



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

▶ **FILE #:** 12-G-17-UR

AGENDA ITEM #: 58

AGENDA DATE: 12/14/2017

▶ **APPLICANT:** KNOXVILLE ORTHOPEDIC SURGERY CENTER

OWNER(S): KOSC Properties

TAX ID NUMBER: 131 L A 001.01

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 256 Fort Sanders West Blvd

▶ **LOCATION:** North side Fort Sanders West Blvd, south of Kingston Pike

▶ **APPX. SIZE OF TRACT:** 47.97 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access to the site is via Ft. Sanders West Blvd., a private drive leading from Kingston Pike with 26' of pavement.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Medical office

▶ **PROPOSED USE:** Expansion of existing medical office

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Medical facility & health club / PC (Planned Commercial)

South: Day care center / PC (Planned Commercial)

East: Medical office & I-140 (Pellissippi Parkway) / PC (Planned Commercial)

West: Vacant land & attached residential / PC (Planned Commercial) & PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located on the south side of Kingston Pk., west of S. Pellissippi Parkway (I-140). It is part of the larger site that contains the Fort Sanders West professional offices and health club.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for expansion of the Knoxville Orthopedic Surgery Center as shown on the development plan, subject to 5 conditions.

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
3. Meeting all applicable requirements of the Tennessee Scenic Highway Act.
4. Installation of landscaping as shown on the development plan within one year of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public

Works to guarantee its installation.

5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

With conditions noted above, this request meets the requirements of the PC zone and the other criteria for approval of a use on review.

COMMENTS:

This proposal is for a 6,250 square-foot expansion to the existing Knoxville Orthopedic Surgery Center, which was constructed in 2009. The addition will include two new operating rooms for longer time length surgeries, as well as associated pre/post operating rooms and other necessary support facilities. The addition is located on the west side of the building and will result in a net loss of 28 parking spaces. However, the medical office will still have over the minimum number of parking spaces required by the zoning ordinance. The design of the addition will be similar the existing building and use the same or complimentary exterior materials. A traffic impact study (TIS) is not required as part of this request but further expansion of the facility may require (TIS).

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

1. The proposed expansion of this medical facility will have little impact on traffic operations in the vicinity of this site since the two new operating rooms are for longer time length surgeries that will not allow for many additional patients to be seen in one day.
2. The proposed expansion will have minimal impact on local services since all utilities are in place to serve this development.
3. The proposed expansion is consistent with other professional office development approved at this location.

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

1. The proposed expansion of the medical facility meets the standards for development within a PC (Planned Commercial) Zone and all other requirements of the Zoning Ordinance.
2. The proposed expansion 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

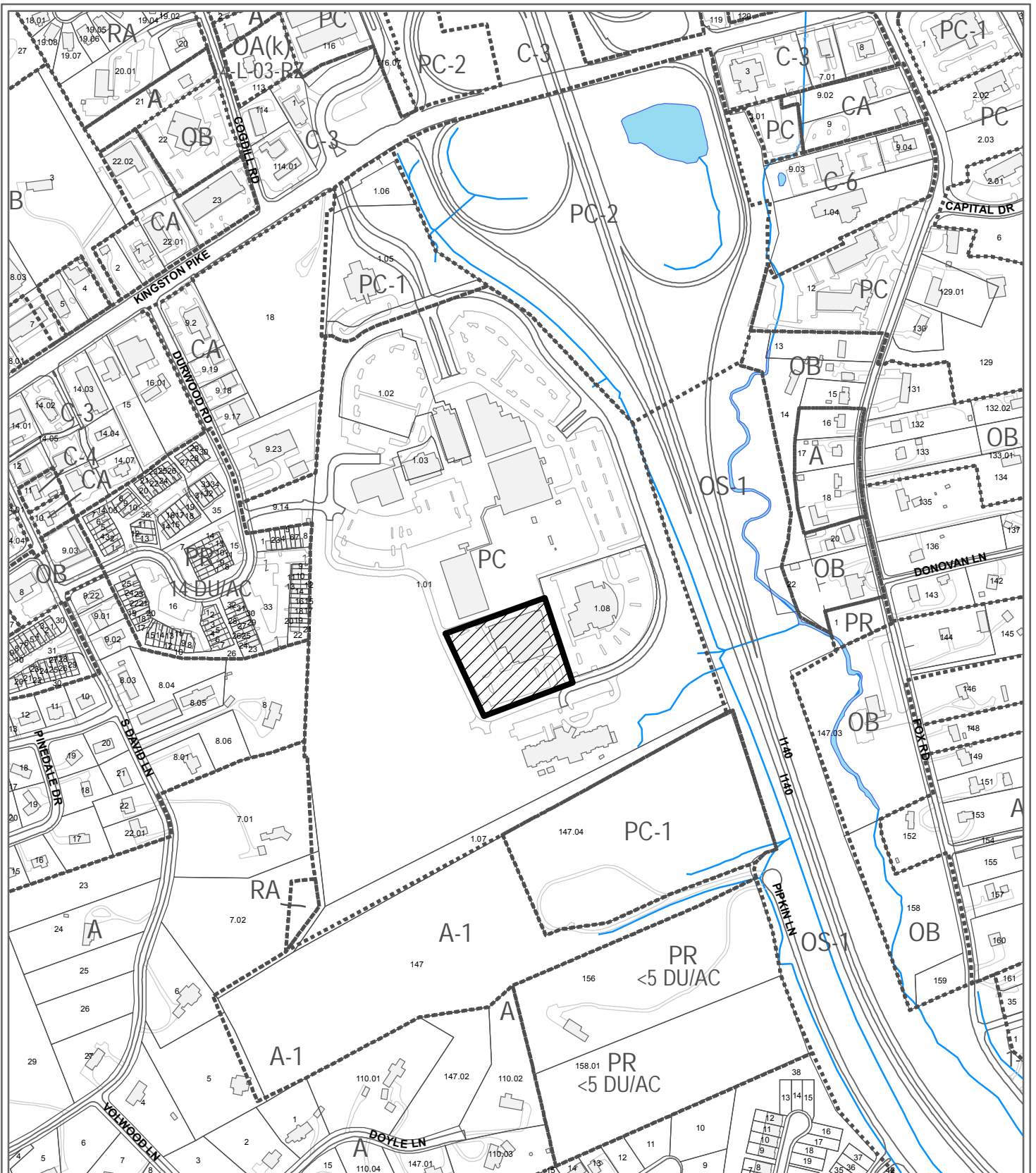
1. The Southwest County Sector Plan identifies this property for office use. The proposed development is consistent with the Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 255 (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 Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**12-G-17-UR
USE ON REVIEW**



Expansion of existing medical office in PC (Planned Commercial)

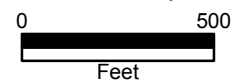
Original Print Date: 11/13/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised: 11/14/17

Petitioner: Knoxville Orthopedic Surgery Center

Map No: 131

Jurisdiction: County



KNOXVILLE-KNOX COUNTY
MPC
 METROPOLITAN
 PLANNING
 COMMISSION
 TENNESSEE
 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: Knoxville Orthopedic Surgery Center

Date Filed: 10/30/17 Meeting Date: December 14, 2017

Application Accepted by: Thomas Brackley

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: \$1,500 File Number: Use on Review 12-G-17-UR



<p>PROPERTY INFORMATION</p> <p>Address: <u>256 Fort Sanders West Blvd.</u></p> <p>General Location: _____</p> <p>Tract Size: <u>47.97</u> No. of Units: _____</p> <p>Zoning District: <u>PC- Planned Commercial</u></p> <p>Existing Land Use: <u>P- QP Medical Office</u></p> <p>Planning Sector: <u>Southwest County</u></p> <p>Sector Plan Proposed Land Use Classification: <u>O- Office</u></p> <p>Growth Policy Plan Designation: <u>(Urban Growth?)</u></p> <p>Census Tract: <u>58.07</u></p> <p>Traffic Zone: <u>231</u></p> <p>Parcel ID Number(s): <u>131LA00101</u></p> <p>Jurisdiction: <input type="checkbox"/> City Council _____ District <input checked="" type="checkbox"/> County Commission <u>5</u> District</p>	<p>PROPERTY OWNER/OPTION HOLDER</p> <p>PLEASE PRINT Name: <u>Glenn Sumner</u></p> <p>Company: <u>KOSC Properties (A TN limited liability comp.)</u></p> <p>Address: <u>256 Fort Sanders West Blvd.</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37922</u></p> <p>Telephone: <u>865-392-5241</u></p> <p>Fax: <u>896-392-5243</u></p> <p>E-mail: <u>gsumner@theorthoforum.com</u></p>
<p>APPROVAL REQUESTED</p> <p><input type="checkbox"/> Development Plan: <u>Residential</u> <u>Non-Residential</u></p> <p><input type="checkbox"/> Home Occupation (Specify Occupation) _____</p> <p><input checked="" type="checkbox"/> Other (Be Specific) <u>Use on Review Approval for building expansion.</u></p>	<p>APPLICATION CORRESPONDENCE</p> <p>All correspondence relating to this application should be sent to:</p> <p>PLEASE PRINT Name: <u>John Thurman</u></p> <p>Company: <u>McCarty Holsaple McCarty Arch.</u></p> <p>Address: <u>550 W. Main Street/ Suite 300</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37902</u></p> <p>Telephone: <u>865-544-2000</u></p> <p>Fax: _____</p> <p>E-mail: <u>jthurman@mhminc.com</u></p> <p>APPLICATION AUTHORIZATION</p> <p>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.</p> <p>Signature: _____</p> <p>PLEASE PRINT Name: <u>Glenn Sumner</u></p> <p>Company: <u>KOSC Properties (A TN limited liability comp.)</u></p> <p>Address: <u>256 Fort Sanders West Blvd.</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37922</u></p> <p>Telephone: <u>865-392-5241</u></p> <p>E-mail: <u>gsumner@theorthoforum.com</u></p>

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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KOSC Properties Partners	256 Fort Sanders West Blvd.	•		•		•			
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A TN General Partnership	Knoxville, TN 37922	•		•		•			
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Glenn Sumner, Managing Member		•		•		•			
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Fortress Corporation	280 Fort Sanders West Blvd.	•		•		•			
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Contact: Danny Edsell, President	Building 4, Suite 214	•		•		•			
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	Knoxville, TN 37922	•		•		•			
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