

▶ **FILE #:** 2-D-13-UR

AGENDA ITEM #: 27

AGENDA DATE: 2/14/2013

▶ **APPLICANT:** KRIS MEYER
 OWNER(S): ProVision Health Partners

TAX ID NUMBER: 106 D A 9.10 & 9.11

JURISDICTION: City Council District 3

▶ **LOCATION:** West side of Dowell Springs Blvd., west end of Lonas Spring Dr., north of Middlebrook Pike.

▶ **APPX. SIZE OF TRACT:** 15.73 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Dowell Springs Blvd, a local street with a 26' pavement width within a 70' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** PC-1 (Retail and Office Park) & O-3 (Office Park)

▶ **EXISTING LAND USE:** Medical facility and vacant land

▶ **PROPOSED USE:** Medical Facility Master Plan

NA

HISTORY OF ZONING: Property rezoned to PC-1 (Retail and Office Park) by City Council on September 5, 2000.

SURROUNDING LAND USE AND ZONING: North: Medical and governmental facilities / O-3 (Office Park)

South: Vacant land / O-1 (Office, Medical, and Related Services)

East: Mixed offices / O-3 (Office Park)

West: Residences and vacant land / RP-1 (Planned Residential) & O-1 (Office, Medical, and Related Services)

NEIGHBORHOOD CONTEXT: This site is located in an office park development, west of the Middlebrook Pike industrial corridor and east of residential and office development.

STAFF RECOMMENDATION:

▶ **APPROVE the medical facility master plan for Provision Health Partners as identified on the attached development plan subject to 9 conditions**

1. Connecting to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Obtaining approval from the Knoxville Board of Zoning Appeals for the reduction in the total number of parking spaces for the development.
4. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permit for each applicable phase of the development.

5. Meeting all applicable requirements of the Knoxville City Arborist.
6. Meeting all applicable requirements of Knoxville's Sign Inspector.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
8. The access drive to Dick Lonas Rd. shall be for site maintenance vehicles and shall be gated to prevent public access.
9. Any phasing of the proposed plan is subject to Planning Commission staff approval before receiving a building permit.

With the conditions noted above, the development plan meets all requirements for the approval of a use on review in the PC-1 Zoning District.

COMMENTS:

The applicant had obtained a use on review approval to develop a 76,200 square foot medical facility on this site on March 8, 2012 (3-E-12-UR). The approved medical facility is the primary treatment building for the Proton Therapy Center. At the time of the previous approval, the applicant had submitted a conceptual plan for the overall development of the 15.73 acre site. The previous approval had taken into consideration the overall circulation and parking layout for the medical facility.

The applicant is now requesting approval of the overall master plan for the facility. Access to the site will include two access drives onto Dowell Springs Blvd. A maintenance access drive is identified out to Dick Lonas Rd. that shall be gated to prevent public access at that location.

The facility will include the following components:

- * The 76,200 square foot Proton Therapy Center building;
- * 26,000 square feet of medical offices (Gross Leasable Area);
- * 40,000 square feet for Administration and Welcome Center;
- * 20,000 square feet for Fitness/Community Center (300 member); and
- * 40 hotel style housing units for patients receiving treatment at the center.

As proposed, the majority of the facilities will be used by patients receiving treatment at the center. The hotel style housing units are being provided primarily for patients who need a place to stay in the area while receiving treatments. Staff is recommending a condition that the hotel style housing units are only for use by people who use or work in the facility and are not to be rented out to the general public.

Due to the number of trips that would be generated by the facility, a traffic impact study was prepared for the proposed development. It was determined that there is adequate capacity in the existing street system to handle the proposed development and street improvements are not needed.

Due to the shared use of the majority of the facility, the applicant had prepared a shared parking analysis to demonstrate that the parking demands on the site are less than what is required by the zoning ordinance. Since the zoning ordinance only allows use of shared parking when a church is involved, the applicant is presenting the analysis to the Knoxville Board of Zoning Appeals in support of their request to reduce the total number of spaces required for the overall site.

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

1. All public utilities are in place to serve the site.
2. There is adequate road capacity to handle the traffic generated by this development.
3. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning district, as well as all other criteria for approval of a use on review.
2. The proposed medical facility 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

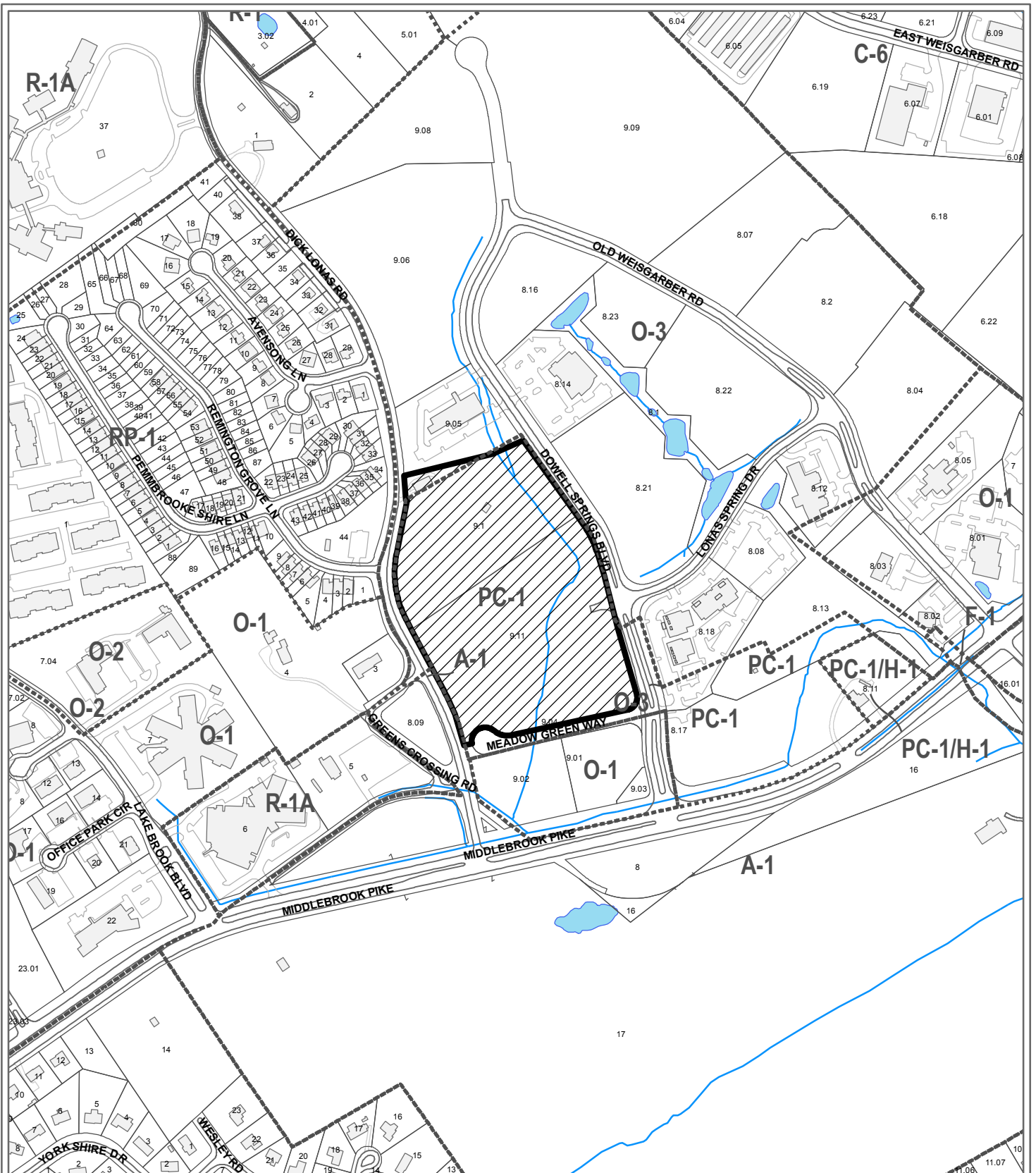
1. The Northwest County Sector Plan proposes office uses for the site, while the City of Knoxville One Year Plan proposes general commercial uses. The proposed facility is consistent with both plans.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 2802 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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.



**2-D-13-UR
USE ON REVIEW**

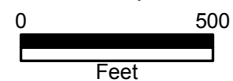


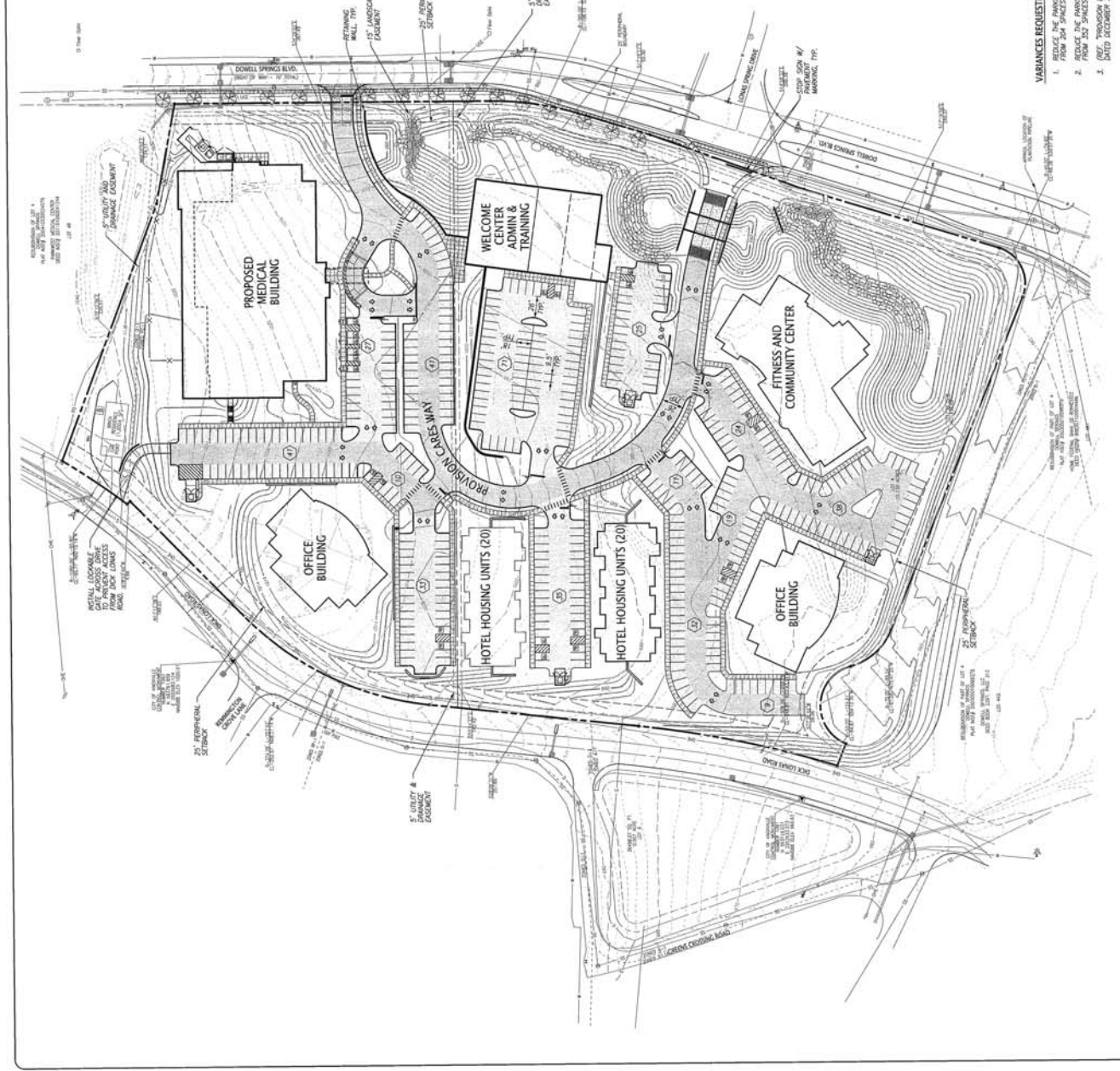
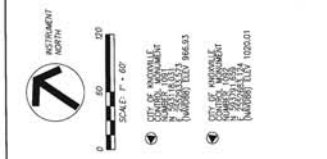
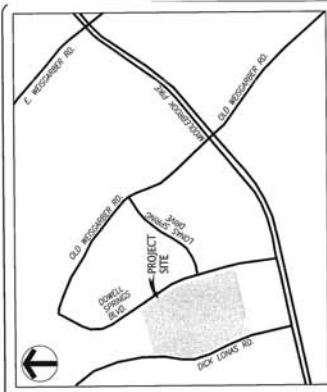
Medical Facility Master Plan in PC-1 (Retail and Office Park) & O-3 (Office Park)

Original Print Date: 1/30/2013
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Meyer, Kris

Map No: 106
 Jurisdiction: City





- NOTES:**
- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM BRUNN, WHEEL, WHEEL & CO DATED NOVEMBER 17, 2011. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM PAYMENT OF OUTSIDE FACE OF BUILDING.
 - PROPERTY CONCERNED REFLECTS PARCELS 8.10 & 8.11 OF R-1 FOR THE PROPERTY, CITY BLOCK NO. 4500A. TOTAL LOT AREA = 14.77 AC. TOTAL DISTURBED AREA = 15.64 AC.
 - OWNER: PROVISION HEALTH PARTNERS, LLC, SUITE 250, 1450 DOWELL SPRINGS BLVD, KNOXVILLE, TN 37909. CONTRACT NO. 665.211.4523.
 - ARCHITECT: EAST TENNESSEE HEALTH REALTY, 101 EAST TENNESSEE AVENUE, SUITE 101, KNOXVILLE, TN 37902. ARCHITECT CONTRACT NO. 665.211.4523.
 - REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
 - ALL TREES SHALL BE LOCATED WITHIN THE DETENTION POND BOW AREA.
 - ALL UTILITIES SHALL BE CONTROLLED THROUGH THE MASTER DETENTION POND.

PARKING SUMMARY

| | |
|--------------------------------------|-------------|
| REQUIRED PARKING: | 145 SPACES |
| PROVIDED PARKING: | 15 SPACES |
| ACCESSIBLE SPACES (FOR HANDICAPPED): | 5 SPACES |
| PROVIDED PARKING: | 57 SPACES |
| ACCESSIBLE SPACES (FOR HANDICAPPED): | 5 SPACES |
| PROVIDED PARKING: | 49 SPACES |
| ACCESSIBLE SPACES (FOR HANDICAPPED): | 100 SPACES |
| PROVIDED PARKING: | 160 SPACES |
| ACCESSIBLE SPACES (FOR HANDICAPPED): | 554-594/625 |
| TOTAL REQUIRED PARKING: | 205 SPACES |
| TOTAL PROVIDED PARKING: | 275 SPACES |
| EXCESS PARKING: | 70 SPACES |
| TOTAL PROVIDED PARKING: | 444-594/625 |

- LEGEND:**
- ASPHALT PAVEMENT (LIGHT DUTY)
 - ASPHALT PAVEMENT (HEAVY DUTY)
 - CONCRETE PAVEMENT
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPERTY LINE
 - EXISTING UTILITY EXHIBIT
 - PROVISION BOUNDARY SETBACK
 - NUMBER OF PARKING SPACES

2-7-12-UX
 REVISED
 2-1-13

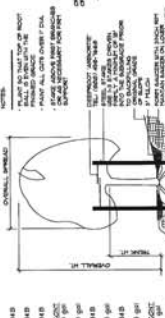
- VARIANCES REQUESTED:**
- REDUCE THE PARKING REQUIREMENT ON PARCEL 1000409110 FROM 267 SPACES TO 157 SPACES.
 - REDUCE THE PARKING REQUIREMENT ON PARCEL 1000409111 FROM 432 SPACES TO 382 SPACES.
 - (REV. THROUGH EXHIBIT SHARED PARKING ANALYSIS DATED DECEMBER 24, 2012)

PLANTING SPECIFICATIONS

SCOPES OF WORK
PROVIDE ALL MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLAN AND SPECIFICATIONS.
REFERENCES AND STANDARDS
PROVIDE ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.

MASTER PLAN PLANTING SCHEDULE

Table with columns: QUANTITY, TREE SPECIES, PLANTING SCHEDULE, and NOTES. Lists various tree species like 'COCONUT PALM', 'LANTANA', and 'MIMULUS' with their respective quantities and planting dates.



TREE PLANTING ON SLOPE

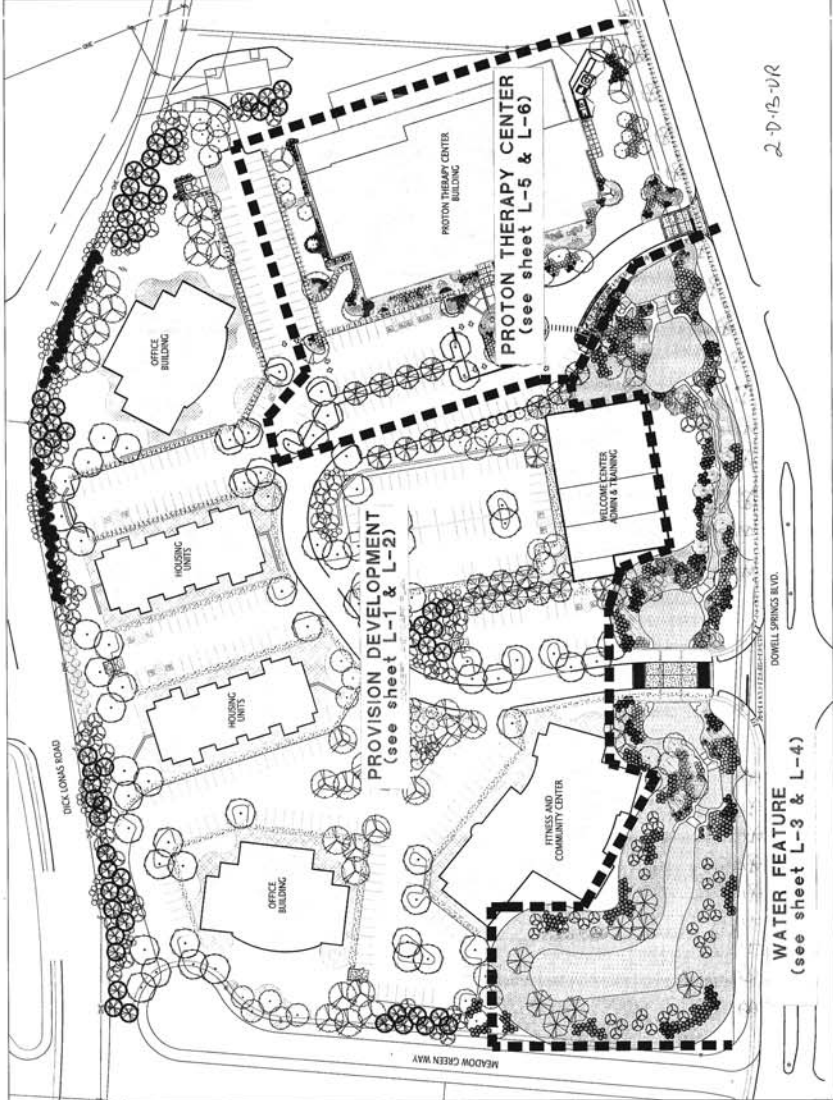
SHRUB PLANTING ON SLOPE

BED PREPARATION

CITY OF KNOXVILLE LANDSCAPE REQUIREMENTS table. Columns: ITEM, REQUIREMENTS, NOTES. Lists requirements for tree species, quantities, and planting standards.



MAINTENANCE
PROVIDE ALL MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLAN AND SPECIFICATIONS.
PROTECTION
PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND LANDSCAPE ELEMENTS FROM DAMAGE DURING CONSTRUCTION.



2-D-15-11R



MICHAEL, VERSEN & ASSOCIATES
 LANDSCAPE ARCHITECTURE - LAND PLANNING
 299 N. WISGAMER RD., SUITE 201 KNOXVILLE, TN 37915
 (615) 588-0311

PROVISION DEVELOPMENT
 Dowell Springs Knoxville, Tennessee

Concept Landscape Plan

DATE: 2/20/13
 DRAWN: MVA/VP/PT
 DATE: DEC. 31, 2012
 SHEET NO.



L-2





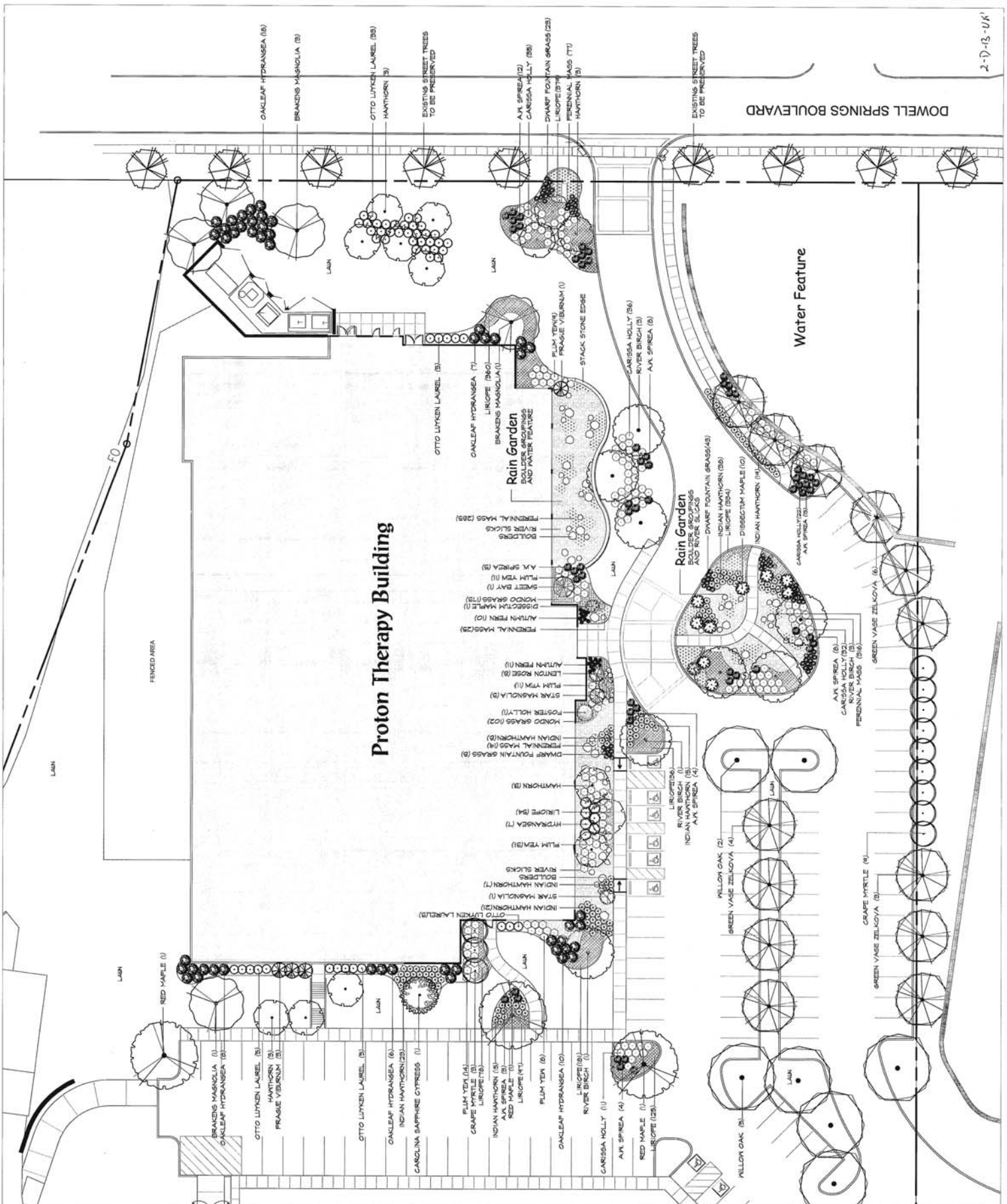
MICHAEL VERSEN & ASSOCIATES
 LANDSCAPE ARCHITECTURE LAND PLANNING
 299 N. LEE GARDNER RD. SUITE 201 KNOXVILLE, TN 37919
 (615) 588-1931

Proton Therapy Building
 Knoxville, Tennessee

DATE: 7/20/09
 DRAWN: PHOTON/ML
 CHECKED: JLV/ML
 APPROVED: MARK L. 2/20
 OCT. 11, 2002
 SCALE: 1" = 30'

L-6

Planting Plan



2-D-13-UK