

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 9-C-13-UR

**AGENDA ITEM #:** 44

**AGENDA DATE:** 9/12/2013

▶ **APPLICANT:** EAST TENNESSEE CHILDREN'S HOSPITAL ASSOCIATION, INC.

**OWNER(S):** East Tenn Children's Hospital Assoc., Inc.

**TAX ID NUMBER:** 108 C C 016-019 & 022

**JURISDICTION:** City Council District 1

▶ **LOCATION:** South side of White Av., southwest side of Twentieth St.

▶ **APPX. SIZE OF TRACT:** 1.08 acres

**SECTOR PLAN:** Central City

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

**ACCESSIBILITY:** Access is via Twentieth St. and Twenty First St. which are both classified as local streets.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Third Creek

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

▶ **EXISTING LAND USE:** Parking lot

▶ **PROPOSED USE:** Hospital expansion

**HISTORY OF ZONING:** The site was approved to be parking lot in may 2000 (50-A-00-UR)

**SURROUNDING LAND USE AND ZONING:** North: Children's Hospital / O-1 office

South: Restaurant & Convenience Store / C-7 commercial

East: Fort Sanders Hospital & parking / O-1 office

West: U.T. Credit Union / O-1 office

**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.

**STAFF RECOMMENDATION:**

▶ **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**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance or obtaining the necessary variance;
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 Ave. 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 practically 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.

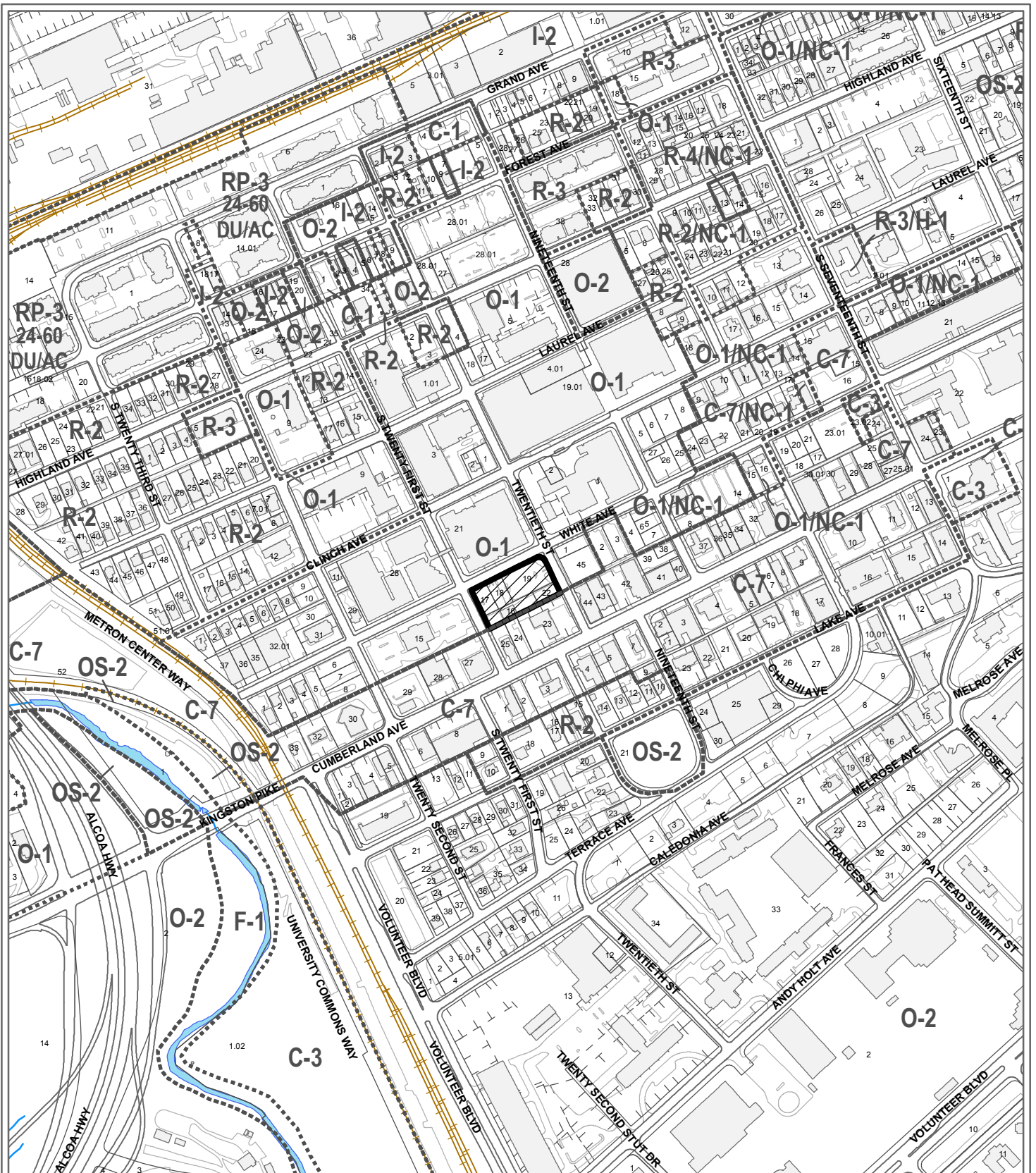
#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**9-C-13-UR  
USE ON REVIEW**



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

Petitioner: East Tennessee Children's Hospital Association, Inc.

Map No: 108

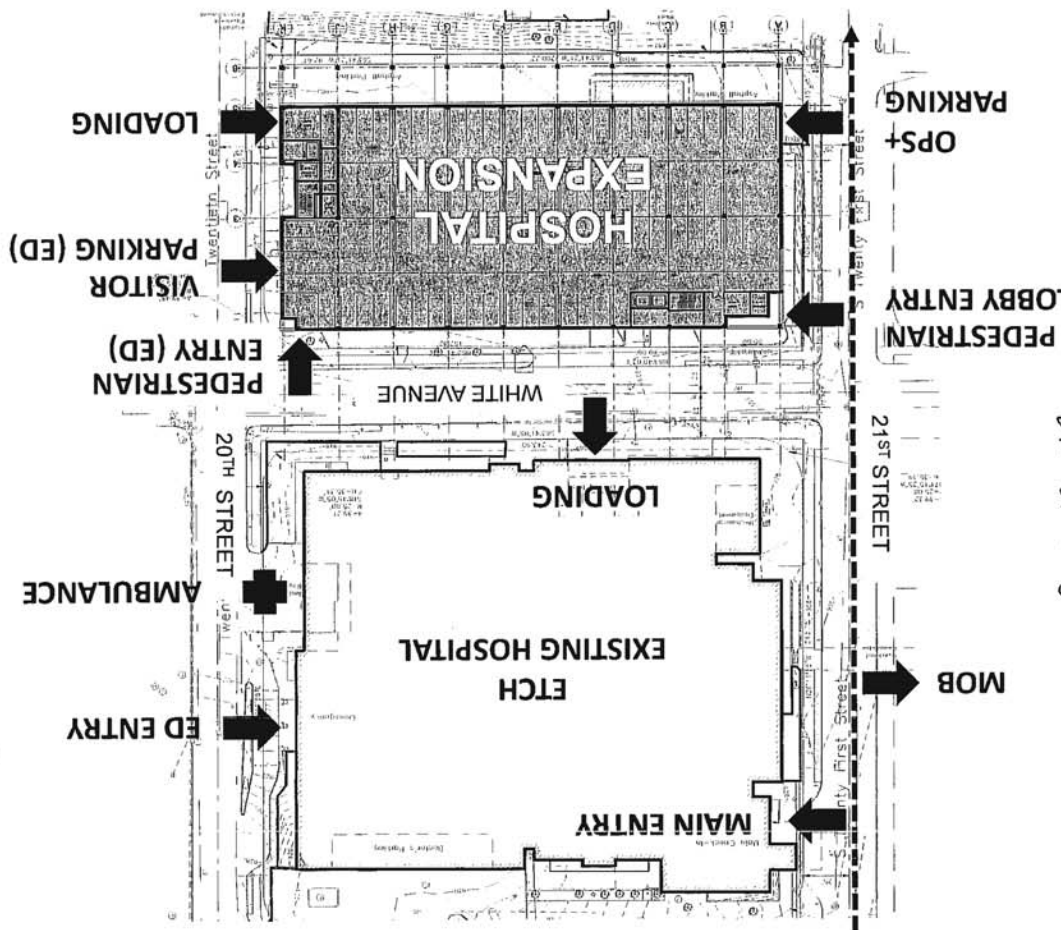
Jurisdiction: City



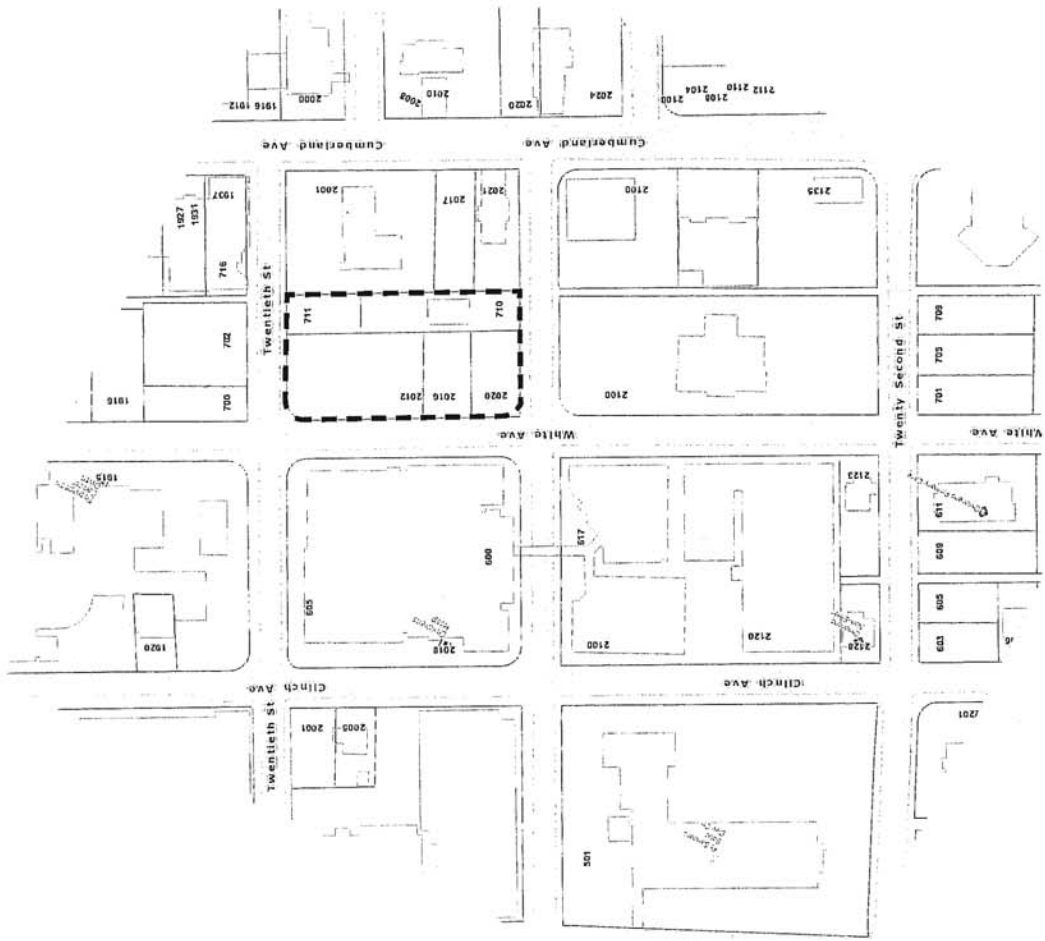
Original Print Date: 8/27/2013

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

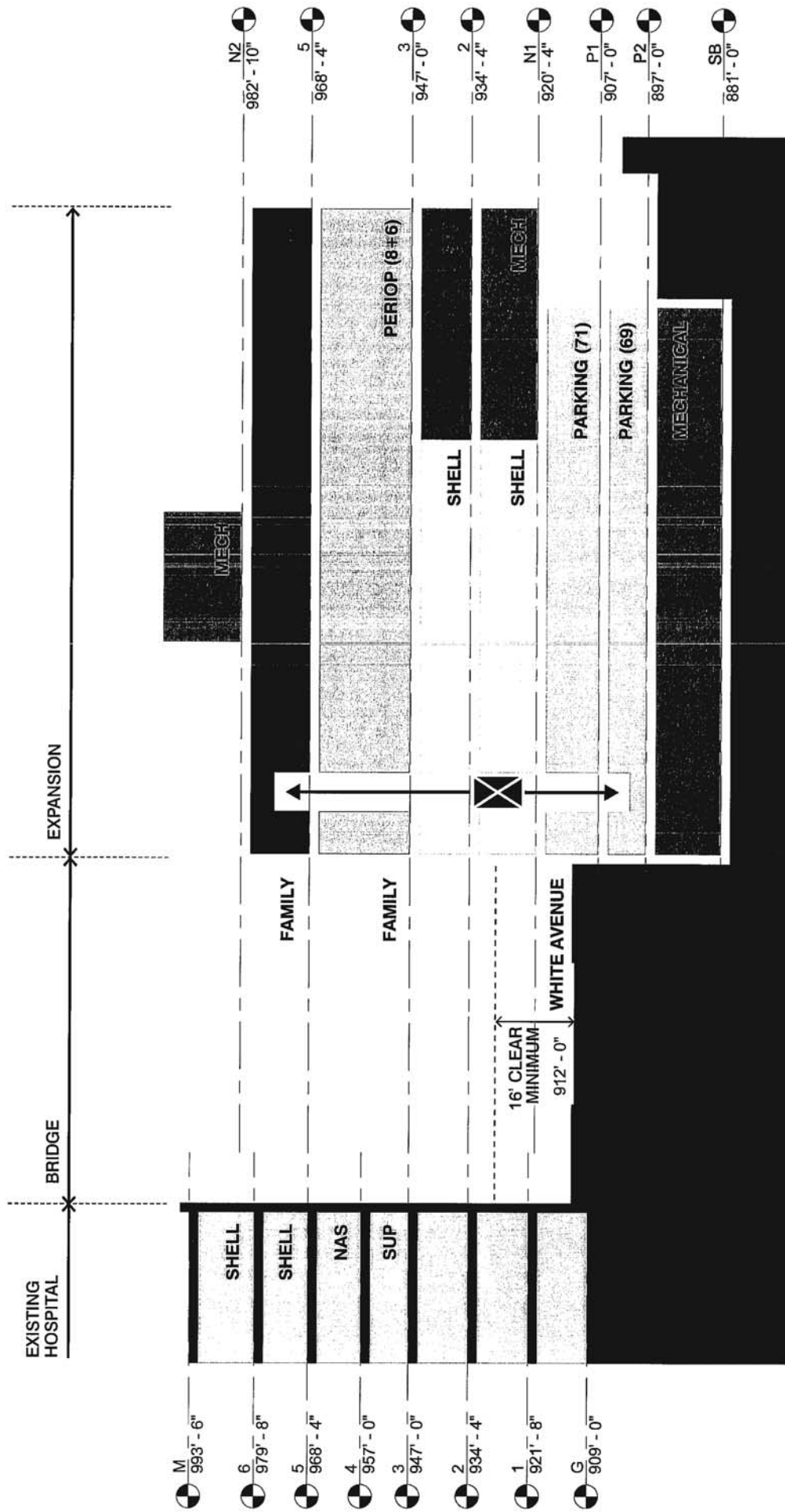


9-C-13-UR



**1** CONCEPTUAL LAYOUT  
 ETCH SURGERY / NICU ADDITION & RENOVATION  
 EAST TENNESSEE CHILDREN'S HOSPITAL





07/JAN/2013

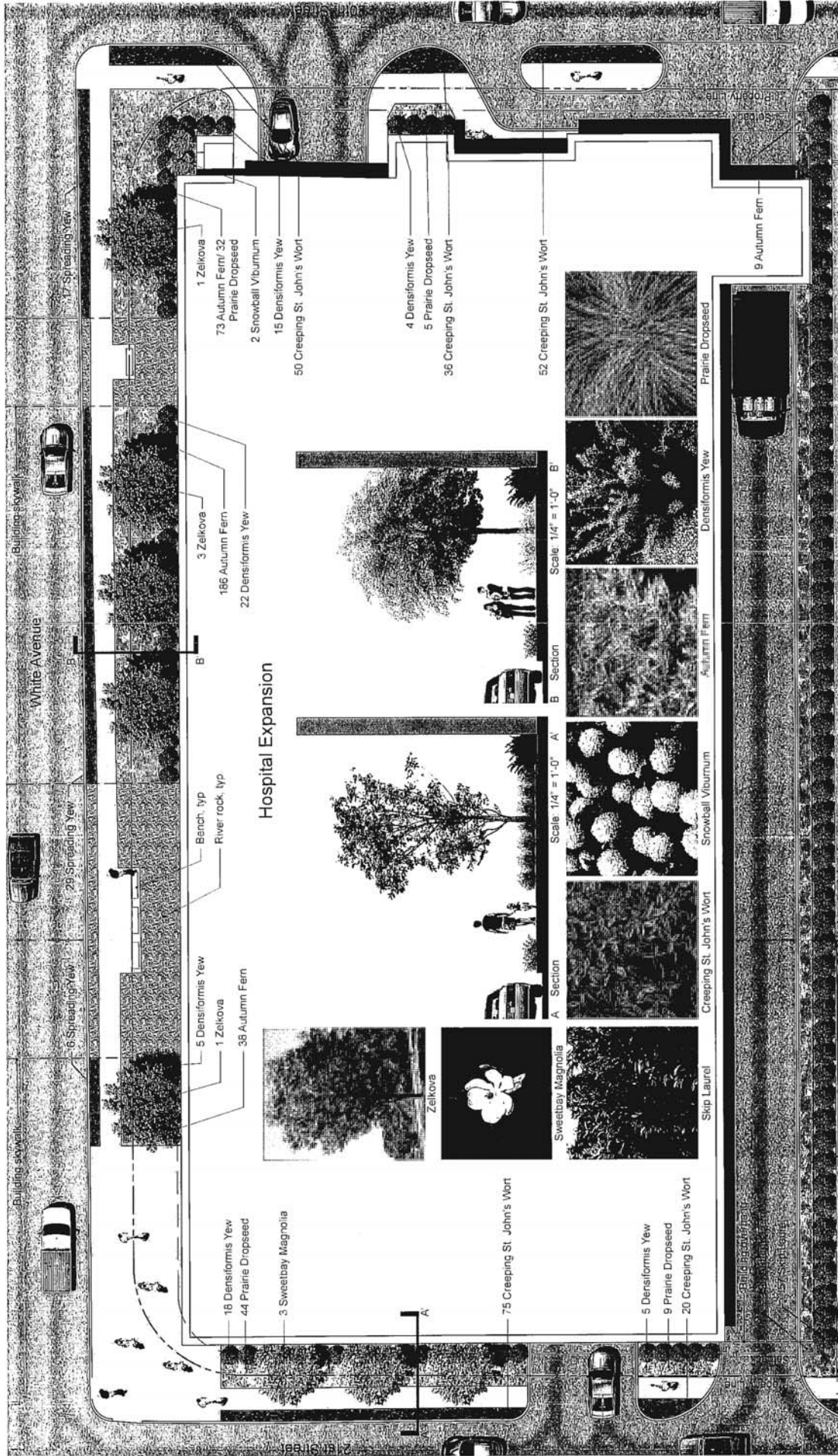
**2** CONCEPTUAL SECTION  
 ETCH SURGERY / NICU ADDITION & RENOVATION  
 EAST TENNESSEE CHILDREN'S HOSPITAL



9-C-13-UR



**BARBER McMURRY**  
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2013 INTERNATIONAL EXCELLENCE



12 LANDSCAPE PLAN  
ETCH SURGERY / NICU ADDITION & RENOVATION  
EAST TENNESSEE CHILDREN'S HOSPITAL

0 10 20 40

9-C-13-UR

hedstrom design landscape architecture

East Tennessee Children's Hospital

dma BARBERMcMURRY architects since 1915

LOT SIZE: 46,998  
SQUARE FEET

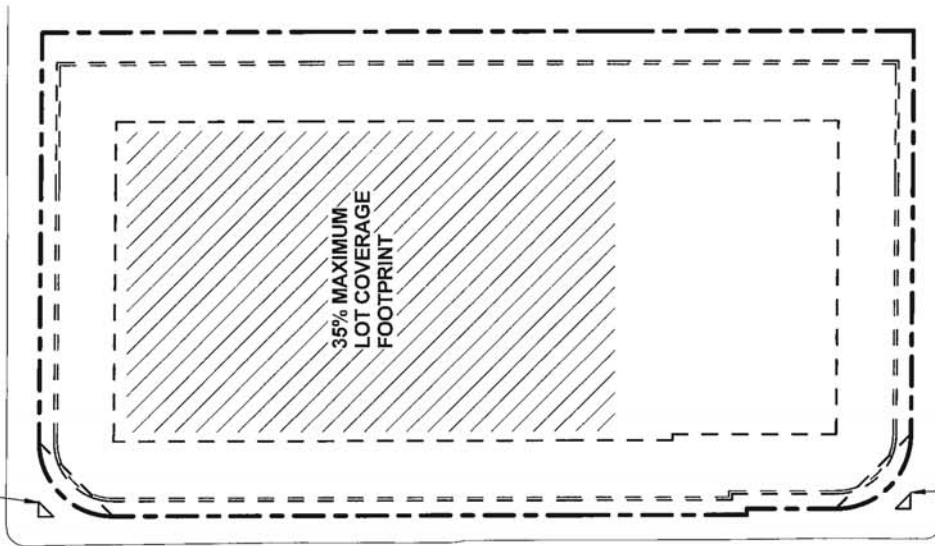
- CURRENT O-1 ZONING**
- 25' FRONT YARD
  - 30' REAR YARD
  - 35% LOT COVERAGE: 16,499 SF
  - 45' HEIGHT LIMIT
  - 25' CORNER VISIBILITY TRIANGLE

- CU-3 WHITE AVE. / HOSPITAL OVERLAY DRAFT RECOMMENDATIONS**
- 5' BUILD-TO LINE ON FRONTAGE STREETS
  - 10' SETBACK ON REAR PROPERTY LINE
  - 90' HEIGHT LIMIT
  - 10% LOT AREA OUTDOOR AMENITY

- REQUESTED VARIANCES - O-1 ZONING**
- 5' FRONT SETBACK 21ST STREET
  - 5' FRONT SETBACK WHITE AVENUE
  - 5' FRONT SETBACK 20TH STREET
  - 10' REAR SETBACK SOUTH SIDE
  - 90' HEIGHT LIMIT (INCLUDING PENTHOUSES)
  - 92% LOT COVERAGE

TWENTIETH STREET

VISIBILITY TRIANGLE:  
CLEAR FROM 913.5 - 922



WHITE AVENUE

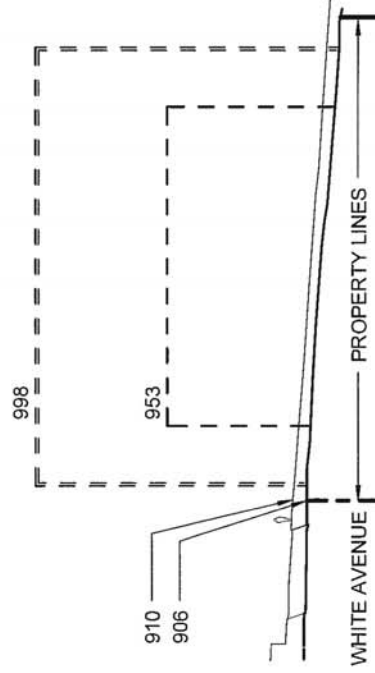
S TWENTY FIRST STREET

VISIBILITY TRIANGLE:  
CLEAR FROM 907.5 - 917

**REVISED**

9-C-13-UR

9.3.13



**A** VARIANCE DIAGRAM, PARCELS 16, 17, 18, 19, 22  
ETCH SURGERY / NICU ADDITION & RENOVATION  
EAST TENNESSEE CHILDREN'S HOSPITAL



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