

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

▶ **FILE #:** 4-L-17-UR

AGENDA ITEM #: 75

AGENDA DATE: 4/13/2017

▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS

OWNER(S): Covenant Health / Parkwest Medical Center

TAX ID NUMBER: 119 01837

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 9352 Park West Blvd

▶ **LOCATION:** South side of Parkwest Blvd., north side of Interstate 40/75

▶ **APPX. SIZE OF TRACT:** 31.8 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Sherill Blvd., a four lane, median divided, collector street with a right-of-way of width of 100'.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

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

▶ **EXISTING LAND USE:** Hospital

▶ **PROPOSED USE:** Helipad relocation

HISTORY OF ZONING: Property zoned PC-1 at time of annexation. A revised development plan for the hospital was approved in 2002 (8-P-02-UR)

SURROUNDING LAND USE AND ZONING: North: Medical offices & vacant land / PC commercial & OB office

South: Interstate 40/75 / C-3 commercial

East: Medical and business offices / PC commercial

West: Scripps Network Headquarters & Dead Horse golf course / PC-1 commercial, PR residential & OS open space

NEIGHBORHOOD CONTEXT: The site is located at the western end of Parkwest Blvd.. Development in the area consists of medical and professional offices, a television production company and a golf course.

STAFF RECOMMENDATION:

▶ **APPROVE the request of Parkwest Medical Center to relocate it's existing helipad to the location shown on the site plan subject to 4 conditions**

1. Meeting all applicable requirements of the Knoxville Engineering Dept.
2. Obtaining all required approvals from the Tennessee Dept. of Transportation (Aviation Division)
3. Obtaining all required approvals from the Federal Aviation Administration (FAA)
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance

With the conditions the requirements for approval in the PC-1 District and the other criteria for approval of a use on review.

COMMENTS:

Parkwest Medical Center is proposing to relocate their existing helipad from the northern portion of their campus, adjacent to Parkwest Blvd., to the south side of their campus. They are wanting to relocate the "pad" due to the fact that traffic on Parkwest Blvd. has to be stopped anytime there is a flight operation. The hospital has a large land holding on the north side of Parkwest Blvd... Moving the helipad out of the area will allow for possible future expansion of the hospital toward Sherill Blvd. Additionally, access to the emergency room is not convenient to the current helipad location. In 2002 during the last major expansion to the hospital, the emergency room was moved to southwest side of the building. The new helipad will be constructed just to the west of the entrance to the emergency room in an existing non-employee parking lot. Based on calculations provided by the applicant's engineer, the hospital will continue to meet the required parking standard for the facility even with the loss of parking due to the helipad construction. The proposed flight pattern and operational characteristics of the facility will require review and approval by the Aviation Division of the Tennessee Dept. of Transportation and the Federal Aviation Administration.

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

1. The proposed helipad relocation will help improve traffic circulation through the area and will not impede internal circulation within the hospital complex.

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

1. The proposal meets all requirements of the PC-1 zoning district and the Knoxville Zoning Ordinance, as well as other criteria for approval of a use on review.
2. The proposed helipad as an accessory use to the hospital is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the One Year Plan, 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

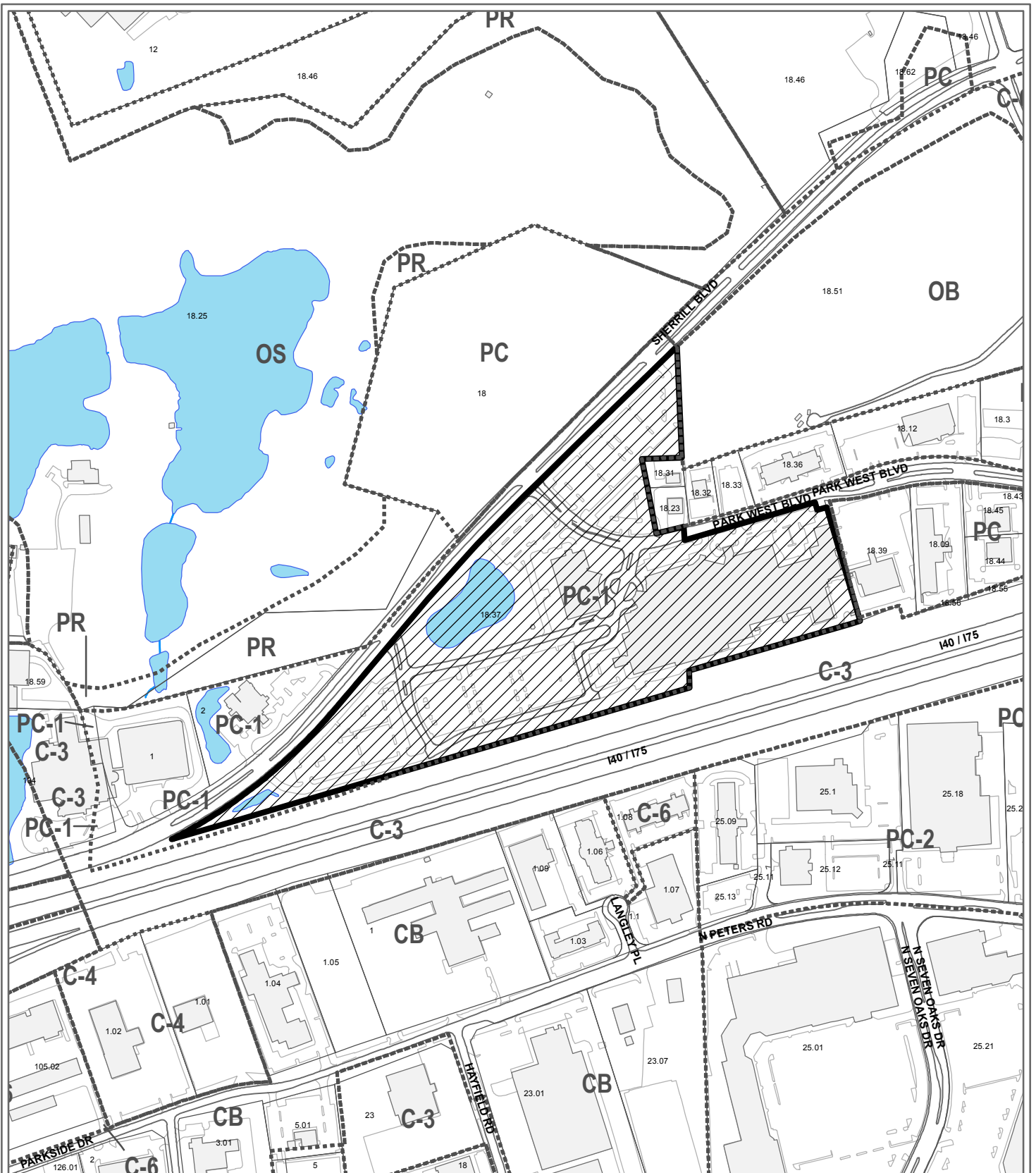
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan proposes Office uses for the site, consistent with the proposal.
2. The Northwest County Sector Plan proposes office uses for this site, consistent with the proposal.

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.



**4-L-17-UR
USE ON REVIEW**

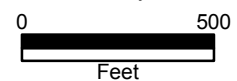


Helipad relocation in PC-1 (Retail and Office Park)

Petitioner: Land Development Solutions

Map No: 119

Jurisdiction: City



Original Print Date: 3/14/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Parkwest Hospital Parking Calculations

Prepared by Land Development Solutions 4/3/17

City of Knoxville Zoning Ordinance Requirements

Hospitals - Two (2) class "B" spaces per three (3) patient beds, exclusive of bassinets, plus one (1) class "B" space for each staff doctor, plus one and one-half (1½) class "B" space for each two (2) employees including nurses on the maximum working shift, plus adequate parking for emergency vehicles.

Parkwest Hospital		Unit	# of units	Spaces/unit	
Number beds	297	3 patient beds	99	2	198
Doctors Max Shift	67	staff doctor	67	1	67
Staff Max Shift	956	2 employees	478	1.5	717
					982 Required Spaces

Existing Parking Lots	# Spaces	
Lot A	137	
Lot B	100	
Lot C	100	
Lot D	218	
Lot E	221	
Lot F	336	
Valet	86	
Valet at Lot E	80	
Emergency Dept	31	
Door 5 - Ambulance	4	
Door 5 - 15 Min	12	
Physicians	75	
Managers	66	
H/C	28	
	1494	
(subtract Lot C)	-100	
	1394	Available Spaces before Helipad relocation
Spaces lost for Helipad	-31	
	1363	Available Spaces after Helipad

NOTE: Tower employees are allowed to use Lot C even though there is a 2 level parking deck & exterior parking which total 346 spaces



Parkwest MEDICAL CENTER

Covenant
HEALTH

Treated Well. Well Treated.

Hospital Staff Parking Areas

- Fill First Lot E Hospital Employees
- Fill Second Lot F Hospital Employees
- Fill Last Lot D Hospital Employees
- (S) Shuttle Pickups



Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 FAX • 215 • 2068
 www.knoxmpc.org

Use on Review **Development Plan**

Name of Applicant: Land Development Solutions

Date Filed: 2/27/17

Meeting Date: 4/13/2017

Application Accepted by: Mike Reynolds

Fee Amount: _____ File Number: Development Plan

Fee Amount: 1500.⁰⁰ File Number: Use on Review 4-2-17-UR



PROPERTY INFORMATION

Address: 9352 Park West Boulevard

General Location: Park West Blvd west of Cedar Bluff Road & north of Interstate 40

Tract Size: 31.8 ac No. of Units: _____

Zoning District: PC-1

Existing Land Use: Hospital

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification: _____

Growth Policy Plan Designation: _____

Census Tract: 46.11

Traffic Zone: 221

Parcel ID Number(s): 119 01837

Jurisdiction: City Council 2 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Danny Edsell - VP Covenant Health

Company: Parkwest Medical Center

Address: 9352 Park West Boulevard

City: Knoxville State: TN Zip: 37922

Telephone: (865)531-5797

Fax: _____

E-mail: dedsell@covhlth.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: E J Baksa, Jr

Company: Land Development Solutions

Address: 310-K Simmons Road

City: Knoxville State: TN Zip: 37922

Telephone: 865-671-2281

Fax: _____

E-mail: rbaksa@ldstn.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation) _____

Other (Be Specific)
Relocation of Hospital Helipad

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: [Signature]

PLEASE PRINT

Name: E J Baksa, Jr

Company: Land Development Solutions

Address: same

City: _____ State: _____ Zip: _____

Telephone: _____

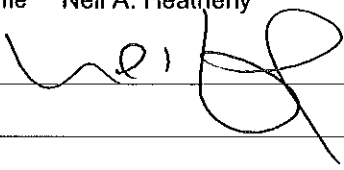
E-mail: _____

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

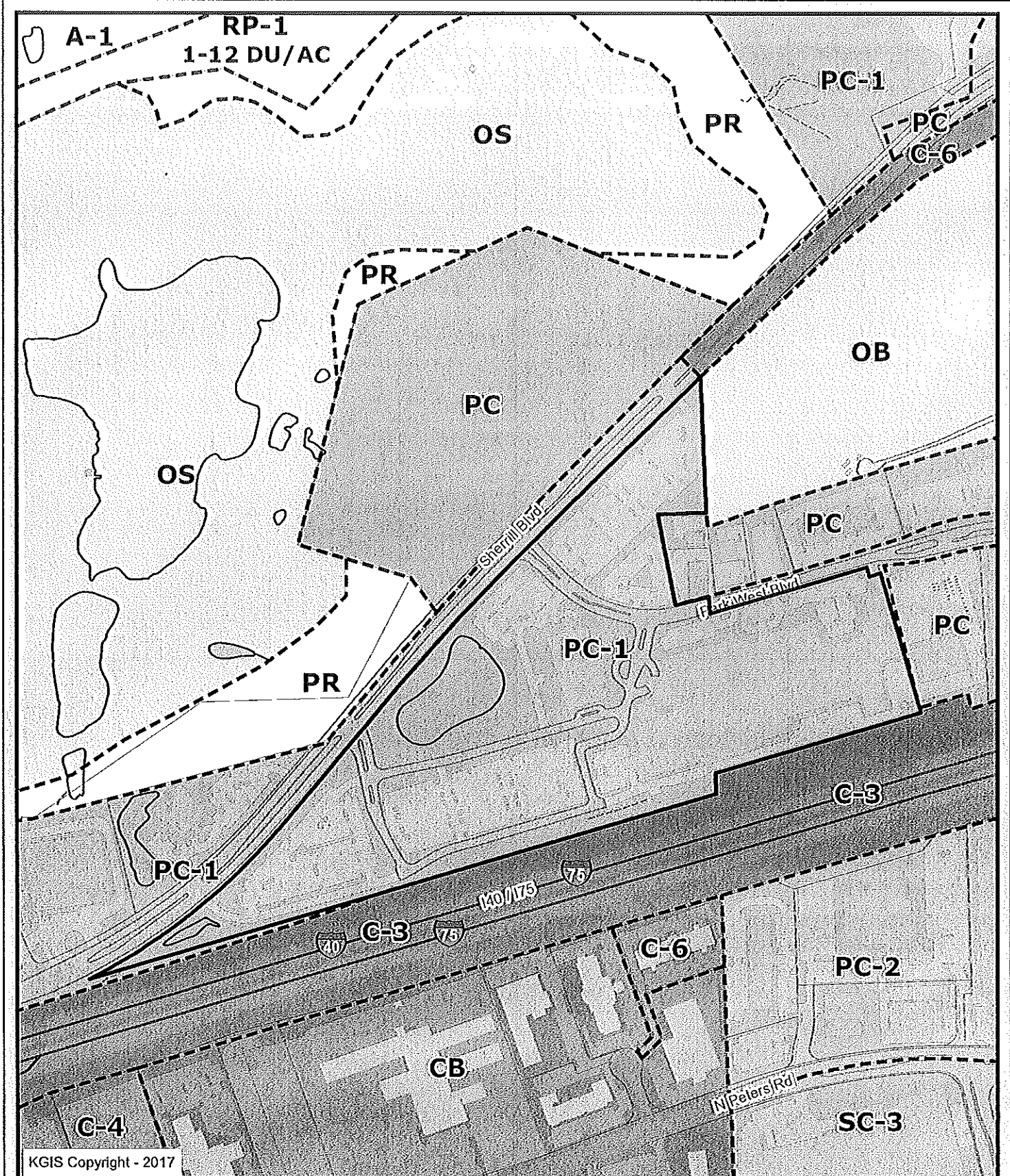
Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
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Neil A. Heatherly


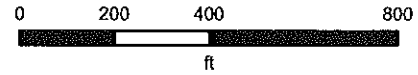
9352 Park West Blvd, Knoxville, TN 37923



Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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