

▶ **FILE #:** 12-A-13-UR

AGENDA ITEM #: 33

AGENDA DATE: 12/12/2013

▶ **APPLICANT:** METRO KNOXVILLE HMA, LLC

OWNER(S): Metro Knoxville HMA., LLC

TAX ID NUMBER: 106 K C 016 & PT. 017 106DA008

JURISDICTION: City Council District 2

STREET ADDRESS: 1255 Old Weisgarber Rd

▶ **LOCATION:** South side of Middlebrook Pk., west side of Old Weisgarber Rd.

▶ **APPX. SIZE OF TRACT:** 66.04 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is provided by Middlebrook Pk., a 4 lane median divided arterial street and by Old Weisgarber Rd., a local street with a pavement width of 16 to 19' within a 40' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Agricultural / vacant land

▶ **PROPOSED USE:** Hospital

HISTORY OF ZONING: The site was rezoned to O-1 (Office, Medical and Related Services) District earlier this year (7-I-13-RZ)

SURROUNDING LAND USE AND ZONING:

North: Developing medical office park, nursing home and church / PC-1 commercial, O-3 office, R-1A residential and A-1 agricultural

South: Vacant land and residences / A-1 agriculture and R-1E residential

East: Detached dwelling and regional postal facility / A-1 agricultural and O-2 office

West: West Hills Subdivision and KUB substation / R-1E residential and A-1 agricultural

NEIGHBORHOOD CONTEXT: This site is the sole remaining large tract along Middlebrook Pike within the City that has not been developed. The area to the north has recently been developed as an office park, and it is attracting a number of medical and medical related uses (Provision, KOC etc.). West Hills Subdivision shares the western boundary of this site.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a hospital containing up to 300 patient beds and associated services and a physically connected medical office building containing up to 100,000 sq. ft. of floor area as shown on the site plan subject to 17 conditions

1. Obtaining a Certificate of Need from the Tennessee Health Facilities Board
2. Meeting all applicable requirements of the City of Knoxville Engineering Dept. and the Tennessee Dept. of Transportation regarding access to the site and improvements to the existing road system which include but are not limited to:
 - > Widen the main entrance and align with Dowell Springs Bv.
 - > Construct the eastern entrance on Middlebrook Pk. in a manner that will prohibit left turns from the site on to west bound Middlebrook Pk.
 - > Limit access to the driveway that connects to Old Weisgarber Rd. via the installation of an automated gate at a location approved by the City Engineering Dept. Limit the use of driveway to emergency vehicles and employees only
 - > Construct the western most driveway at Dick Lonas Rd. and provide the proposed traffic signal when warranted with all associated costs the responsibility of the applicant if the proposed improvement is permitted/required by the City of Knoxville and/or the Tennessee Dept. of Transportation.
 - > Clearing of vegetation in order to meet the minimum required sight distance standards
 - > Obtaining a driveway connection permit from the City of Knoxville and the Tennessee Department of Transportation.
 - > Certification on the final plat by the applicant's surveyor that there is 450 feet of sight distance in both directions along Middlebrook Pk. At the eastern and western most driveway locations
 - > Re-timing of the traffic signals throughout the corridor in order to maximize their operation
 - > Coordinate with KAT bus access for the proposed facility
 - > The applicant performing a background traffic study(s) to document existing traffic conditions in West Hills. After the hospital has been open for one year the applicant will restudy the same area to determine the impact of pass through traffic on the neighborhood. If traffic volumes have increased by 20% or more, the applicant will be responsible for producing and implementing a traffic calming plan, with the cost of to the applicant not to exceed \$150,000. This work is to be done in coordination with the City Engineering Dept. and with the support of the West Hills neighborhood
3. Provision of the required stream buffers, stabilizing existing stream banks, provision of storm water detention facilities and meeting all other requirements of the Knoxville Storm Water and Street Ordinance
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation and U.S. Army Corp of Engineers if required
5. Obtaining a special pollution abatement permit from the City of Knoxville
6. Participation in the KUB sewer capacity reservation program and connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
7. Provision of 2 improved access points to the proposed trail system that is proposed along the southern boundary of the site
8. Close the trail/ Middlebrook sidewalk system in order to provide a loop around the entire facility
9. Coordinate with the City of Knoxville Greenways Coordinator the incorporation of the proposed trail system with the City's greenway system
10. Provide pedestrian crosswalks on Middlebrook Pike at the intersections where traffic signal are installed or modified as a result this project
11. Recording a subdivision plat of the site prior to obtaining any building permits
12. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
- 13.. Site lighting to be installed according to the "Site Lighting Narrative" dated Nov. 22, 2013 provided by the applicant
14. All signs are to be installed per the sign renderings provided by the applicant with the approval of the City of Knoxville Sign Inspector.
15. Meeting all applicable requirements of the Knoxville City Arborist.
16. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
17. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building or grading permits.

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 has submitted for review a request for a hospital that will contain up to 300 patient beds and an attached medical office building that will contain 100,000 sq. ft. of office and clinical space. The site was recently rezoned to O-1 (Office, Medical and Related Services). The O-1 zone permits the applicant to request this use be considered through the use on review process. The Knoxville Zoning Ordinance contains a number of general standards that all use on review requests must meet.

One such standard is conformity to the long range plans for the City. In this case the Northwest City Sector Plan and the General Plan would suggest that this would be an appropriate location for the proposed use. It will be located on a major arterial street with good access to the interstate system. The site is located in an area that is developing as a medical service node in the community. Clustering of medical facilities in an area improves their efficiency and convenience to the public. Finally, the site is located very near the center of the population of Knox County.

The proposed structures are seven stories in height. Hospitals and associated uses are permitted to exceed the forty-five foot building height that controls other buildings in the O-1 District. Staff has examined the potential impact of structures of this height on the surrounding area. We believe the structures can be accommodated with minimal intrusion on the residences located to the south of the site. View shed drawings indicate the structures will only be partially visible during the winter months. Otherwise, because of the topography and the existing vegetation the buildings will not be visible.

The MPC staff, with input from the City storm water and traffic engineers, TDOT engineers and the City's greenways coordinator have reviewed the plans for this proposed facility. As a result of the review process staff recommended a number of changes to the plans. Many of the changes have been incorporated on the latest version of the plans. The conditions of approval that are part of this report are in addition to the changes that have been incorporated on the plan or require action by an agency that has not been a part of the review process.

Dealing with the transportation and access issues was a major element of the review process. The plan as submitted proposes three access points to Middlebrook Pk. Staff has recommended the eastern most access be constructed so as to limit left turn movements out of the site. The main entrance needs to be widened in order to better accommodate right turn and through movements. The western access as proposed would align with Dick Loans Rd. and be signalized. TDOT has concerns regarding this proposed access point. Due to the proximity of other traffic signals, they would like to see the driveway moved to the west and be limited to right turns in and out only. This matter is still being discussed by TDOT and City staff.

Another element of the review process was looking at pedestrian movement on, through and around the site. The applicant has added internal sidewalks that will adequately serve pedestrian movement on the site. They are proposing a combination trail / sidewalk system that will encircle the site. Staff has requested the applicant work with the City of Knoxville Greenways Coordinator to provide for connections to the City's greenway systems.

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

1. All public utilities are available to serve the site.
2. The traffic impact study that had been prepared for the proposed hospital and medical office building recommended improvements that will address the traffic impacts of this development.
3. The proposed use is compatible with the scale and intensity of the surrounding medical and industrial development found in the area.

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

1. With the recommended conditions, the proposal meets all requirements of the O-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed hospital and office building with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal 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. With the recommendation to study traffic before and after the development of the hospital in the West Hills Subdivision, staff believes that with traffic calming, required, pass through traffic can be minimized in this residential area. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

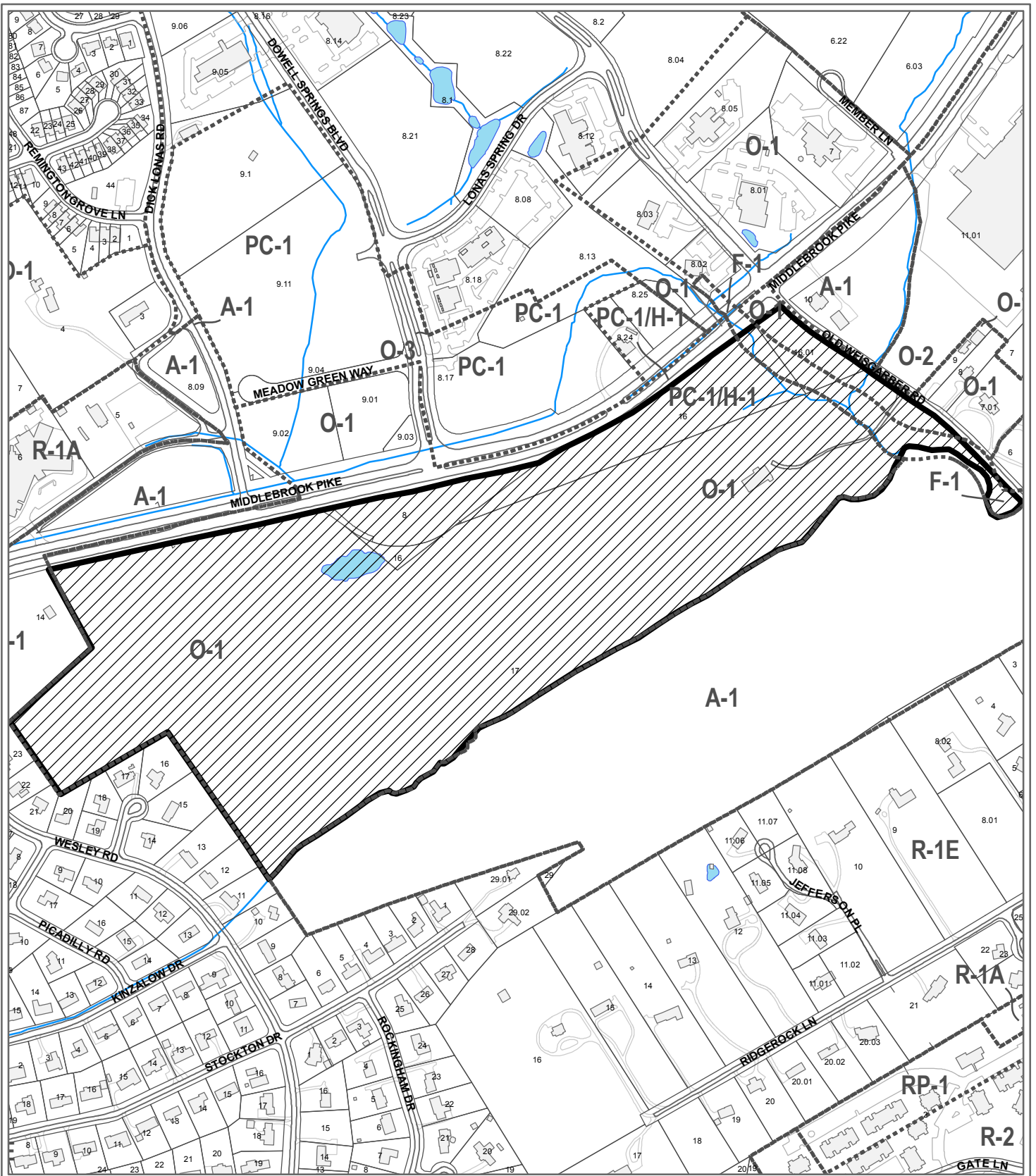
1. The Knoxville One Year Plan the Northwest City Sector Plan propose Office use for this site.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

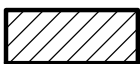
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**12-A-13-UR
USE ON REVIEW**

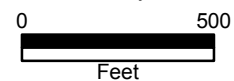


Hospital in O-1 (Office, Medical, and Related Services)

Petitioner: Metro Knoxville HMA, LLC

Map No: 106

Jurisdiction: City



Original Print Date: 11/25/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

ARCHITECTURE & INTERIOR DESIGN
THOMAS, MILLER & PARTNERS, PLLC
1000 W. MAIN ST., SUITE 200
KNOXVILLE, TENNESSEE 37902-3906
615.320.4144
www.tmap.com

CIVIL AND LANDSCAPE
LITTLEJOHN ENGINEERING ASSOCIATES
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REPLACEMENT FACILITY
PHYSICIANS REGIONAL MEDICAL CENTER
KNOXVILLE, TN
TMP PROJ. No. A01312

LIST OF DRAWINGS

GENERAL COVER
0000
C001 EXISTING CONDITIONS
C100 SITE LAYOUT PLAN
C200 SITE LAYOUT PLAN - PARKING
C301 STORM WATER MANAGEMENT PLAN
C400 SITE UTILITY PLAN
LANDSCAPE
L100 LANDSCAPE PLAN
ARCHITECTURAL
A110 GROUND & FIRST FLOOR PLANS
A111 SECOND & THIRD FLOOR PLANS
A112 FOURTH & FIFTH FLOOR PLANS
A113 SIXTH & SEVENTH FLOOR PLANS
A600 OVERALL ELEVATIONS

USE ON REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

10/2/2013

12-A-13-UR



Thomas, Miller & Partners, PLLC
Architecture Interiors Planning Sustainable Design



11/27/2013 USE ON REVIEW 12-A-13-UR
 NOT ISSUED FOR CONSTRUCTION

PROPOSED FEATURES LEGEND

- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE DRIVEWAY
- CONCRETE DRIVE
- PROPERTY LINE
- PAINTED DRIVE
- CONCRETE CURB
- PAVING (SEE DETAIL)
- STANDARD PARKING SPACES
- ACCESSIBLE PARKING SPACES (SECTION 6)

PARKING SUMMARY FOR HOSPITAL

LET	PROPOSED SPACES	TOTAL SPACES
A	297	297
B	288	585
C	28	613
D	28	641
E	118	759
F	137	896
G	137	1033
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J	137	1440
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M	137	1851
N	137	1988
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Q	137	2399
R	137	2536
S	137	2673
T	137	2810
U	137	2947
V	137	3084
W	137	3221
X	137	3358
Y	137	3495
Z	137	3632
TOTAL	1,337	4,285

SITE DATA:
 CITY: KNOXVILLE
 COUNTY: DECATUR
 STATE: TENNESSEE
 TAX MAP/PARCEL NUMBER: 100-510-0188-01
 PROPOSED AREA: 4.11 AND 0.1
 ACRES OF TOTAL SITE: 109.548 ACRES

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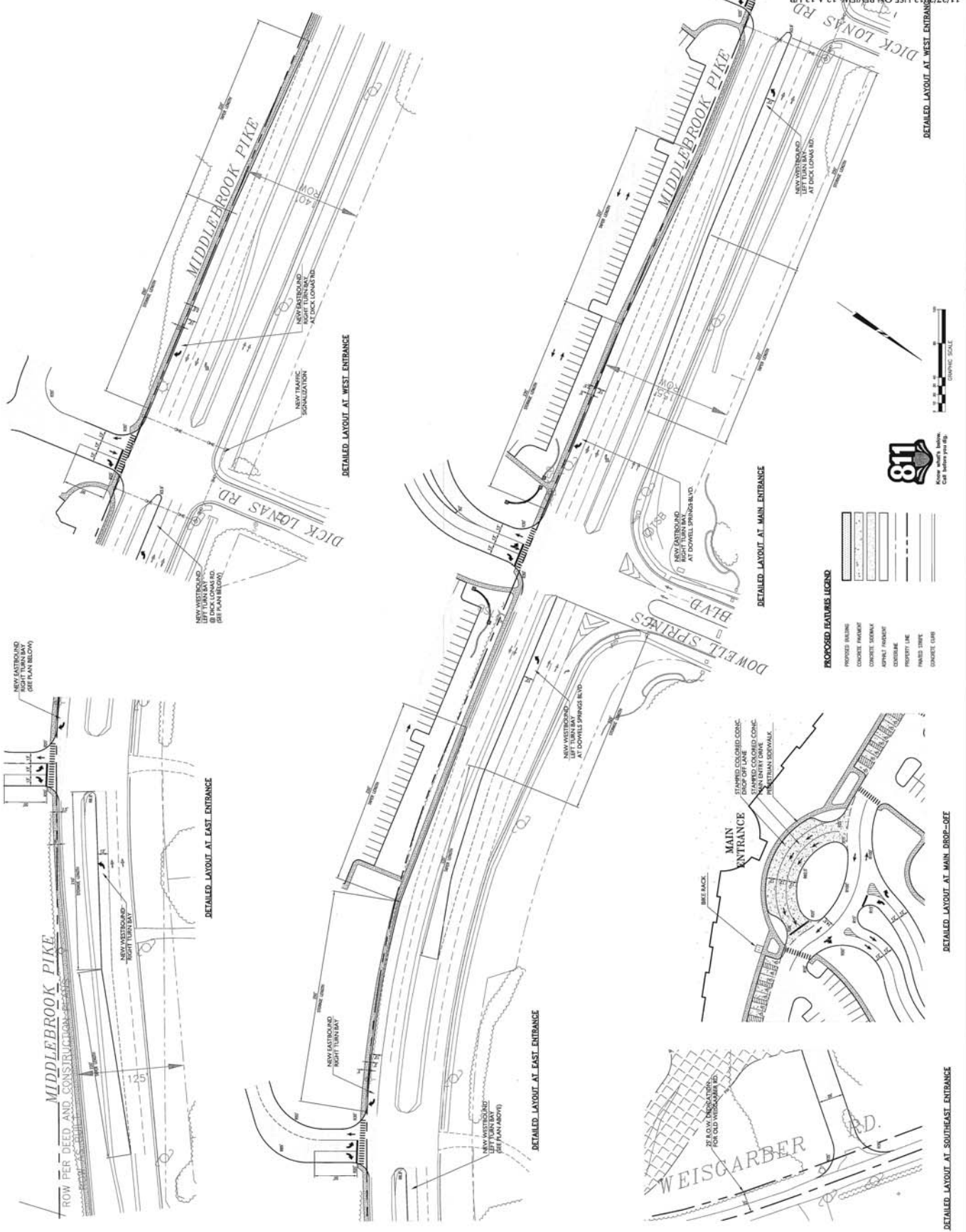
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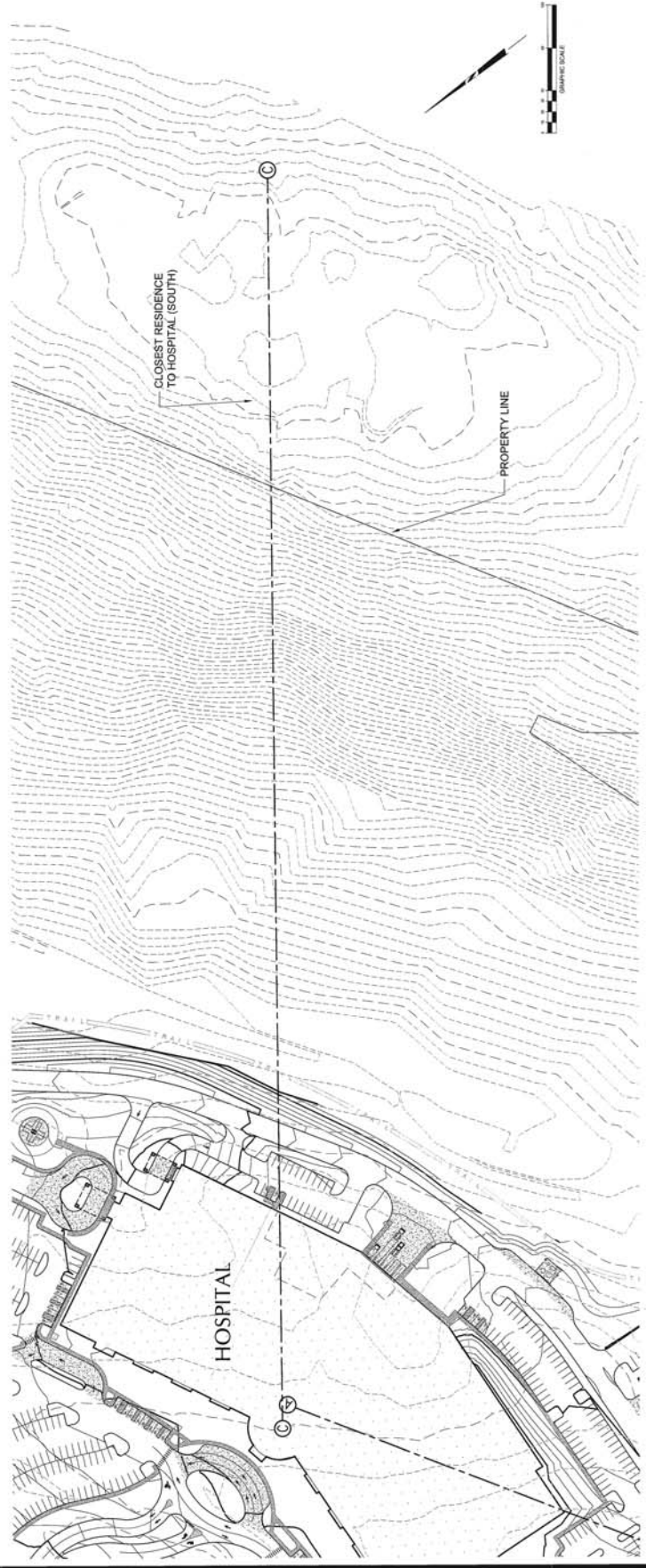
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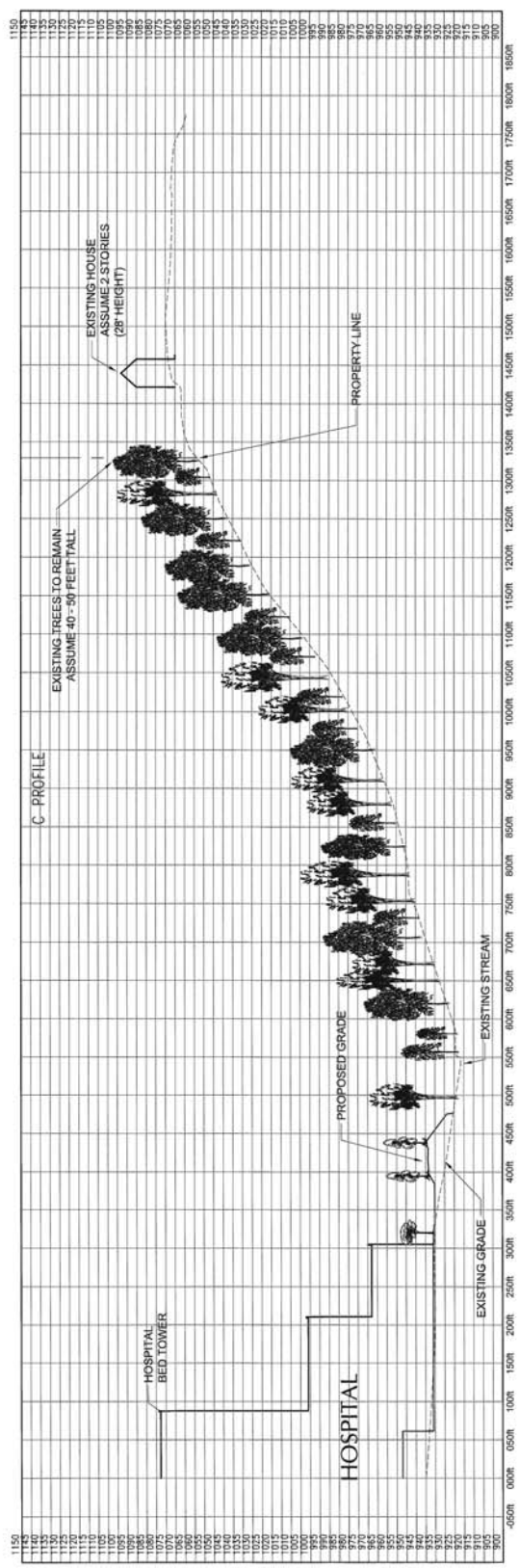
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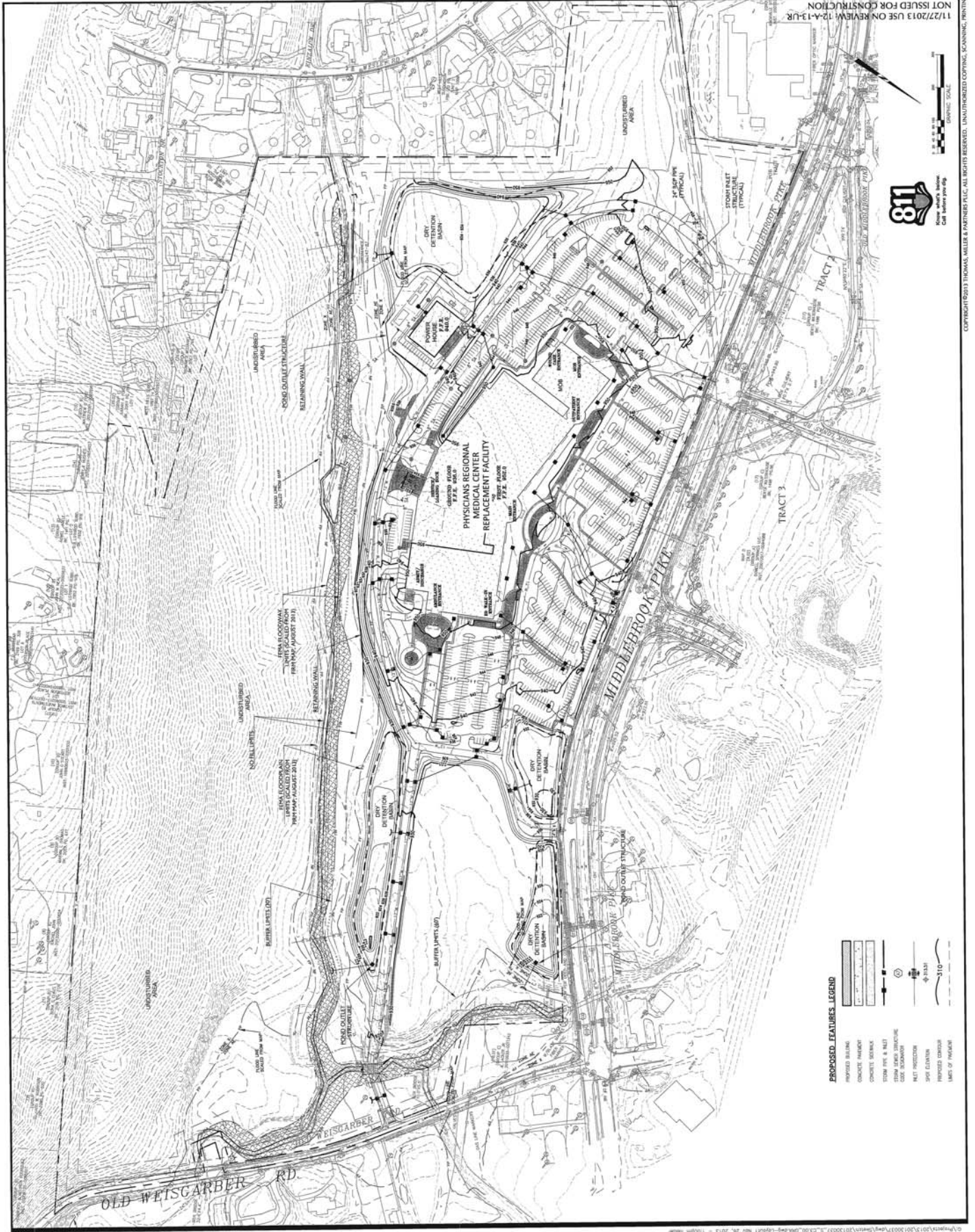


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PLAN VIEW



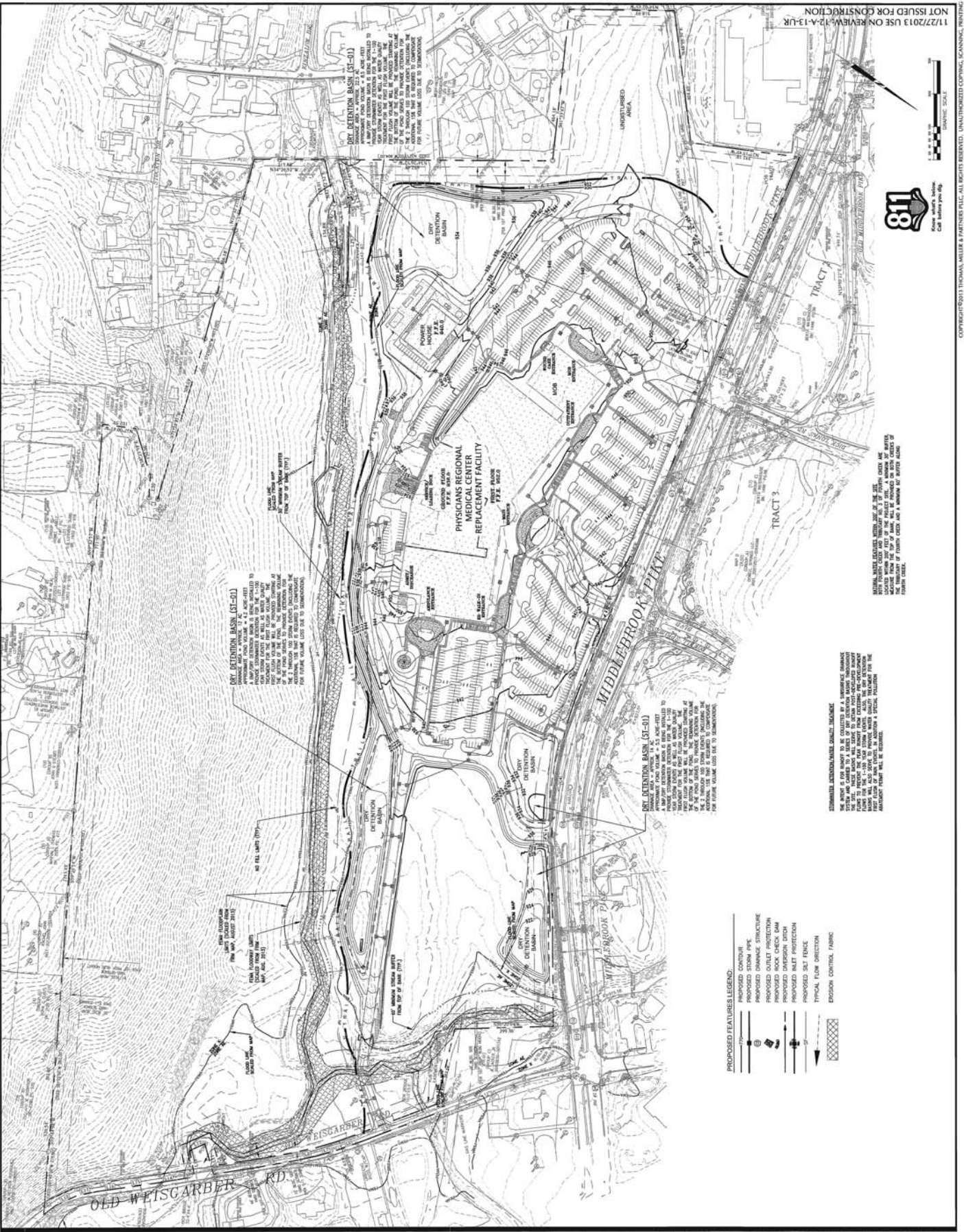


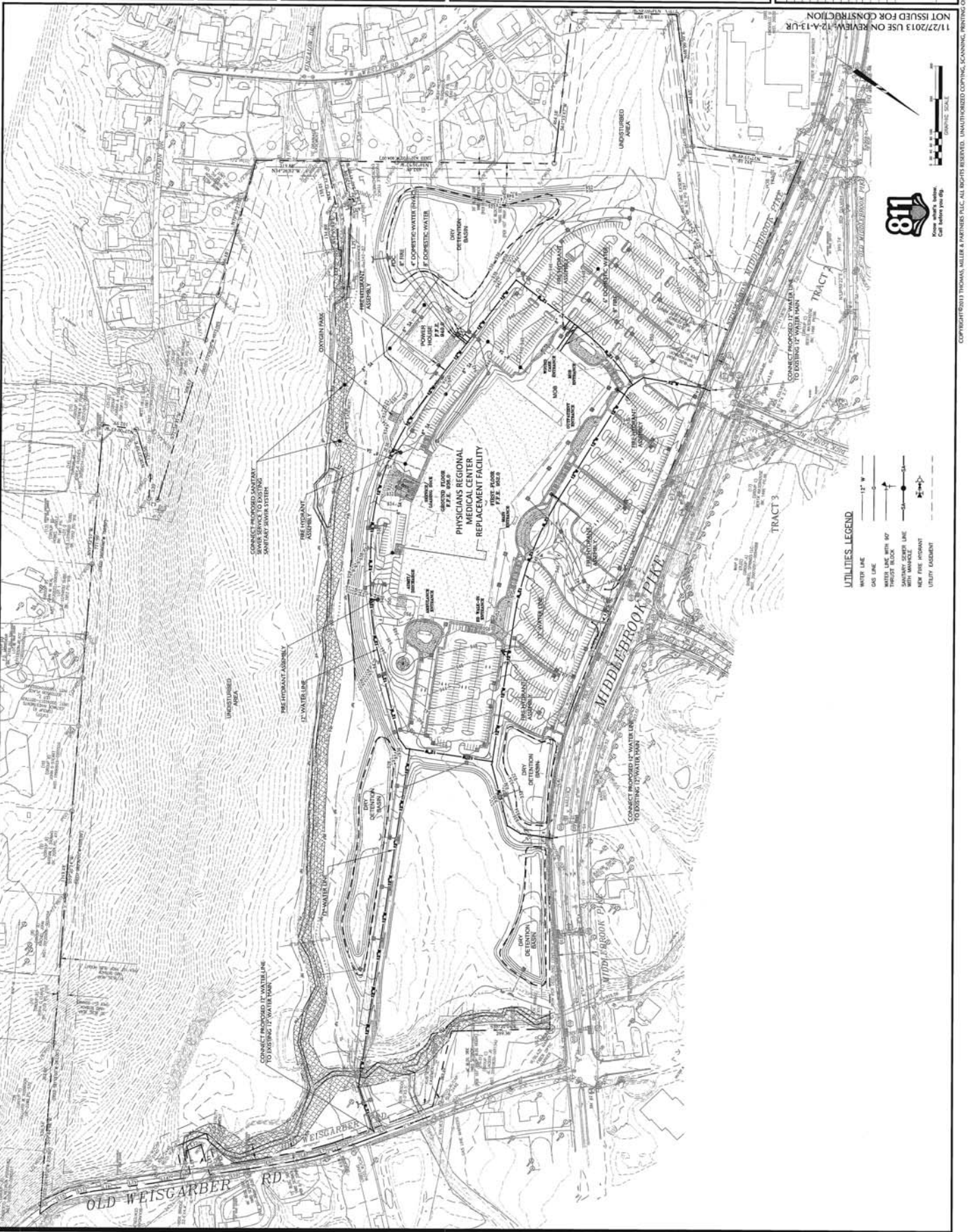
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PROPOSED FEATURES - LEGEND

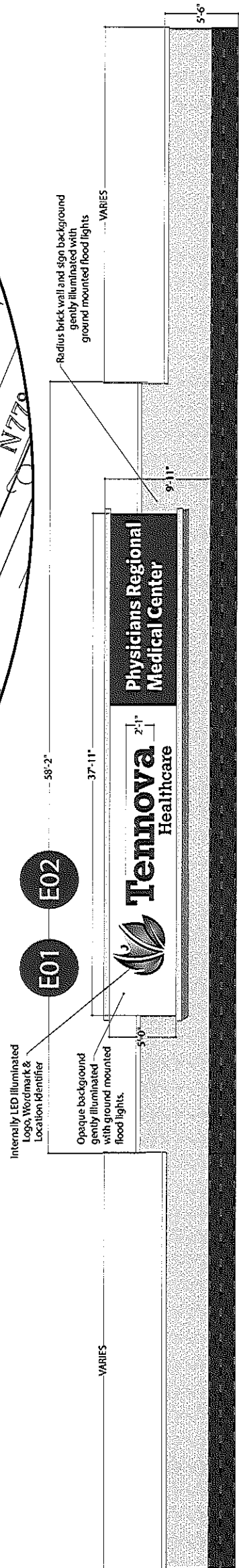
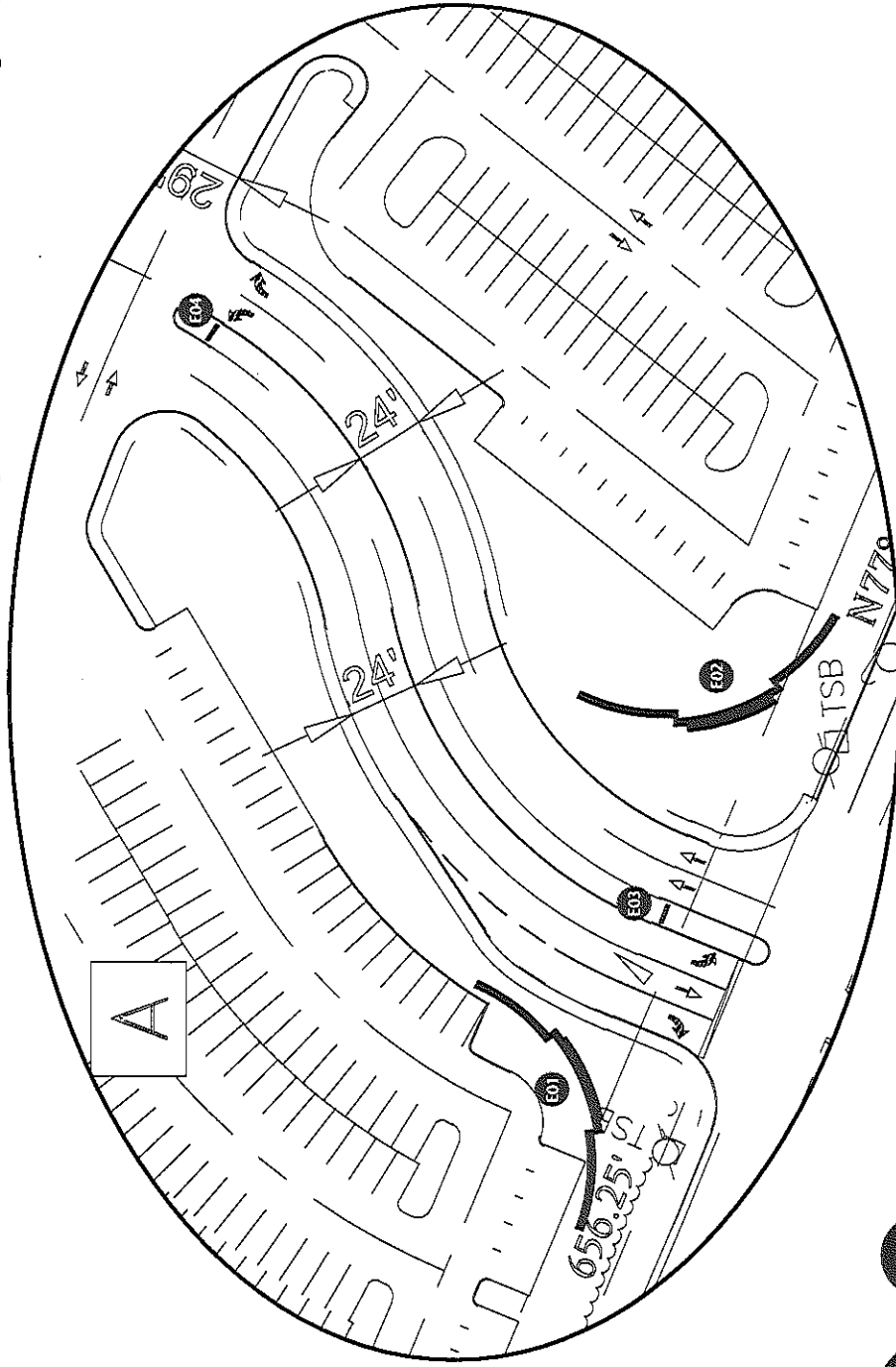
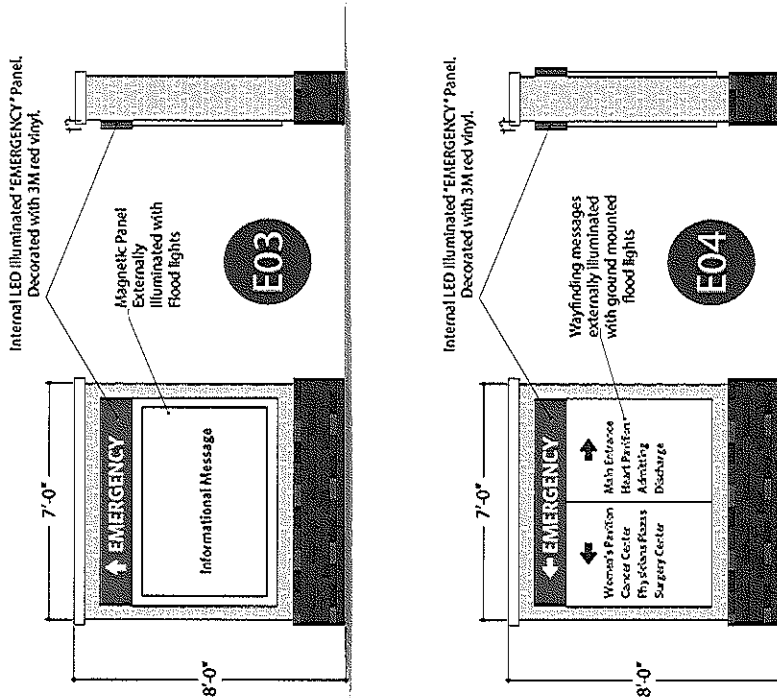
[Symbol]	PROPOSED BUILDING
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[Symbol]	CONCRETE SLOPE
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[Symbol]	STORM WATER STRUCTURE
[Symbol]	STORM DETENTION BASIN
[Symbol]	WET PONDIZATION
[Symbol]	SPITE ELEVATION
[Symbol]	PROPOSED CONTOUR
[Symbol]	MARKS OF FINISHED

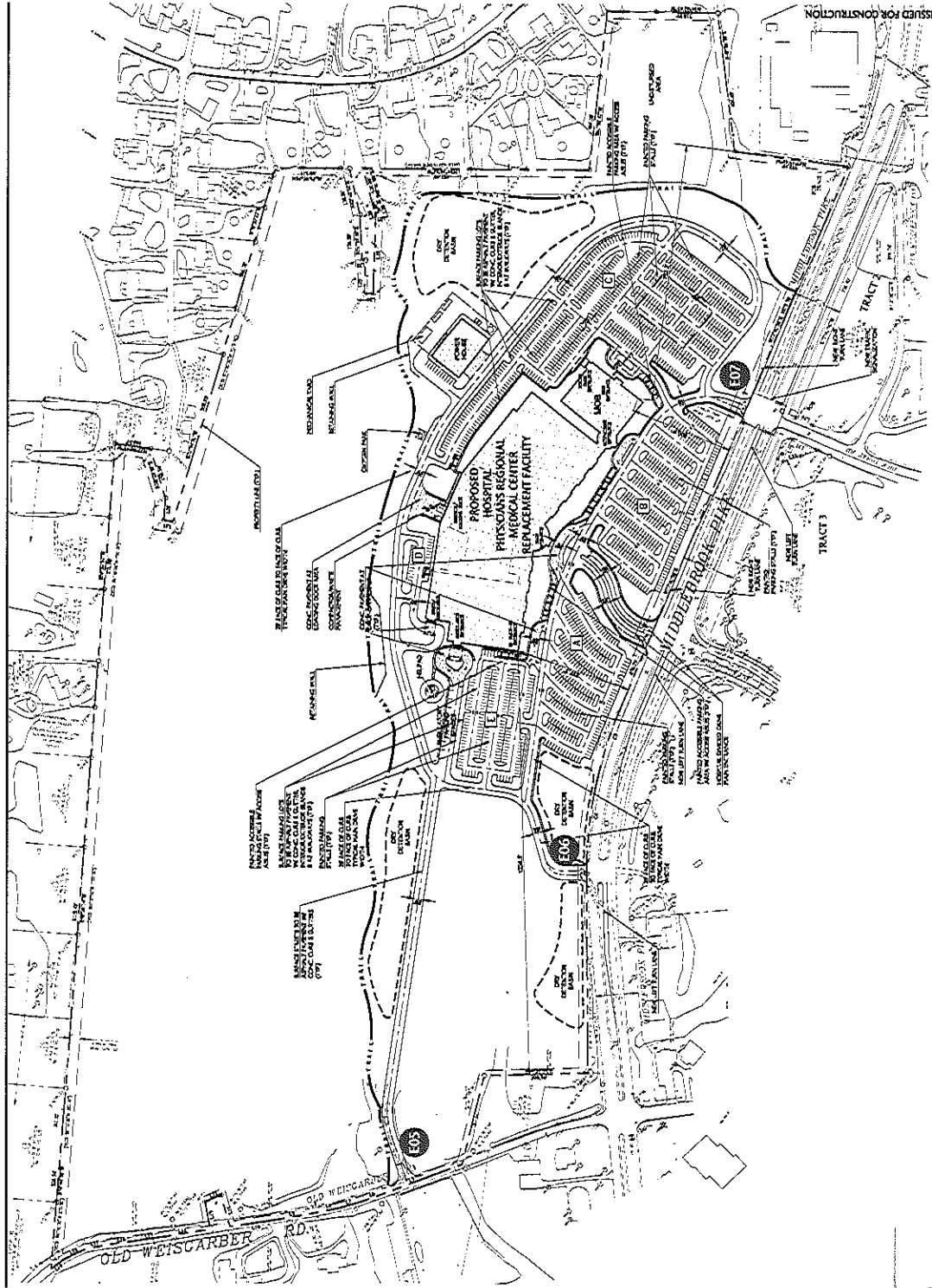




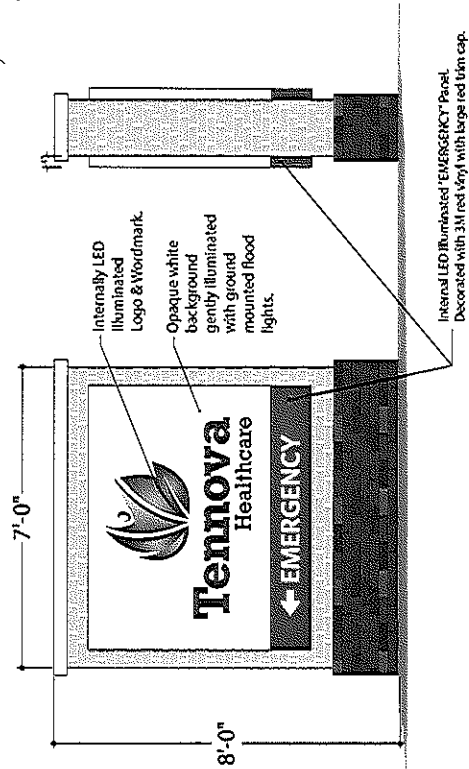
11/27/2013 USE ON REVIEW 12-A-13-UR NOT ISSUED FOR CONSTRUCTION
 1:2500 GRAPHIC SCALE
 1:12" = 1'

Proposed Main Entrance Signage





- E05**
- E06**
- E07**





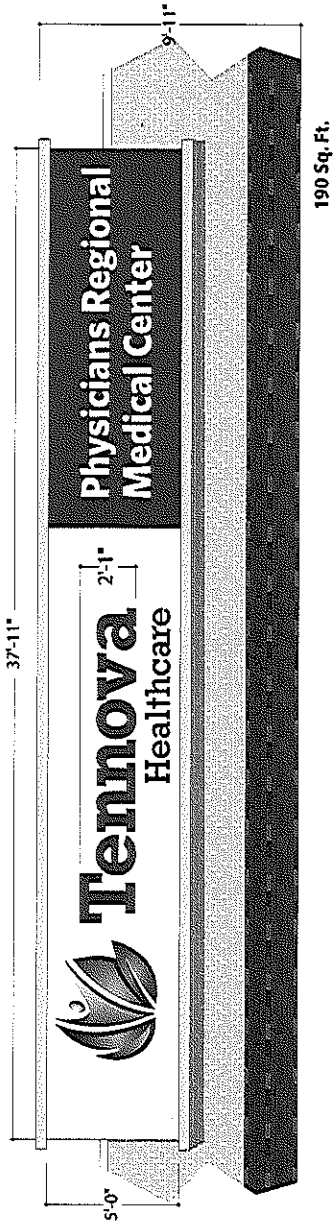
Physicians Regional Medical Center

Dowell Springs Primary Street Signage Comparison



Due to rise in elevation, "Dowell Springs" sign is 2 to 3 feet higher than street.

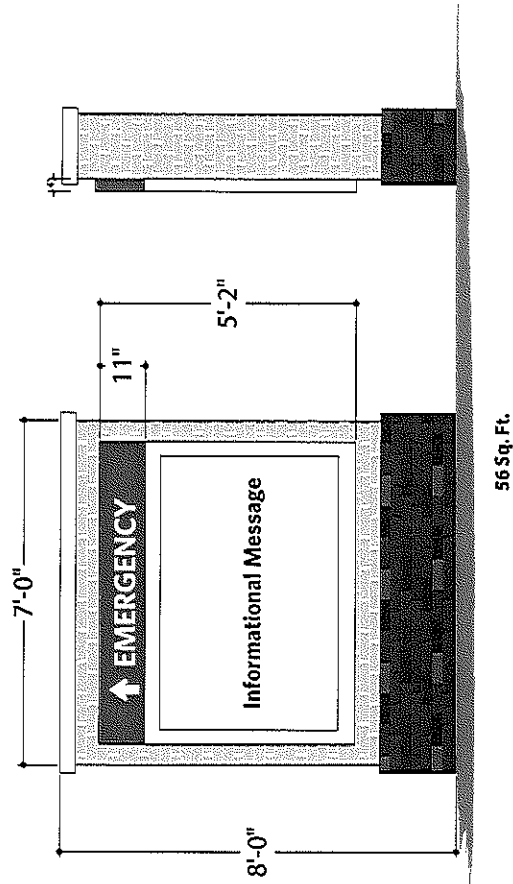
385 Sq. Ft.



190 Sq. Ft.



90 Sq. Ft.



56 Sq. Ft.

Suite 250 • 2035 Lakeside Centre Way • Knoxville, Tennessee 37922
 Tel: +1 877 692 4058 • Fax: +1 865 692 4104
<http://www.principlesglobal.com>





December 5, 2013

Mr. Mark Donaldson
Executive Director
Knoxville/Knox County Metropolitan Planning Commission
Suite 403, City/County Building
400 Main Street
Knoxville, TN 37902

Tennova Replacement Facility Physicians Regional Medical Center
Greenway Comments

Dear Mr. Donaldson:

In August of this year, the City of Knoxville Parks and Recreation Department hired Ross/Fowler P.C. of Knoxville to conduct a Greenway Corridor Feasibility and Assessment Project to study twelve potential greenway corridors. One of the corridors, Corridor A, connects Jean Teague Greenway to Weisgarber Greenway. The property for development of the Replacement Facility Physicians Regional Medical Center sits within that corridor.

This fall the project team started preliminary assessments of all corridors to provide the City an overview of all opportunities and constraints for each corridor. The following letter is a summary of plan review comments based on the desire to connect from Wesley Road to Middlebrook Pike at Old Weisgarber Road.

Sincerely,

A handwritten signature in black ink that reads "Lori A. Goerlich".

Lori A. Goerlich, PLA
Parks and Greenways Coordinator

Cc: Joe Walsh, Director of Parks and Recreation
Dan Kelly, Development Services Manager, Development Plan Review, MPC



ROSS/FOWLER

ARCHITECTURE
LANDSCAPE ARCHITECTURE

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December 4, 2013

Lori Goerlich
Parks and Greenways Coordinator
Parks and Recreation Department
City of Knoxville
Room 303 City County Building
400 Main Street
Knoxville, TN 37902

RE: Knoxville Greenway Corridor Feasibility and Assessment Study Corridor A
Replacement Facility Physicians Regional Medical Center
Plans Review Comments

Dear Ms. Goerlich:

We are in receipt of drawings for the Replacement Facility Physicians Regional Medical Center project located on Middlebrook Pike that were prepared by Thomas Miller and Partners and Littlejohn Engineering Associates and have been submitted to the Knoxville-Knox County Metropolitan Planning Commission. These drawings show a trail system that is located on the north side of the unnamed tributary to Fourth Creek as a part of the project.

This project along with its associated trail is located within the area designated Corridor A of the referenced greenway study. It is our understanding that the City plans to seek an easement that will allow the proposed trail system on the medical center property to be used by the general public as part of the larger Corridor A greenway system. In order to provide the desired coordination between the medical center and its associated trail system and the greenway study now underway, we have reviewed the drawings of the proposed trail and offer the following comments:

1. In order to make the Corridor A greenway continuous through the medical center site two connections are necessary, one on the west side of the site and one on the east side:
 - a. On the west side of the medical center site a connection should be made from the trail westward through KUB property to the dead end of Wesley Road where the Corridor A greenway is proposed to be located, and
 - b. On the east side of the site we suggest the trail not extend to Old Weisgarber Road as shown but rather turn north and run along the west side of Fourth Creek and then follow the creek until it intersects with Middlebrook Pike at which point the trail would turn eastward and parallel Middlebrook Pike and terminate at the intersection with Old Weisgarber Road.
2. We suggest that the trail be made more accessible to the proposed development with the addition of pedestrian connections to the trail from the east end of the medical center as well as from the west end of the medical office building.
3. We have some concern along the south side of the project development about whether there is sufficient space available for the trail to be constructed between the unnamed tributary and the retaining walls proposed in this area.
4. As an alternative to locating the trail on the north side of the unnamed tributary immediately adjacent to the development, we suggest consideration be given to locating the trail on the south side of the unnamed tributary which would allow the trail to be located in a more natural environment.

We hope these comments will be helpful to the City as they seek the cooperation of the medical center in the development of the Corridor A greenway.

Sincerely,

ROSS/FOWLER, P.C.



David W. Craig, ASLA

c: Mike Fowler

MPC December 12, 2013

Agenda Item # 33