessee Children's Hospital is proposing a medical complex to be located in the northwest quadrant of the Westland Dr. interchange with Pellissippi Parkway. The initial construction will be limited to an 11,000 square foot surgery center and the necessary parking. The total project being considered by MPC will consist of 144,000 square feet of office and treatment facilities. This facility will not have any overnight patient beds. The primary focus of this facility will be day surgery, rehabilitation services, home health care and professional offices. A portion of the site is labeled for future development. Before this portion of the site can be developed, another use on review approving the development plan for this portion of the site will have to approved by MPC. This matter was postponed at the September, 2001 MPC meeting to permit the applicant to provide additional information to the staff regarding this project. The applicant has responded to all of staff's comments from last month. A lighting plan has been submitted which shows the lighting of the site being directed away from the adjoining residences. Additionally, a heavy landscape buffer that incorporates the existing trees is proposed along the boundary between this project and the adjoining houses.

As previously noted, the first phase of the development will consist of an 11,000 square foot surgery center. At the time this part of the project is developed, the staff will require the entrance to the development and the left turn lane in Wetland Dr. be installed per the requirements of the Knox County Dept. of Engineering and Public Works and the recommendations of the traffic impact study prepared by Cannon & Cannon. The traffic impact study states that a traffic signal will be warranted at the entrance to this development when the total project is approximately 35% complete (50,000 sq. ft.). Staff will recommend that Children's Hospital be required to bear the cost of installing the traffic signal at that time. The City of Knoxville will be responsible for installing the other signal called for in the study at the western ramps at the interchange.

The zoning of this site was put in place a number of years ago. At that time a retail shopping center was being contemplated for this property. The developer of the adjoining subdivision was also the owner of this site at that time. An access point to the Hampton Hall Subdivision was stubbed from this site. Staff will not recommend this access be utilized. This will result in making all the traffic from this development go through the main entrance and avoid having non-residential traffic in the subdivision. The resulting office and medical development will generate considerably less traffic than the originally proposed shopping center. Since there will be no overnight beds at this facility, the hours of operation will be limited. These two factors make this development more compatible with the residential uses in the area. With the proposed traffic improvements, this project can be accommodated without significant negative impact on the area.

MPC Action: Approved

MPC Meeting Date: 10/11/2001

- Details of MPC action:**
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Date of MPC Approval: 10/11/2001

Date of Denial:

Postponements: 9/13/01

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: