



Michael Brusseau <mike.brusseau@knoxmpc.org>

Fire review: Park West closure (4-C-17-SC)

1 message

Sonny Partin <spartin@knoxvilletn.gov>

Mon, Aug 7, 2017 at 2:24 PM

To: "mike.brusseau@knoxmpc.org" <mike.brusseau@knoxmpc.org>

Mike,

I have reviewed their revisions and approved.

Sonny

From: Rusty Baksa [mailto:rbaksa@ldstn.com]

Sent: Monday, August 07, 2017 10:42 AM

To: Sonny Partin

Subject: RE: Park West closure (4-C-17-SC)

Rusty

E. J. (Rusty) Baksa

Land Development Solutions

310 Simmons Road

Suite K

Knoxville, TN 37922

Ph - 865-671-2281

Direct - 865-312-6239

Email - rbaksa@ldstn.com

Website - www.ldstn.com

From: Rusty Baksa

Sent: Wednesday, August 02, 2017 3:13 PM

To: Sonny Partin <spartin@knoxvilletn.gov>

Cc: Ben Davidson <bdavidson@knoxvilletn.gov>; Michael Brusseau <mike.brusseau@knoxmpc.org>; Breck Bowlin <bbowlin@ldstn.com>; Doug Campbell <dcampbe3@CovHlth.com>; Danny Edsell <dedsell@covhlth.com>; Curtis Williams <cmwilliams@cityofknoxville.org>; Craig Holloway <craigh@esarch.com>; Chris Howley <chowley@cityofknoxville.org>

Subject: RE: Park West closure (4-C-17-SC)

Sonny - you had requested more information on this ROW closure so I am providing you with some preliminary plans for review.

C101 & C451 were submitted to the COK for review and we are responding to their comments this week. As you can see, we are maintaining a travel path around our construction site that provides access similar to the existing Park West Blvd. This route will likely remain active until construction is completed which is estimated to be the Spring of 2019.

C451 is the site water plan and you can see that two of the three existing fire hydrants on Park West will remain. The west FH is fed with an 8" line and the east FH with a 12" line. The main fire department connection for the hospital is at the rear of the building near the interstate. . We have submitted the waterline drawing to WKUD and I have attached their water system map for reference.

C101 - Site Plan - PW Expansion Alt 3 is a work in progress, but illustrates the concept that we are pursuing for the ultimate design. We will be submitting plans for the ultimate design at the end of this month for the October 12th MPC meeting. The concept is that the roundabout shown on the east side of

the hospital will be the end of the public ROW and the leg running to Sherrill will be a private road.

The construction schedule dictates that the deep foundations for the new hospital tower (some of which are in the Park West ROW) must begin around the end of October, which is the reason for the ROW closure request. Hopefully, these plans provide you with the necessary information so that you can support the request for closure. As noted, we will be submitting the ultimate plan for the expansion later this month.

Let me know if you have any questions. We are available to meet to discuss in person if needed.

Rusty

E. J. (Rusty) Baksa

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Knoxville, TN 37922

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Email - rbaksa@ldstn.com

Website - www.ldstn.com

From: Rusty Baksa

Sent: Monday, July 31, 2017 1:50 PM

To: Ben Davidson <bdavidson@knoxvilletn.gov>; Michael Brusseau <mike.brusseau@knoxmpc.org>

Cc: Sonny Partin <spartin@knoxvilletn.gov>; Breck Bowlin <bbowlin@ldstn.com>; Doug Campbell <dcampbe3@CovHlth.com>; Danny Edsell <dedsell@covhlth.com>; Curtis Williams <cmwilliams@cityofknoxville.org>; Craig Holloway <craigh@esarch.com>; Chris Howley

<chowley@cityofknoxville.org>

Subject: RE: Park West closure (4-C-17-SC)

Ben - this response was prepared when we originally made our request. Since then we have prepared a plan to provide a temporary route for Park West Blvd during construction and have settled on a route for the final alignment.

We have some of concerns about items 1 & 3 in this recommendation. Can you get a meeting set up for some time this week where we can discuss this?

Rusty

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Ben Davidson

Date: 07/31/2017 10:44 AM (GMT-05:00)

To: Rusty Baksa , Michael Brusseau

Cc: Sonny Partin , Breck Bowlin , Doug Campbell , Danny Edsell

Subject: RE: Park West closure (4-C-17-SC)

[Engineering's response for this closure request is attached.](#)

Sincerely,

Benjamin D. Davidson, PLS

TN Registered Land Surveyor No. 2543

Technical Services Administrator

City of Knoxville, Department of Engineering

Ph: [865-215-2148](tel:865-215-2148), Fax: [865-215-2631](tel:865-215-2631)

bdavidson@knoxvilletn.gov

From: Rusty Baksa [<mailto:rbaksa@ldstn.com>]

Sent: Friday, July 28, 2017 2:29 PM

To: Michael Brusseau <mike.brusseau@knoxmpc.org>

Cc: Ben Davidson <bdavidson@knoxvilletn.gov>; Sonny Partin <spartin@knoxvilletn.gov>; Breck Bowlin <bbowlin@ldstn.com>; Doug Campbell <dcampbe3@CovHlth.com>; Danny Edsell <dedsell@covhlth.com>

Subject: RE: Park West closure (4-C-17-SC)

We hope to have a meeting with them next week to discuss

Rusty

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Michael Brusseau

Date: 07/28/2017 2:24 PM (GMT-05:00)

To: Rusty Baksa

Cc: Ben Davidson , Sonny Partin

Subject: Re: Park West closure (4-C-17-SC)

Has any further information been provided to the Fire Dept (Sonny Partin) and Engineering (Ben Davidson)? When I last checked with them, they were requesting more info before they would consider recommending approval. I will not be able to write the recommendation to 'approve' unless I get written verification from both

of those departments that they have no objections to the proposed closure. I have included them in this email.

Mike

On Fri, Jul 28, 2017 at 2:11 PM, Rusty Baksa <rbaksa@ldstn.com> wrote:

Yes it looks like we are proceeding.

Rusty

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Michael Brusseau

Date: 07/28/2017 1:21 PM (GMT-05:00)

To: Rusty Baksa

Subject: Park West closure (4-C-17-SC)

Rusty,

Any idea yet what the plan is for the Park West closure? Once again on the MPC agenda for Aug 10. Thanks.

Mike

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902

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3 attachments



C151 - PH 1 Site Striping Plan - PW Expansion - 6-13-17.pdf
2355K



C161 - PH 1 Site Traffic Control - PW Expansion - 6-13-17r.pdf
7498K



August 7th 2017 ROW Closure.doc
43K



4-C-17-SC

SHERRY WITT

KNOX County Register of Deeds

CUSTOMER RECEIPT - RECORDING SERVICES

Receipt Number: T20170042828
Date/Time: 08/04/2017 15:46:14
Method Received: Walk-In
Clerk: TonyaG

Customer Name : TVT

PICK UP

Transaction Detail

<u>Instrument Number</u>	<u>Instrument Type</u>	<u>Gen. Fee</u>	<u>Equip. Fee</u>	<u>Transfer Tax</u>	<u>Mortgage Tax</u>	<u>Copy</u>	<u>Cert. Copy</u>	<u>Total Copy Fee</u>	<u># Pgs</u>	<u>Consideration</u>	<u>Subtotal</u>
201708040008270	QCD	\$71.00	\$2.00	12,580.00	\$0.00	N	N	\$0.00	14	\$3,400,000.00	\$12,653.00
<u>First Party Name</u>		<u>Second Party Name</u>									
PARK WEST ENTERPRISES		PARKWEST MEDICAL CENTER									

Payment Information

<u>Method of Payment</u>	<u>Payment Control ID</u>	<u>Authorized Agent</u>	<u>Amount</u>
Check	68185		\$12,653.00

AMOUNT PAID:	\$12,653.00
LESS AMOUNT DUE:	\$12,653.00
CHANGE RECEIVED:	\$0.00

4-C-17-5C

RIGHT-OF-WAY CLOSURE CANVASS FORM

All owners and holders of option on property abutting the proposed closure must sign the list below and express their opinion about this closure. A map showing the location and addresses of these properties must accompany this application.

[illegible]