



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

▶ **FILE #:** 6-H-15-UR

**AGENDA ITEM #:** 38

**AGENDA DATE:** 6/11/2015

▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS

OWNER(S): Fort Sanders Presbyterian Hospital

TAX ID NUMBER: 94 N N 01701

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 1904 Highland Ave

▶ **LOCATION:** North side of Laurel Ave., east of Twentieth St.

▶ **APPX. SIZE OF TRACT:** 2.31 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Twentieth St., a local street with a pavement width of 30' within a 50' wide right-of-way.

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:** Vacant

▶ **PROPOSED USE:** Emergency power facility for hospital

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Hospital support facilities / O-1 office

South: Hospital / O-1 office

East: Parking lot / O-1 office

West: Hospital support facilities / O-1 office

NEIGHBORHOOD CONTEXT: This site has recently been incorporated into the Fort Sanders Regional Hospital campus. The surrounding uses are the hospital and support facilities for the hospital. Other uses in the area include parking, professional offices and mixed residential uses. The current zoning in the immediate vicinity is O-1 Office and R-2 residential.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request for the relocation of the emergency power facility as shown on the site plan subject to 2 conditions.

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance or obtaining any required variances.
2. Meeting all applicable requirements of the Knoxville Engineering Dept.

With the condition noted, this plan meets the requirements for approval in the O-1 zoning district and the other criteria for approval of a use on review.

**COMMENTS:**

Fort Sanders Regional Hospital recently incorporated this site into their campus. Hospitals and the associated support facilities are a use on review in the O-1 (Office, Medical and Related Services) zoning district. This request will allow the hospital to relocate their emergency power generator to this location. The site adjoins other hospital facilities and three site. Immediately to the west of this site is a parking lot. The use of this site for the proposed emergency power supply will not have a negative impact on the surrounding area.

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

- 1. The emergency power facility will have no impact on local services since all utilities are in place to serve this site.
- 2. Granting this request should have little impact on adjoining property

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

- 1. The proposed emergency power facility is consistent with standards for development within the O-1 (Office, Medical and Related Services) zoning district and all other requirements of the Zoning Ordinance.
- 2. The request 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.

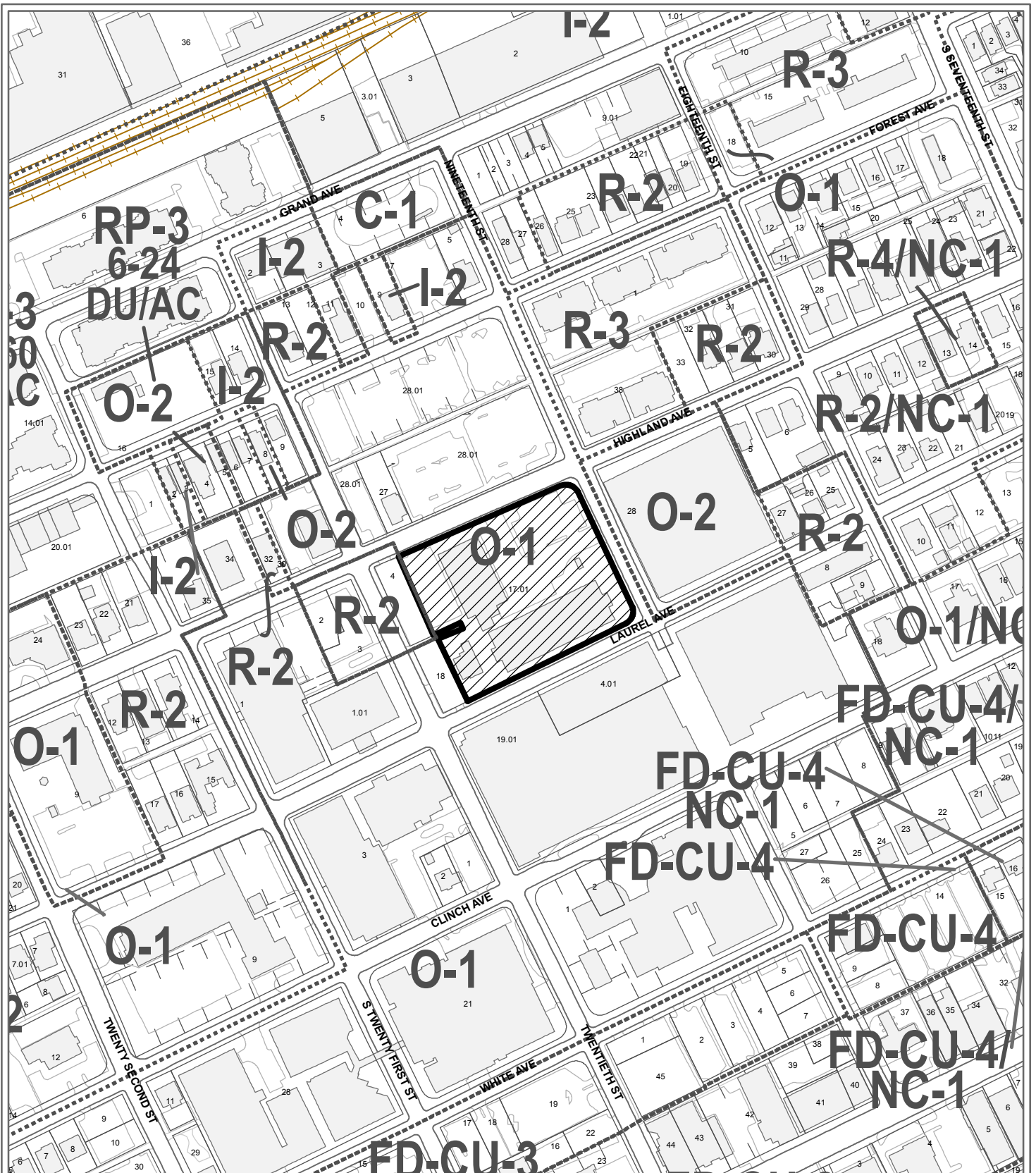
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

- 1. The Central City Sector Plan designates this property for office uses.
- 2. The site is located inside the city within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**6-H-15-UR  
USE ON REVIEW**

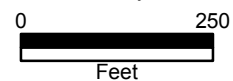


Emergency power facility for hospital in O-1 (Office, Medical, and Related Services)

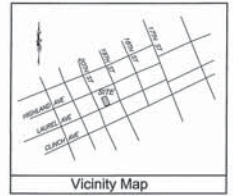
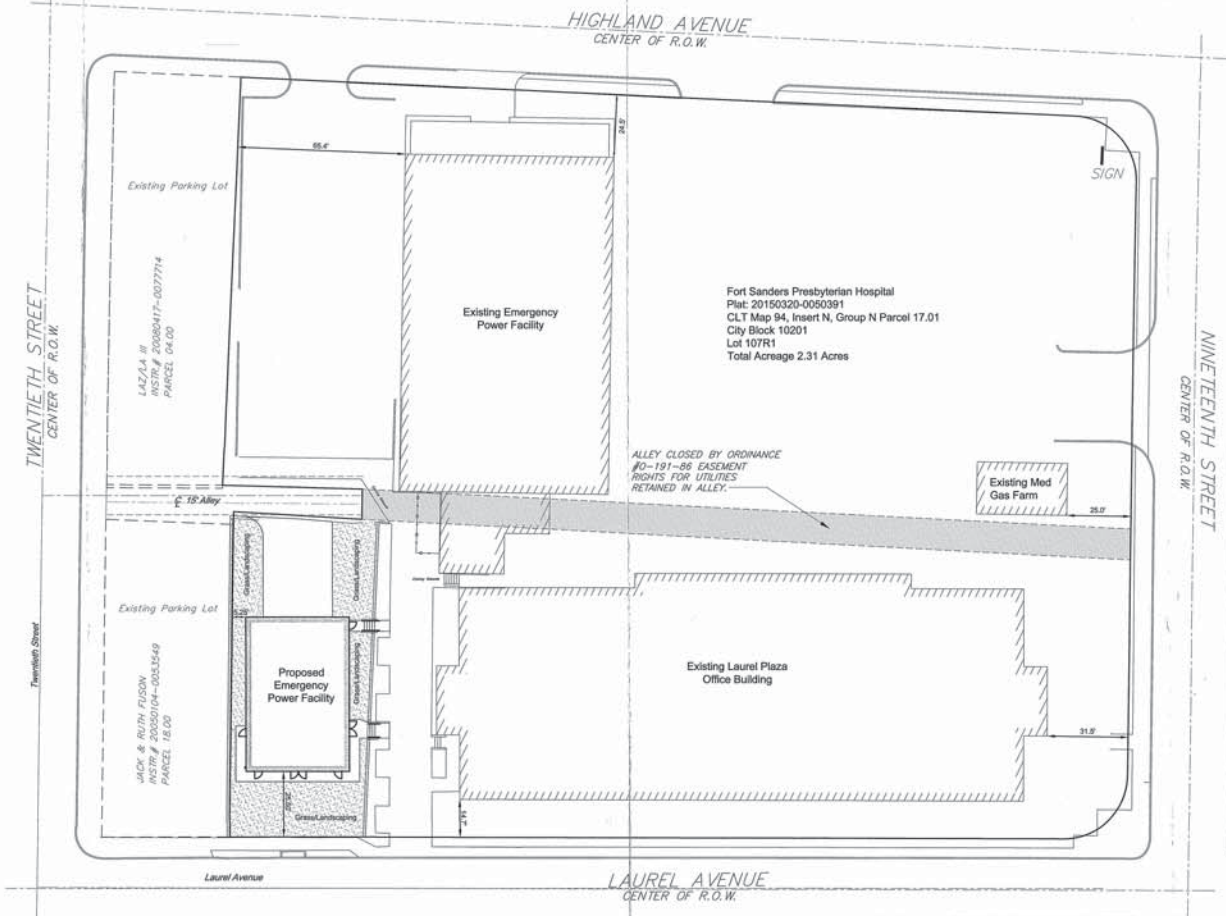
Original Print Date: 5/21/2015  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Land Development Solutions

Map No: 94  
 Jurisdiction: City



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6-H-15-UR  
4/27/15

<b>Fort Sanders Regional Medical Center North and West Wing Emergency Power System Upgrade</b> Knoxville, Tennessee	
<b>LAND DEVELOPMENT SOLUTIONS</b>  310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922 PH. 865-471-2281	Project: <b>Site Plan for Use on Review</b>
Drawing Description: Use on Review	Revision Date No.
Drawn By Checked Approved Job No. 20- 1"=20' Scale Date 4-27-2015	<b>C101</b> Sheet No.



**Johnson  
Architecture**

2240 Nolwood Ave., Suite 105  
Knoxville, TN 37918  
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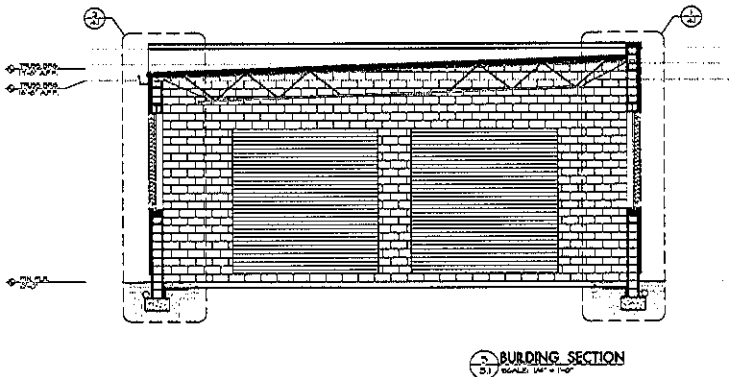
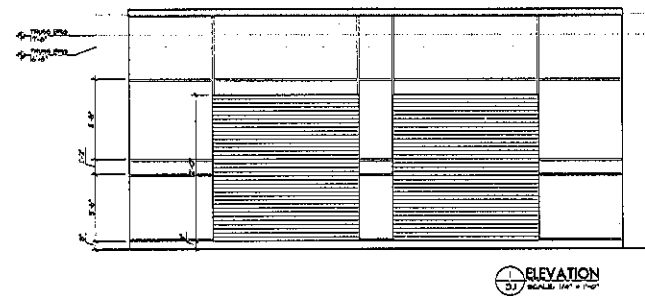
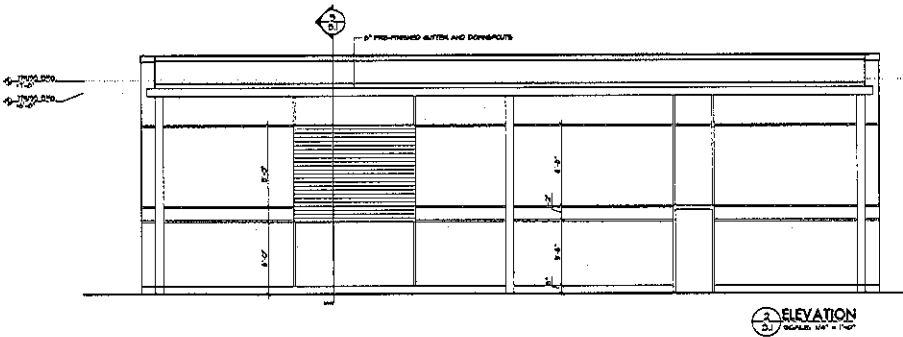
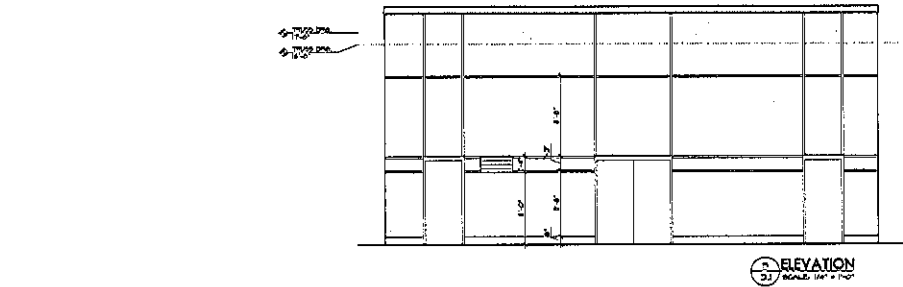
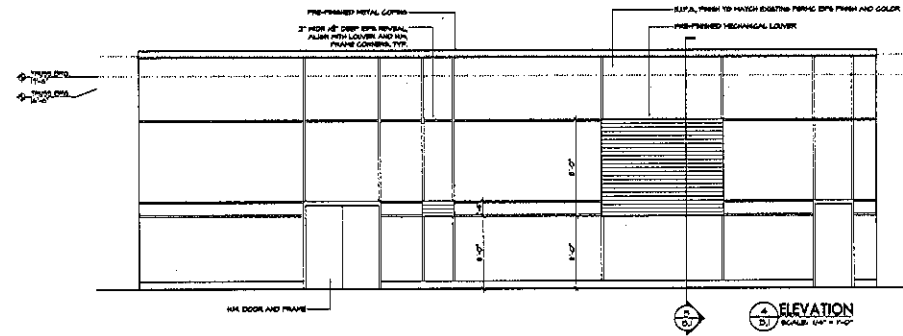
ESRAC North and West Wing:  
Phase I: Emergency Power System Upgrade  
1929 Laurel Avenue  
Knoxville, Tennessee

EXTERIOR ELEVATIONS  
BUILDING SYSTEMS

REVISED

DATE: 11/20/14  
FILE NAME: ESRAC\_GEN\_01  
PROJECT NO: 14296

3.1



PLANT SCALE: 1/4\"/>

6-H-15-UR