

## KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 10-SF-17-C **AGENDA ITEM #:** 12  
 10-I-17-UR **AGENDA DATE:** 11/9/2017

POSTPONEMENT(S): 10/12/2017

► **SUBDIVISION:** PARK WEST MEDICAL CENTER EXPANSION

► **APPLICANT/DEVELOPER:** LAND DEVELOPMENT SOLUTIONS

OWNER(S): Covenant Health / Parkwest Medical Center

TAX IDENTIFICATION: 119 01823, 01831, 01832 & 01833, 01836 AND [View map on KGIS](#)  
 PART OF 01837 AND 01851

JURISDICTION: City and County Council District 2 & Commission District 3

STREET ADDRESS: 9352 Park West Blvd

► **LOCATION:** Southeast side of Sherrill Blvd, west end of Park West Blvd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Turkey Creek and Ten Mile Creek

► **APPROXIMATE ACREAGE:** 31.8 acres

► **ZONING:** PC-1 (Retail and Office Park), PC (Planned Commercial) & OB (Office, Medical and Related Services)

► **EXISTING LAND USE:** Hospital, medical offices and vacant land

► **PROPOSED USE:** Expansion of the medical center and the addition of a roundabout at the western end of Park West Blvd.

SURROUNDING LAND USE AND ZONING: North: Vacant land and golf course - PC (Planned Commercial), PR (Planned Residential) & OS (Open Space)  
 South: I-40 / I-75 - C-3 (General Commercial)  
 East: Medical and professional offices - PC (Planned Commercial)  
 West: Medical offices and parking - PC-1 (Retail and Office Park)

► **NUMBER OF LOTS:** 1

SURVEYOR/ENGINEER: Land Development Solutions

ACCESSIBILITY: Access is via Sherrill Blvd., a four lane, median divided, major collector street with a right-of-way of width of 100' and Park West Blvd., a four lane, median divided, minor collector street with a right-of-way of width of 100'.

► **SUBDIVISION VARIANCES REQUIRED:** None

### STAFF RECOMMENDATION:

► **APPROVE the Concept Plan subject to 9 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installing all landscaping as shown on the landscape plan within six months of the completion of each

phase of the development.

3. Installing all sidewalks shown on the development plan in accordance with the requirements of the City of Knoxville Department of Engineering and the Knox County Department of Engineering and Public Works and in compliance with the Americans with Disabilities Act (ADA).
4. Providing a 100' left-turn lane, with a 150' taper length, from Sherrill Blvd. to the relocated Park West Blvd. as recommended (page 75) in the Parkwest Medical Center Traffic Impact Study (as prepared by CDM Smith Inc., with a revised date of October 27, 2017) and as identified on the site development plan (Sheets C103 and C504).
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Obtaining approval of and recording the final plat that allows for dedication of the public right-of-way for the new roundabout at the western terminus of Park West Blvd. and establishes the public access easement for the extension of the privately owned portion of Park West Blvd that will extend from the new roundabout north to the intersection its intersection with Sherrill Blvd.
8. Obtaining approval of and recording the legal agreement that would continue to provide public ingress/egress for the roadway connection between Sherrill Blvd. and Park West Blvd.
9. When the street identification sign is installed for the new intersection of Park West Blvd. and Sherrill Blvd., the existing street sign at the current location will have to be removed.

► **APPROVE the Development Plan for the medical center expansion of approximately 132,000 square feet and new parking lot layout and circulation system, subject to 2 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan and development plan in the PC-1, PC & OB zoning districts and the other criteria for approval of a Use on Review.

**COMMENTS:**

Parkwest Medical Center is proposing a major expansion to their facility that is located at the west end of Park West Blvd. a minor collector street that connects N. Cedar Bluff Rd. on the east to Sherrill Blvd on the western end. The proposed development plans include a three story addition of approximately 132,000 square feet to the north side of the existing medical center. This expansion will allow for the addition of up to 182 licensed beds with an initial phase of 42 beds. The proposed building expansion will extend out into the existing alignment of Park West Blvd. To accommodate the expansion, the Planning Commission recommended approval of a request (4-C-17-SC) to close a portion of the right-of-way for Park West Blvd. on August 10, 2017. The Knoxville City Council approved the street closure on second reading on September 26, 2017.

This concept plan approval is required for the design and construction of a roundabout that will become the western terminus of Park West Blvd. A private driveway connection is proposed between the roundabout for Park West Blvd. and Sherrill Blvd., both being public streets. A condition of the right-of-way closure was the development of a legal agreement that would continue to provide public ingress/egress for the connection between Sherrill Blvd. and Park West Blvd. The public access easement area is designated on the development plans.

The proposed development plans also include new parking lots for the doctors, employees and visitors with over 750 new parking spaces. The restricted parking lots for the doctors and employees have been approved for a reduction in the parking space width from 9' to 8.5' by the Knoxville Department of Engineering and the Knox County Department of Engineering and Public Works. The proposed project will require the demolition of four existing medical office buildings and an existing cell tower that are located on the north side of Park West Blvd.

The proposed project is located in both the City of Knoxville and the unincorporated area of Knox Count and requires approval from both jurisdictions. A Traffic Impact Study was prepared for this development that has been reviewed by Planning Commission, City of Knoxville, Knox County and Tennessee Department of Transportation staff (see attached summary and recommendations).

A Park West Blvd temporary relocation plan and traffic control plan have been approved in order to maintain safe access to the medical center during construction (copy attached).

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

1. Public water and sewer utilities are available to serve the site.
2. The traffic impact study that had been prepared for Parkwest Medical Center complex recommends improvements that will address the traffic impacts of this development.

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

1. The proposal meets all requirements of the PC-1 (Retail and Office Park), PC (Planned Commercial) & OB (Office, Medical and Related Services) zoning districts and the Knoxville and Knox County Zoning Ordinances, as well as other criteria for approval of a use on review.
2. The proposed medical center expansion project 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 additional traffic through residential areas since the facility has direct access to major and minor collector streets. 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 Northwest County Sector Plan and the City of Knoxville One Year Plan propose office uses for this area. The development complies with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area as designated on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review 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.