

# Memorandum

**To:** Metropolitan Planning Commission  
**From:** Michael A. Brusseau, Senior Planner  
**Date:** June 30, 2010  
**File #:** 7-B-10-OB  
**Subject:** Use Determination –  
Dispatch center for ambulance service in the I-3 (General Industrial) zone

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## **Staff Recommendation:**

APPROVE a “dispatch center for ground ambulance service, with or without on-site vehicle repair facilities”, as a permitted use in the I-3 (General Industrial) zone.

## **Authority:**

The uses permitted section of the I-3 (General Industrial) zone, (Article 4, Section 2.3.2, B, 4 of the Knoxville Zoning Ordinance) includes a statement that reads, “Other uses of the same general character as those listed in this section as permitted uses and deemed appropriate by the planning commission.” The use determination application is the most appropriate process for MPC to make this determination.

## **Comments:**

This application was submitted by First Call Ambulance Service, LLC, so that MPC could consider the appropriateness of allowing a dispatch center for ambulance service in the I-3 zoning district. The property that is being proposed for this use is 2847 John Deere Dr. (CLT# 082BF00221), located at the east end of John Deere Dr., east of N. Cherry St. It should be noted, however, that approval of this use determination does not apply only to this particular property. If approved, this use determination would establish a dispatch center for ground ambulance service, with or without on-site vehicle repair facilities, as a permitted use on any I-3 or I-4 zoned property within the City Limits of Knoxville.

It is the opinion of staff that a dispatch center for ground ambulance service is appropriate within the I-3 zoning district, as a permitted use. The I-3 zoning district also allows as permitted uses the following: Truck sales, leasing, servicing and

repair, vehicle storage facility, recycling collection facility, building material sales yard and lumber yard and freighting or trucking yard or terminal. It should be noted that the I-4 zone lists “Any use permitted in the I-3 zoning district” as a permitted use in that zone. So, the above uses would also be permitted in the I-4 zone.

Based on the above list of similar or more intense permitted uses to the proposed uses already permitted in the I-3 zone, staff believes that it is reasonable to allow the recommended use as a permitted use in the I-3 zoning district.

**Other comments:**

Staff may recommend future amendments to the Knoxville Zoning Ordinance that would consider allowing other types of vehicle dispatch centers, such as taxi and limousine services and transit, school and charter bus services, within Industrial zones. Public safety services, such as fire and police protection may also be considered. These possible amendments would need to be addressed as part of an official MPC application for a zoning ordinance amendment and would be subject to the applicable review process for ordinance amendments. The Use Determination process is not appropriate to make substantial changes to the zoning ordinances.

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

# Permitted Use Determination

Name of Applicant: First Call Ambulance Service, LLC

Date Filed: 6-2-2010 Application Accepted by: [Signature]

Fee Amount: \$200.00 Meeting Date: 7-8-2010 File Number: 7-B-10-08



**PROPERTY INFORMATION**

Address: 2847 John Deere Dr. Ste 101  
 General Location: 1/2 of Cul de Sac at Eastern Terminus of John Deere Dr.  
 Tract Size: 2.77 ac. No. of Units: 1  
 Zoning District: I-3  
 Existing Land Use: OFFICE

Planning Sector: EAST CITY  
 Sector Plan Proposed Land Use Classification: LI  
 Growth Policy Plan Designation: \_\_\_\_\_  
 Census Tract: 18  
 Traffic Zone: 44  
 Tax Identification Number: 082BF00221  
 Jurisdiction:  City Council 6<sup>th</sup> District  
 County Commission \_\_\_\_\_ District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
 Name: Alan Sixelbeck  
 Company: First Call Ambulance Service, LLC  
 Address: 6543 Murray Lane  
 City: Brentwood State: TN Zip: 37027  
 Telephone: 615-351-7005  
 Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT  
 Name: Michael Ross  
 Company: First Call Ambulance Service, LLC  
 Address: 2600 Hillsboro Pk. unit 147  
 City: Nashville State: TN Zip: 37212  
 Telephone: 615-210-7916  
 Fax: \_\_\_\_\_  
 E-mail: mross@firstcall-ambulance.com

**USE REQUESTED**

Dispatch Center For Ambulance Service.

ATTACH AS A SEPARATE DOCUMENT:

A detailed description of the proposed specific use. Including: number of employees, hours of operation, products made or sold, services performed, special equipment used.

A statement indicating how the various permitted uses listed in the zoning regulations are similar in nature, operations, and character to the proposed use in this application and how they would be compatible

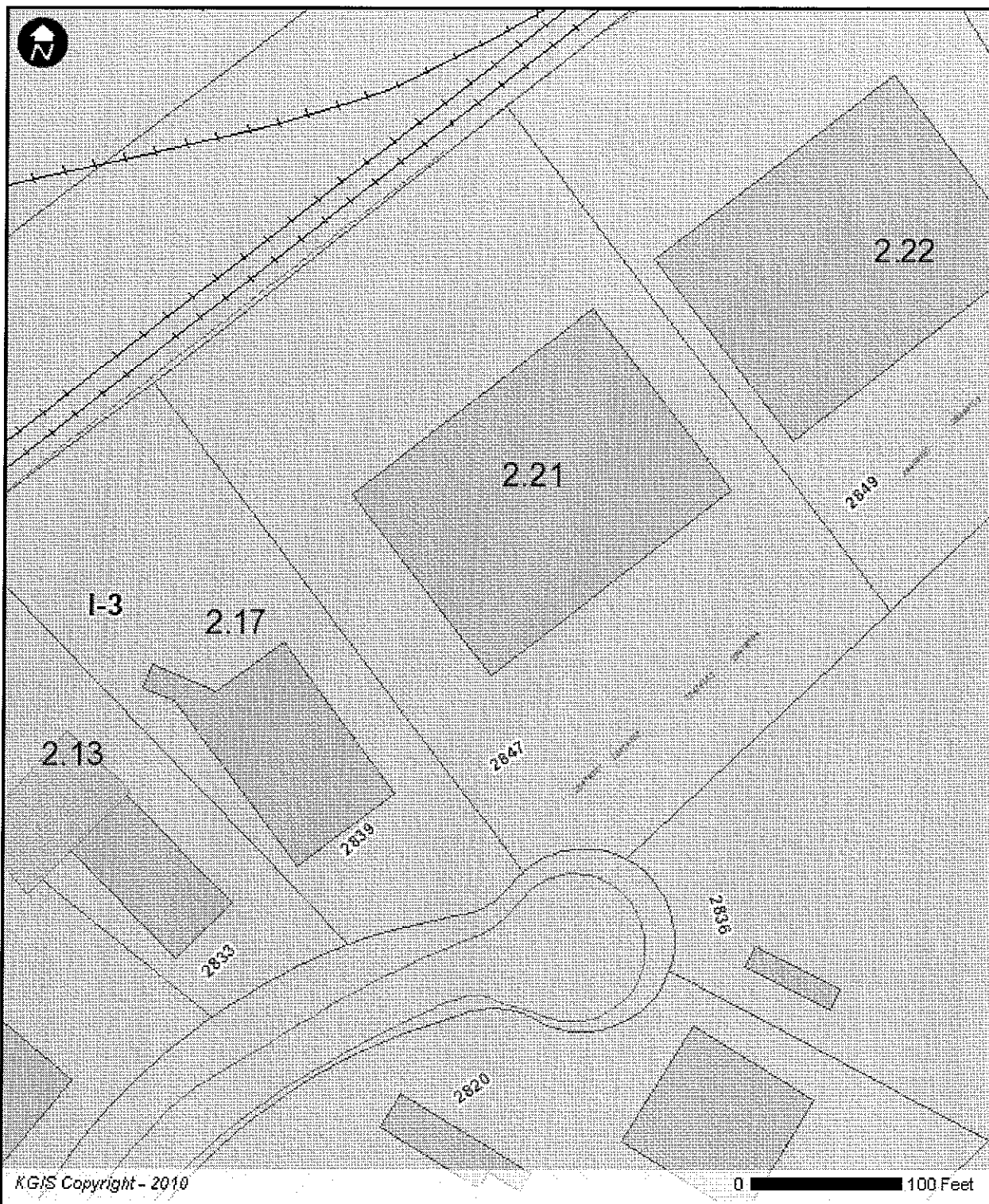
Floor/site plan factors. Details regarding limitations (such as maximum floor area or site area) on building and site development for the following: office areas, warehousing areas, manufacturing areas, showroom/retail areas.

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Same as Above

PLEASE PRINT  
 Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 E-mail: \_\_\_\_\_



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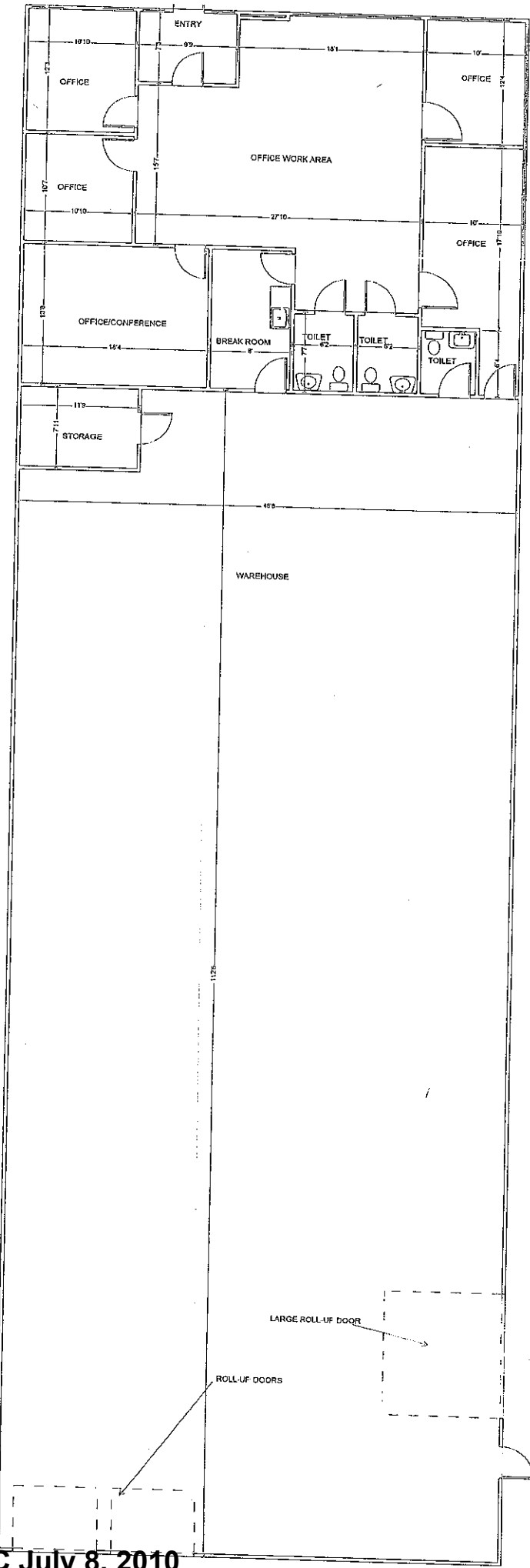
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OLD CINTAS SPACE  
 JOHN DEERE DRIVE

~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~

2847 JOHN DEERE DR.  
 STE 101  
 KNOXVILLE, TN 39717

7-8-10-03  
 6-2-2010

## First Call Ambulance Service, LLC.

- Private Ambulance Service.
- Serving convalescent / non-emergency patient transport via stretcher.
- Dispatch Center to dispatch non-emergency calls (ie: dialysis patients hospital discharges, nursing home non-emergency patients, and Dr. appointments.)
- Housing of Ambulances when not used.
- A central location to receive / return unit & equipment when going on / off shift. (Ambulances will be posted throughout Knoxville, they will not leave location w/ sinens on.)
- Our service will meet all State & County EMS regulations for ambulance services.
- 24hr - 7 days a week operation.

7-8-10-03

6.2.2010

## I-3 zoning

- Vehicle Storage (B.2.H)
- Automotive, truck repair (B.3.F)
- Truck repair, B.7 consistent with the requirements under section B.3.F.

7-8-10-08

6.2.2010