

**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. Implementing the required recommendations of the Parkwest Medical Center Traffic Impact Study as prepared by CDM Smith Inc., dated September 2017 and as amended and approved by the City of Knoxville Department of Engineering and the Knox County Department of Engineering and Public Works.
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

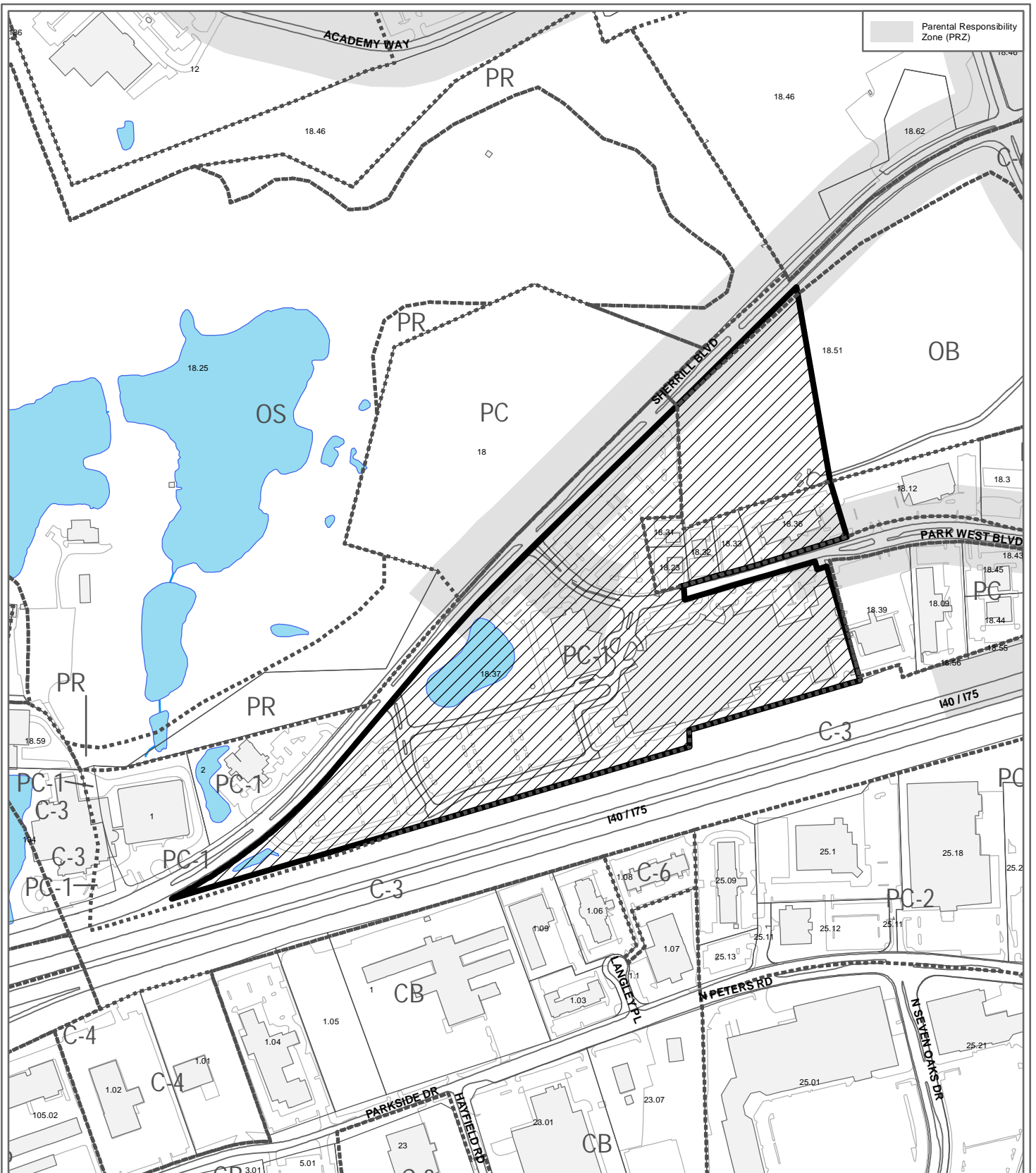
1. The Northwest County Sector Plan and the City of Knoxville One Year Plan propose office uses for this area. The development complies with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area as designated on the Knoxville-Knox County-Farragut Growth Policy Plan 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.



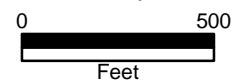
**10-SF-17-C / 10-I-17-UR
CONCEPT PLAN/USE ON REVIEW**



Expansion of Hospital in PC-1 (Retail and Office Park), PC (Planned Commercial) & OB (Office, Medical and Related Services)

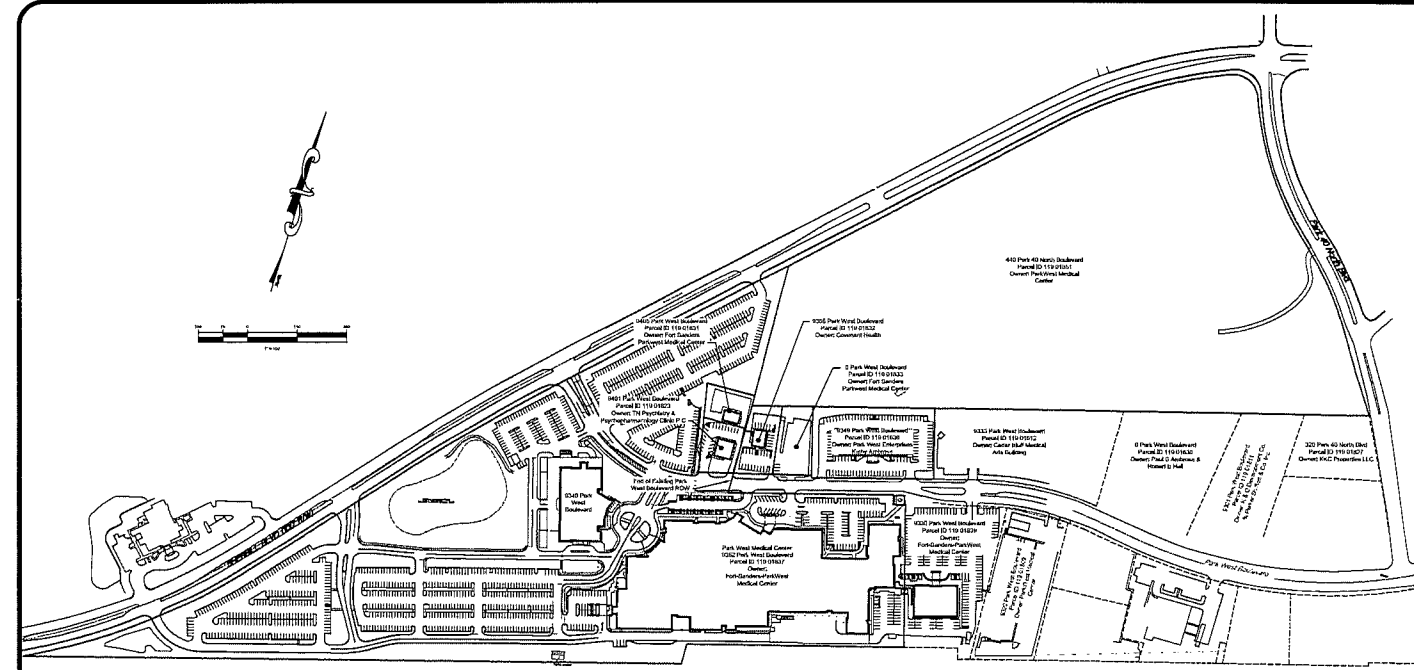
Petitioner: Land Development Solutions
Park West Medical Center
Expansion

Map No: 119
Jurisdiction: City and County

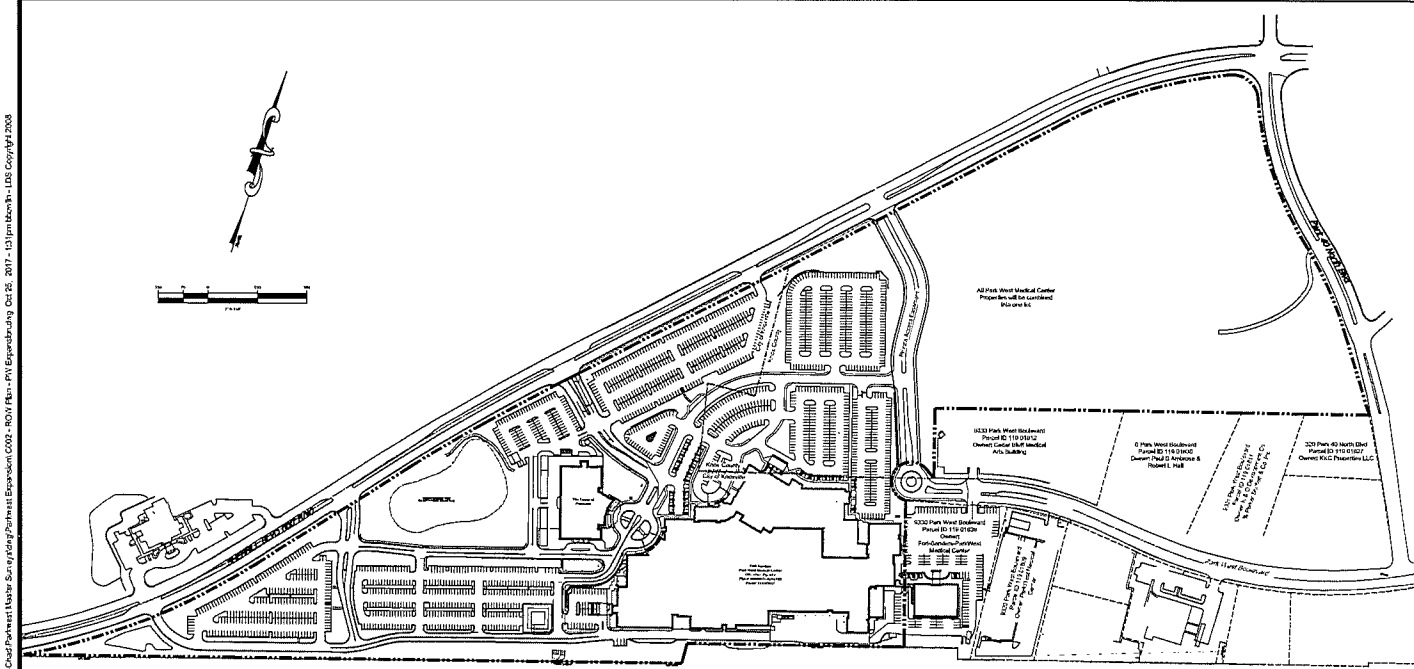


Original Print Date: 9/20/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

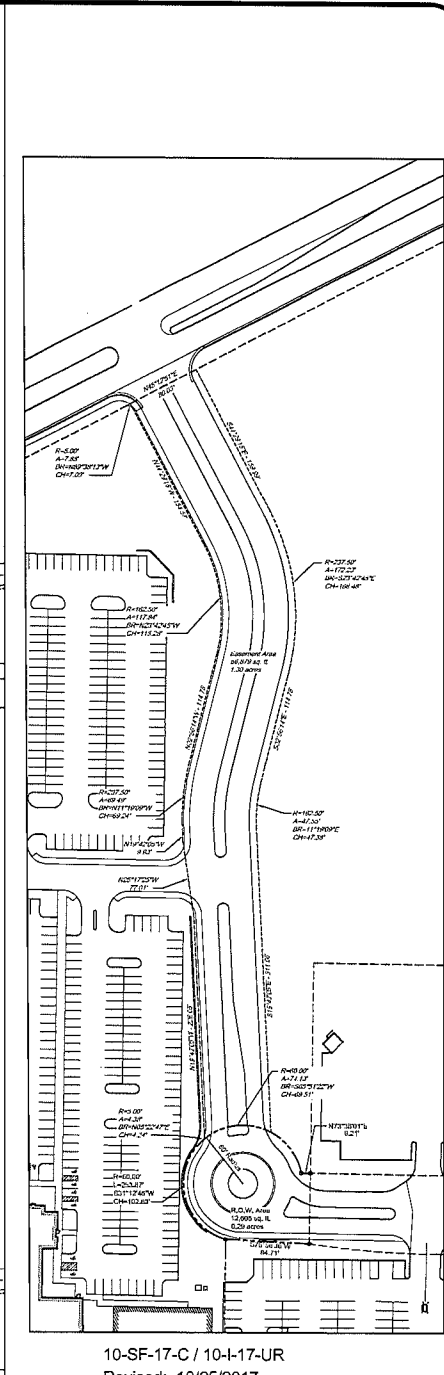
Revised:






1 Existing Property and ROW



2 Proposed Property and ROW



3 Enlarged ROW & Easement Plan

Project: **Parkwest Medical Center**
 Coverpoint Health
 Land Development Solutions
 310 SIVCOUR RD., SUITE K-ANTONVILLE, TENNESSEE 37922
 PH: 855-511-5284

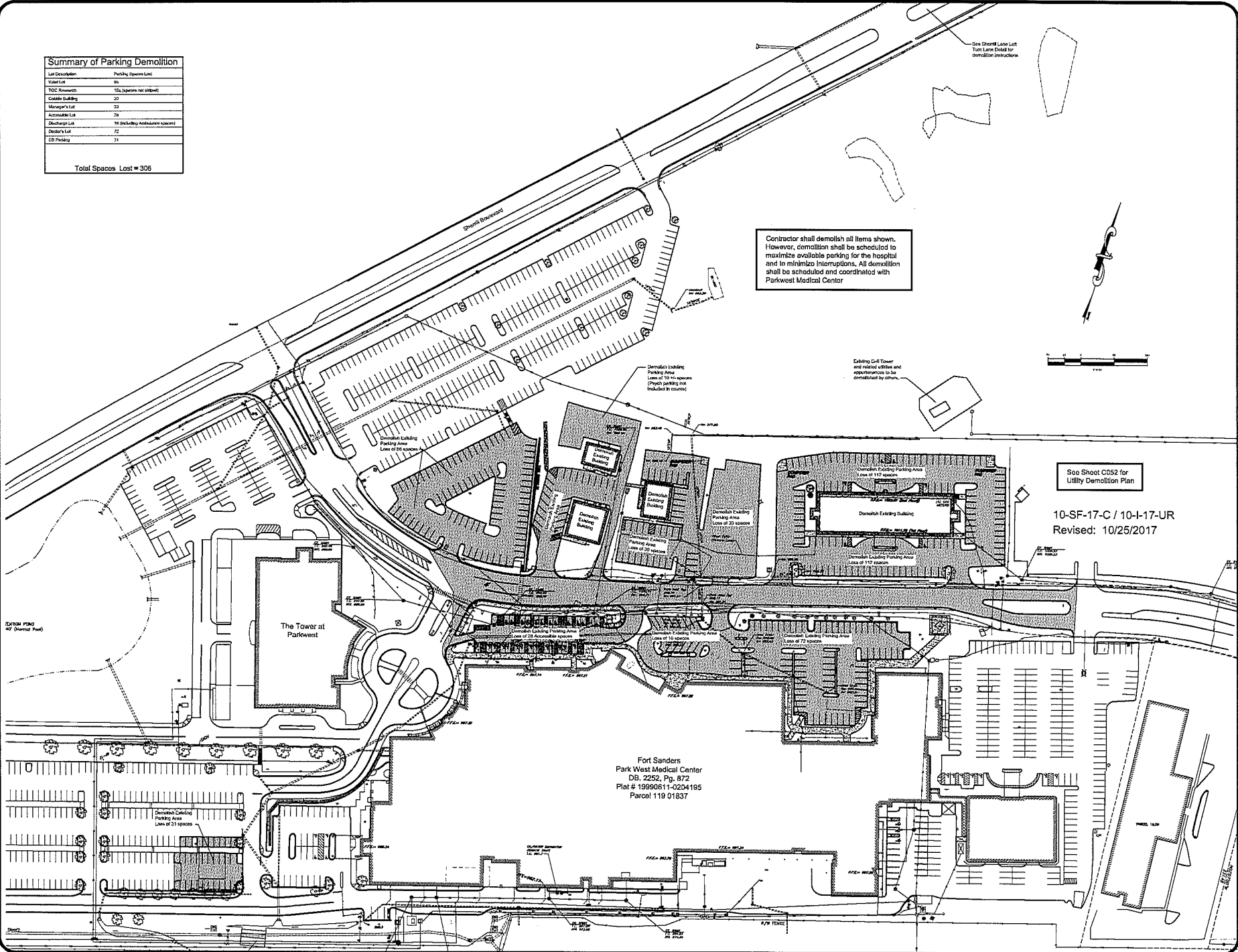
Drawing Description:
Parkwest Expansion Property and Right-of-Way Plan

No.	Date	Revised

Drawn By	
Checked	
Approved	
Job No.	217001
As Noted	11-25-2017
Scale	Date

C002
 Sheet No.

Lot Description	Parking Spaces Lost
Vallet Lot	86
TGC Research	124 (spaces not shown)
Castle Building	30
Manager's Lot	33
Accessible Lot	28
Decharge Lot	18 (including Automobile spaces)
Doctors Lot	72
CD Parking	37
Total Spaces Lost = 306	



Contractor shall demolish all items shown. However, demolition shall be scheduled to maximize available parking for the hospital and to minimize interruptions. All demolition shall be scheduled and coordinated with Parkwest Medical Center.

See Sheet C052 for Utility Demolition Plan

10-SF-17-C / 10-I-17-UR
Revised: 10/25/2017

Fort Sanders
Park West Medical Center
DB. 2252, Pg. 872
Plat # 19990611-0204195
Parcel 119 01837



Project: Knoxville, Tennessee

310 BRIVANOS RD., SUITE K-KNOXVILLE, TENNESSEE 37932
PH: 865-971-5251

Parkwest Expansion Site Demolition Plan

Design Discipline:

Revision:

No.:

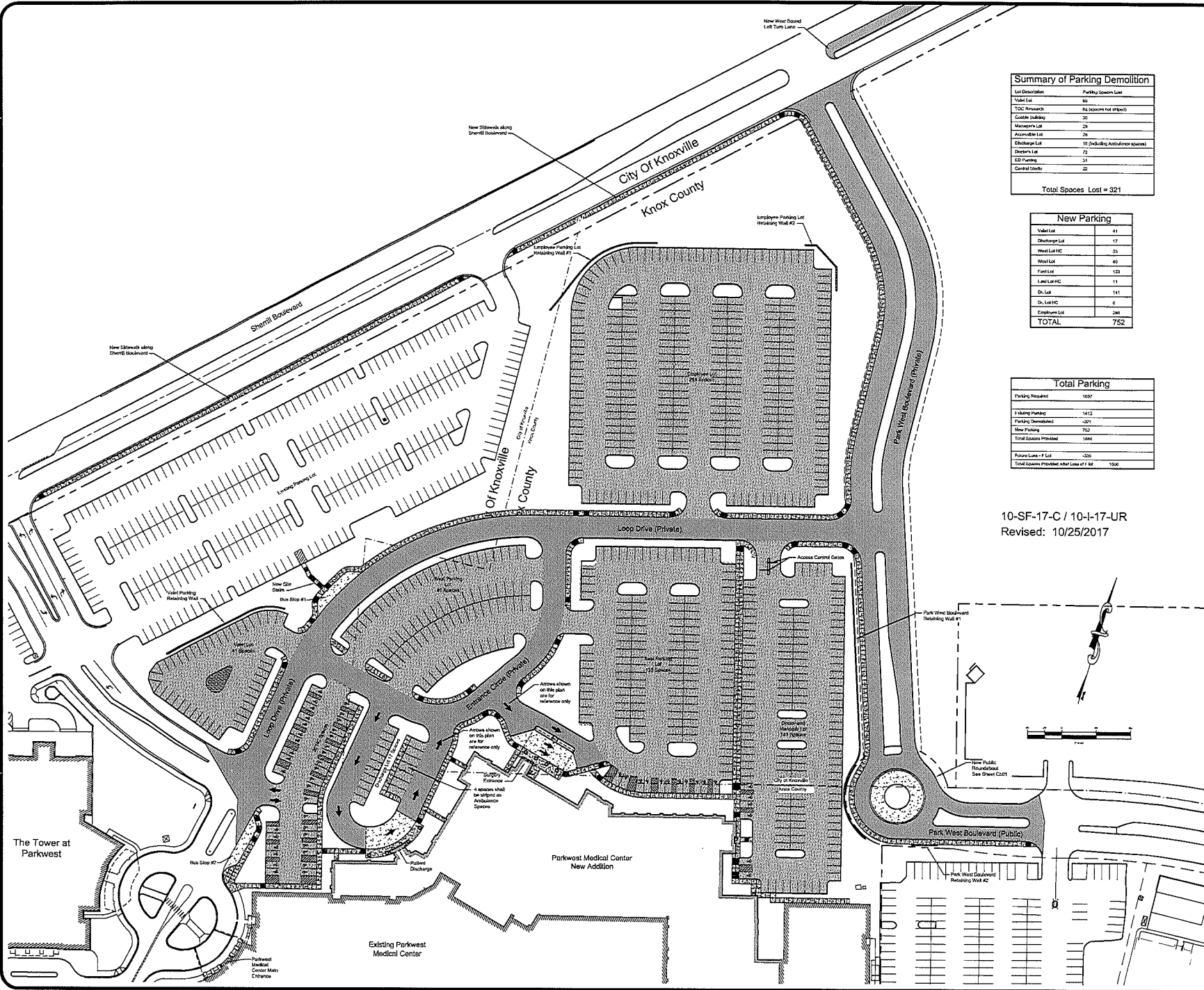
Design Development Set

Drawn By: _____
Checked: _____
Approved: _____
Job No.: 217001
1"=50'
Scale: 8-28-2017
Date:

C051
Sheet No.

X:\Cloud\Parkwest\AM2017_Summit\Site\Plan\Expansion\02051 - Site Demolition Plan - P\W Expansion.dwg Aug 28, 2017 1:10pm erikm - LGS Copyright 2008

X:\Chad\Parkwest Master Survey\Site\Parkwest Expansion C10 - 524 Plan - RV Expansion.dwg, 04/25/2017 - 1:36pm bobbin - LDB Copy 1/1/2008

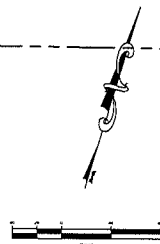


Summary of Parking Demolition	
Lot Description	Parking Spaces Lost
Valet Lot	80
TDC Research	86 (spaces not strip)
Cable Drilling	30
Managers Lot	29
Assembly Lot	28
Employee Lot	10 (Including Ambulance spaces)
Doctors Lot	72
ED Parking	24
Control Tower	22
Total Spaces Lost = 321	

New Parking	
Valet Lot	41
Employee Lot	17
West Lot HC	20
West Lot	60
Park Lot	138
Loop Lot	14
Dr. Lot	141
Dr. Lot HC	6
Employee Lot	280
TOTAL	752

Total Parking	
Parking Required	1607
Existing Parking	1413
Parking Demolished	-301
New Parking	752
Total Spaces Provided	1864
Future Lots - F Lot	-330
Total Spaces Provided After Loss of F Lot	1534

10-SF-17-C / 10-I-17-UR
Revised: 10/25/2017



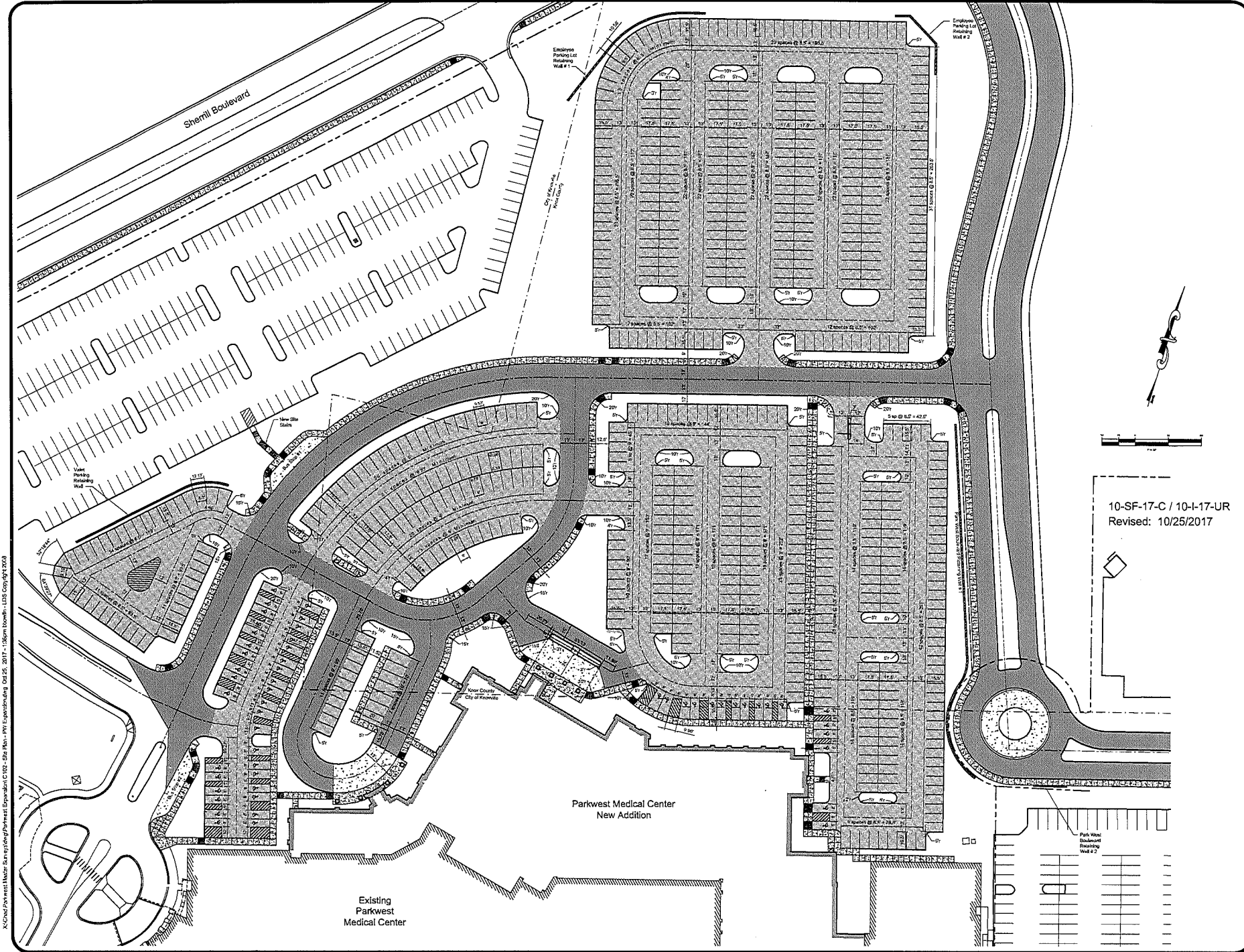
Parkwest Expansion
Overall Site Plan

Revision	Date	No.

Drawn By: _____
 Checked: _____
 Approved: _____
 Job No.: 217901
 1"=40'
 Scale: 10-25-2017
 Date: _____

C101

Sheet No.



10-SF-17-C / 10-I-17-UR
Revised: 10/25/2017

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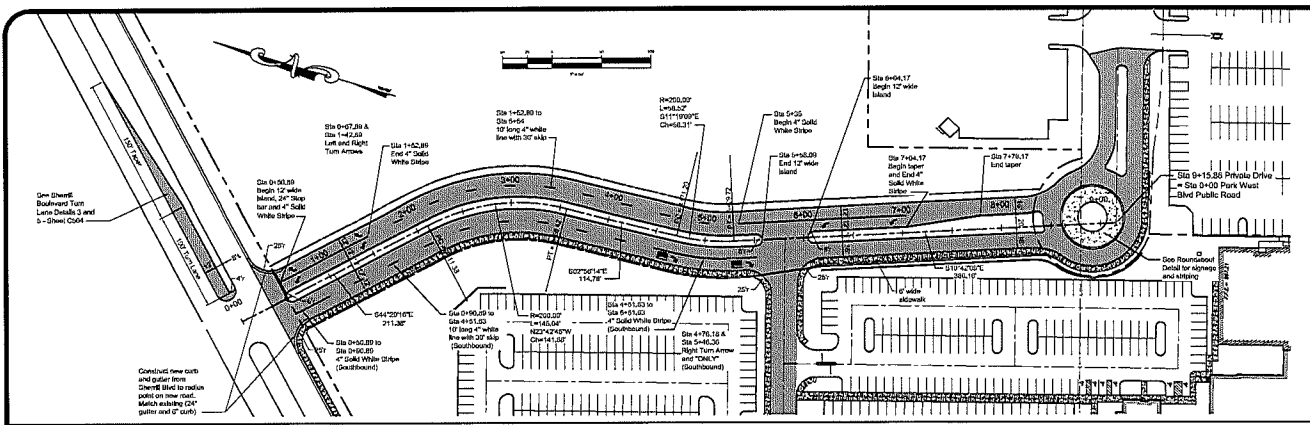
Project:
LAND DEVELOPMENT SOLUTIONS
310 SIVANONIS RD., SUITE K-100XVILLE, TENNESSEE 37922
PH. 865-671-2381

Design Description:
**Parkwest Expansion
Parking Lot Layout
Plan**

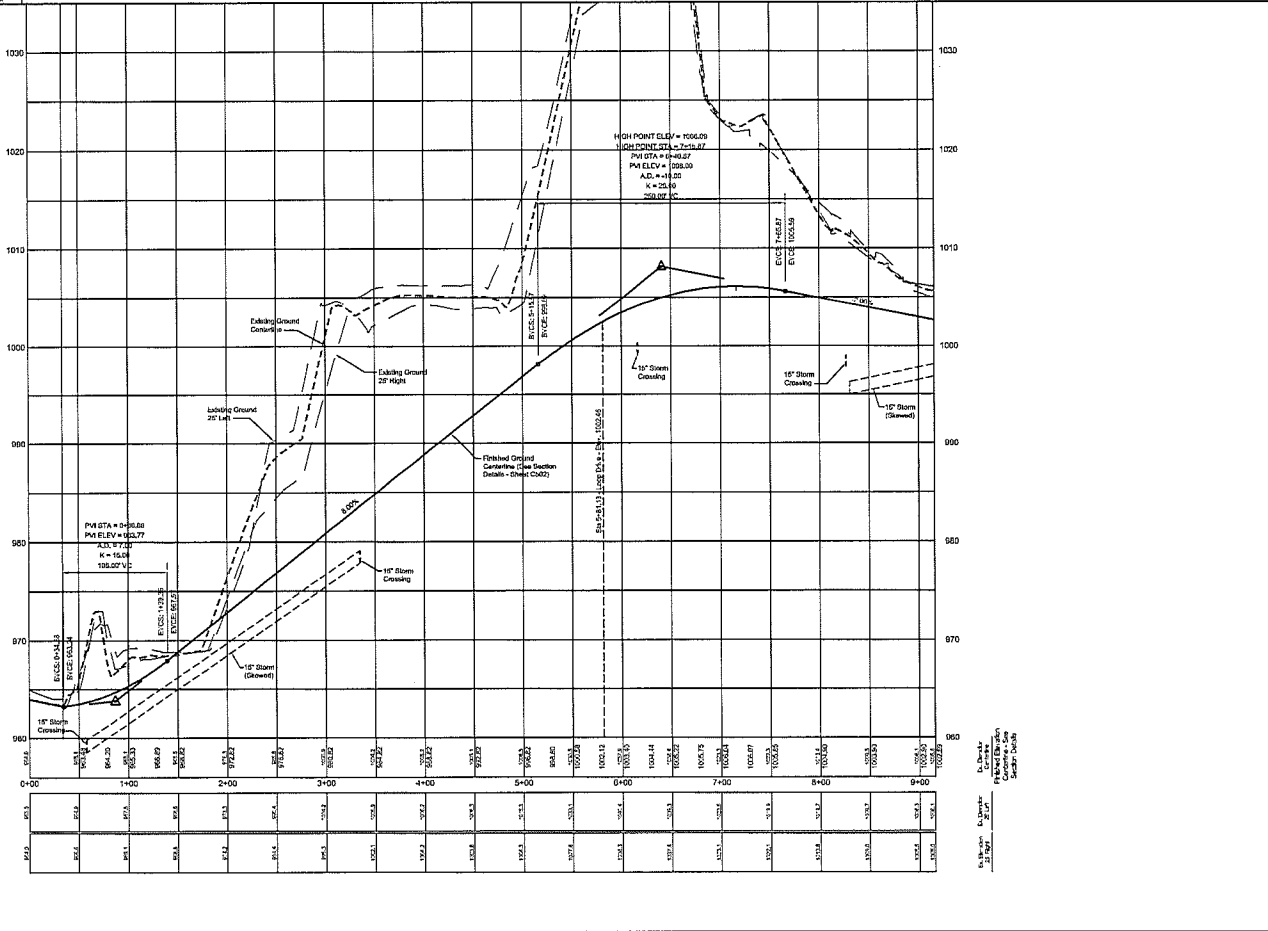
No.	Date	Revision

Drawn By	
Checked	
Approved	
Job No.	217001
1"=30' Scale	10-25-2017 Date

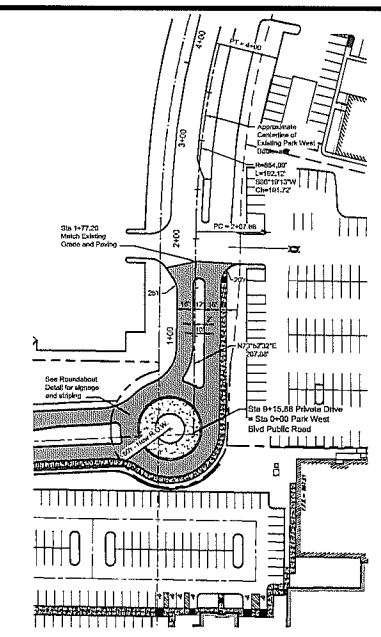
C102
Sheet No.



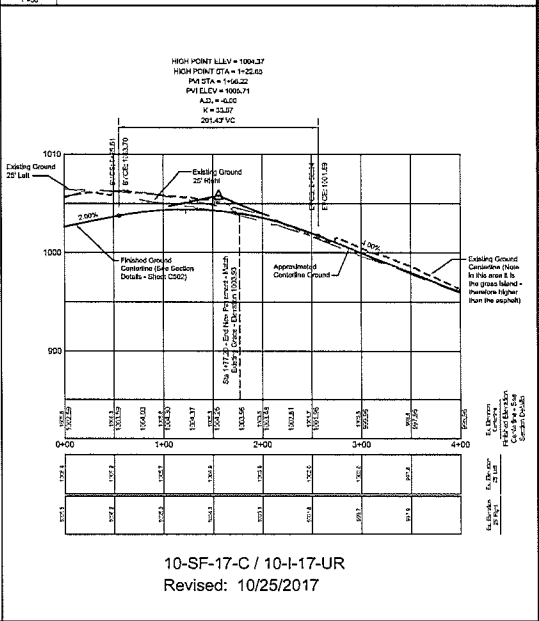
1 Park West Boulevard Plan (Private Driveway)



2 Park West Boulevard Profile (Private Driveway)



3 Park West Boulevard Plan (Public Road)



4 Park West Boulevard Plan (Public Road)

Parkwest MEDICAL CENTER
CoverPoint
 Knoxville, Tennessee

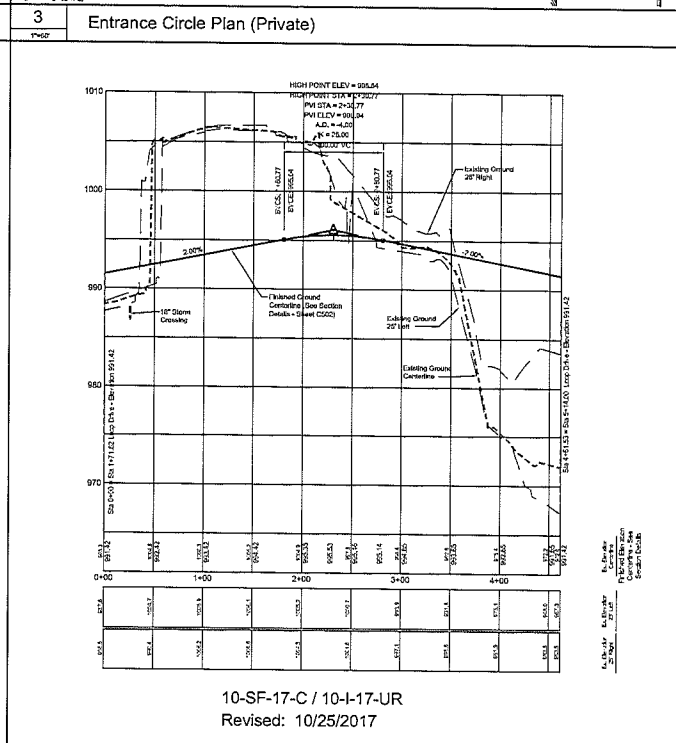
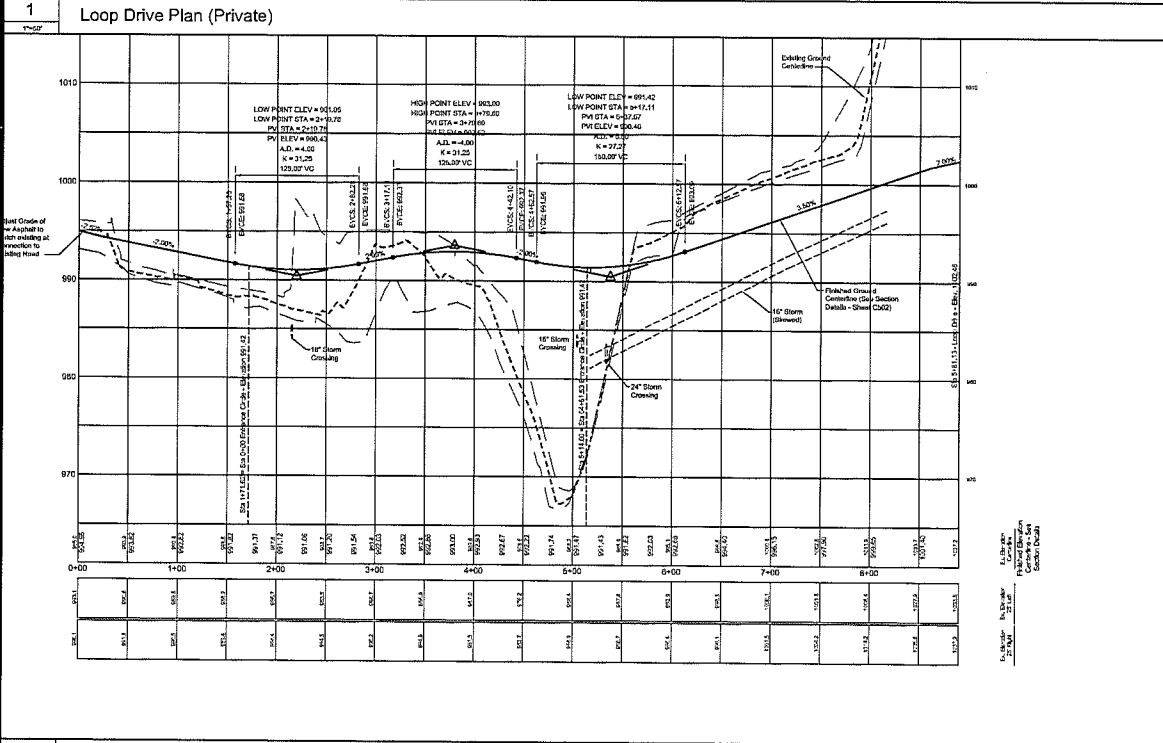
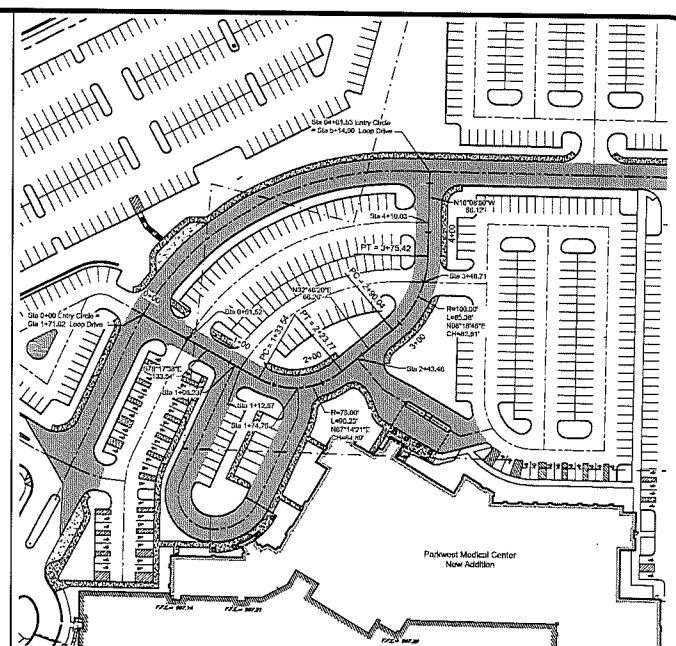
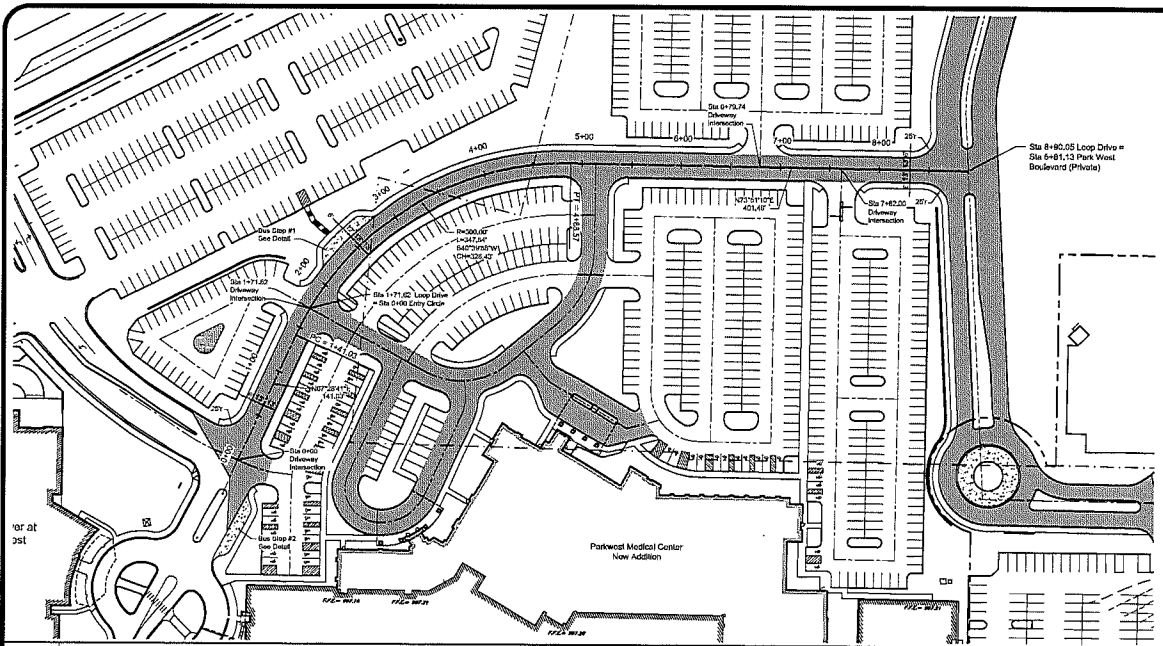
Project: **LAND DEVELOPMENT SOLUTIONS**

310 SIMMONS RD., SUITE K-ROXVILLE, TENNESSEE 37922
 PH. 865-671-2281

Parkwest Expansion
Park West Boulevard
Plan & Profile

No.	Date	Revision

Drawn By: _____
 Checked: _____
 Approved: _____
 Job No.: 217091
 1"=60' 10-25-2017 Date
C103
 Sheet No.



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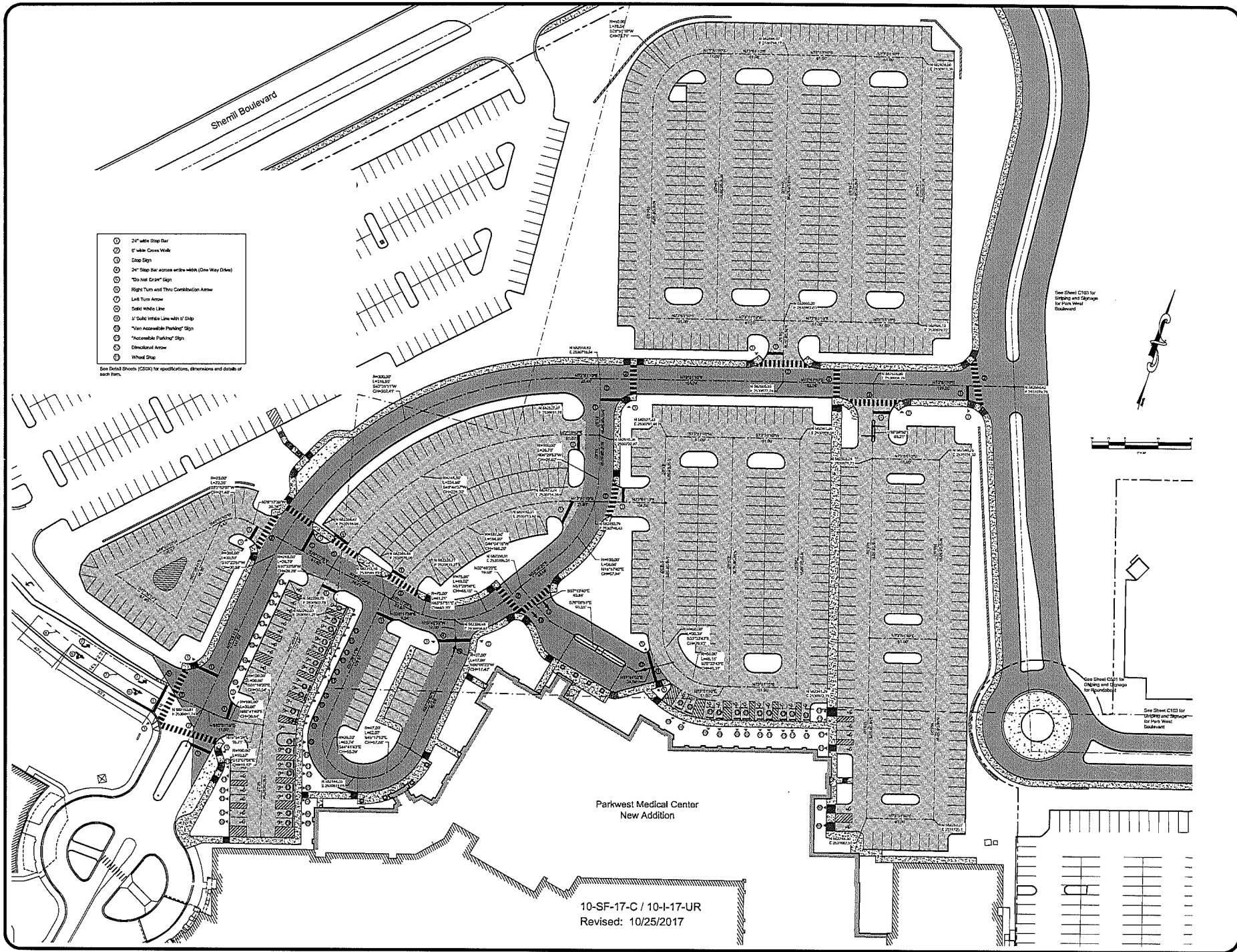
Project: LAND DEVELOPMENT SOLUTIONS
310 STATION RD., SUITE K-KNOXVILLE, TENNESSEE 37923
PH. 855-671-2281

Parkwest Expansion
Loop Drive & Entrance Circle - Plan & Profile

Rev.	Date	Revision

Drawn By: []
Checked: []
Approved: []
Job No.: 217001
Scale: 1"=50'
Date: 9-27-2017

C104
Sheet No.




Parkwest
 MEDICAL CENTER
Coverline
 HEALTH
 Knoxville, Tennessee

Project:

LAND DEVELOPMENT SOLUTIONS
 310 BRUNNER RD., SUITE KANDORVILLE, TENNESSEE 37023
 P.O. BOX 571-5281

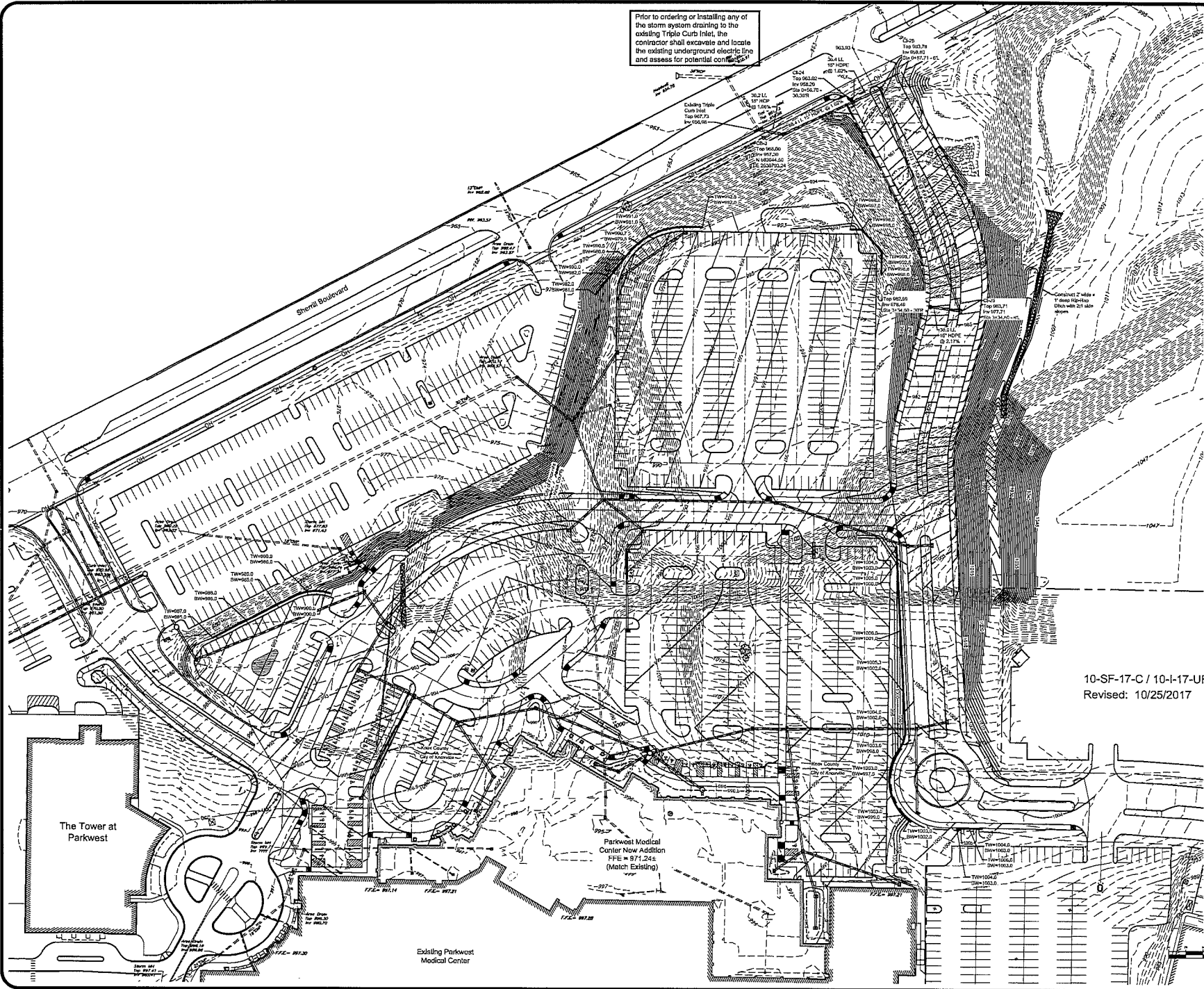
Drawing Description:
Parkwest Expansion Striping Plan

No.	D./Y.	Rev. By

Drawn By:
 Checked:
 Approved:
 Job No.: 217001
 1"=50'
 Scale: 04-27-2017
 Date:
C105
 Sheet No.

10-SF-17-C / 10-I-17-UR
 Revised: 10/25/2017

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10-SF-17-C / 10-I-17-UR
Revised: 10/25/2017



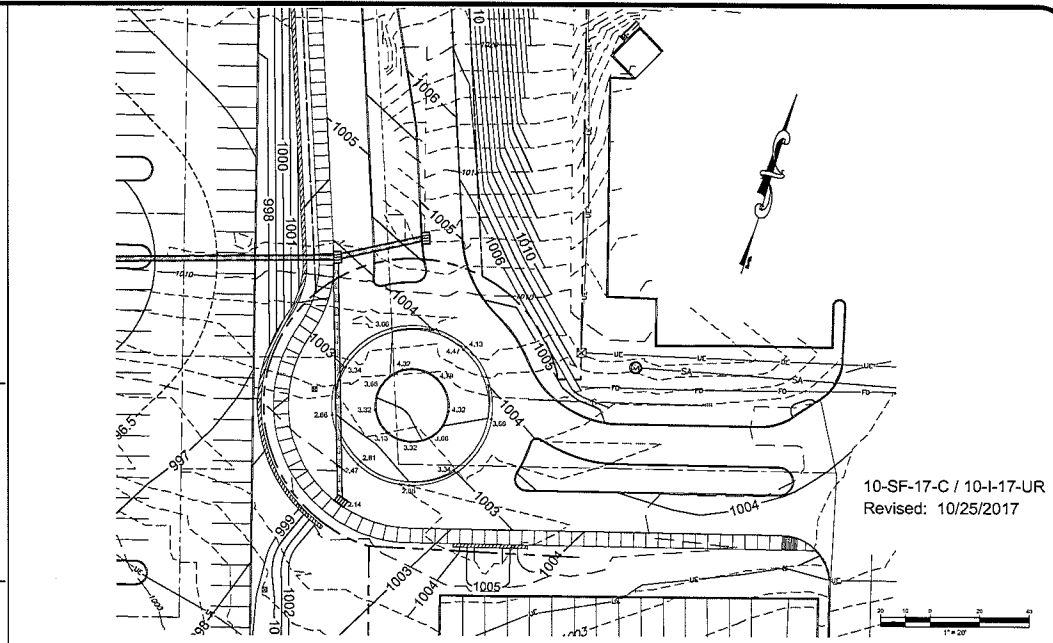
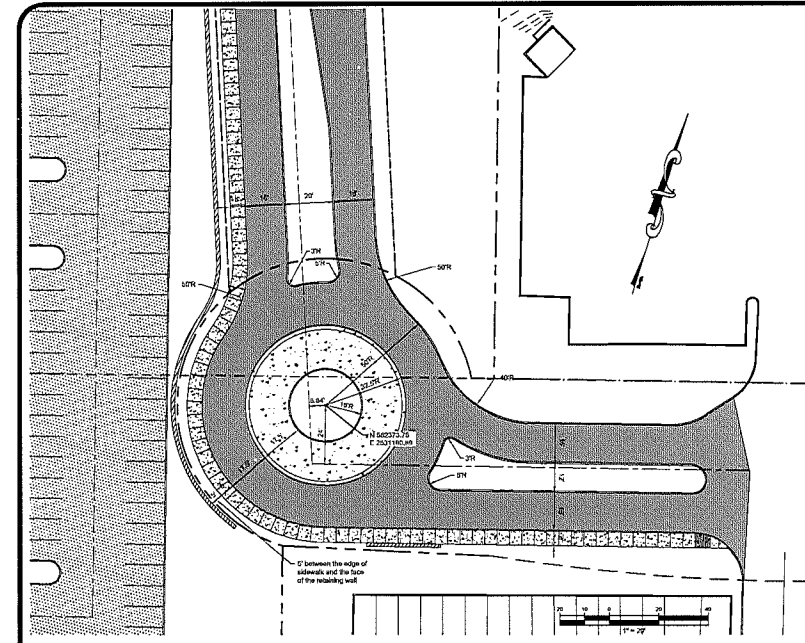
Project:
LAND DEVELOPMENT SOLUTIONS
310 BRITTONS RD., SUITE K-1000, KNOXVILLE, TENNESSEE 37922
TEL: 605-571-5283

Drawing Description:
Parkwest Expansion Overall Site Grading Plan

Revision	Date	No.

Drawn By	
Checked	
Approved	
Job No.	217901
1"=40'	10-25-2017
Scale	Date

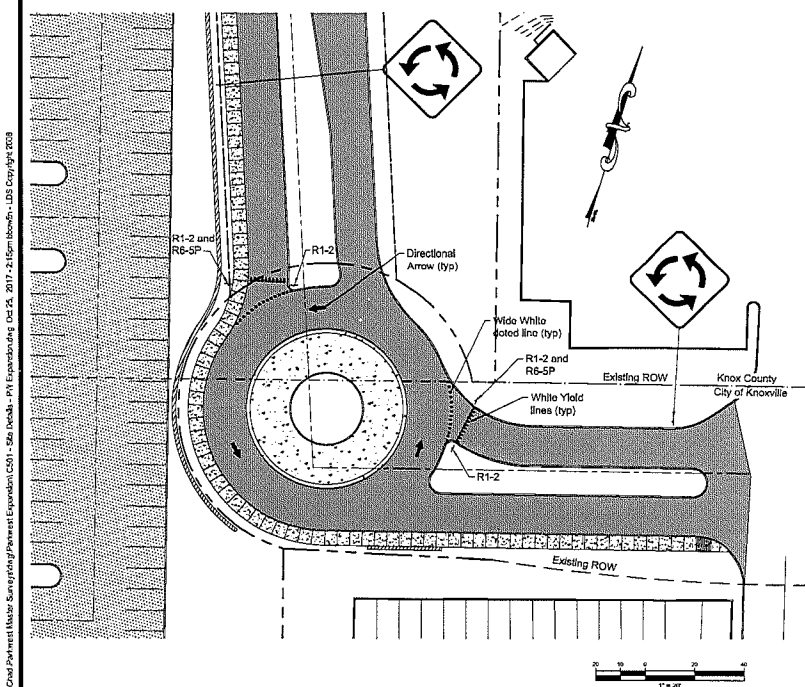
C201
Sheet No.




10-SF-17-C / 10-I-17-UR
Revised: 10/25/2017


1 Roundabout - Layout Plan

2 Roundabout - Grading Plan

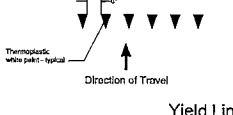




R6-5P
(30"x30")
Roundabout Circulation



R1-2
(36"x36"x36")
Yield



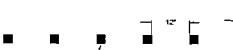
Yield Lines

Thermoplastic white paint - typical

Direction of Travel

Triangle height to equal to 1.5 times the base dimension

All signs shall be installed in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). Use posts per Disabled Sign Detail. Sign materials shall meet latest edition of DOTSS.



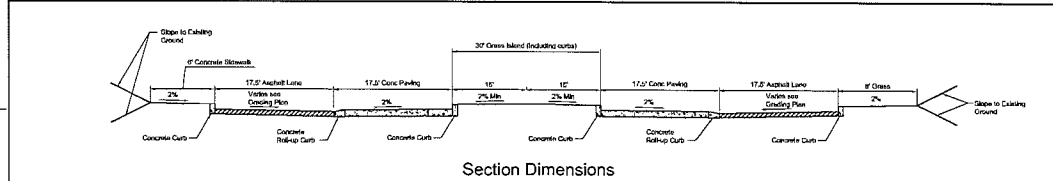
Wide Dotted White Lines

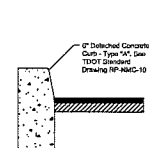
Thermoplastic white paint - typical

NOTE: PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR PREPARED PLASTIC MARKINGS AS SPECIFIED IN THE LATEST EDITION OF DOTSS

4 Sign and Pavement Marking Detail

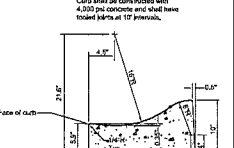
3 Roundabout - Striping and Signage Plan





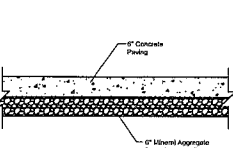
Curb Detail

8" Detached Concrete Curb - Type "A", See DOTSS Drawing 10P-MC-10



Roll-up Curb

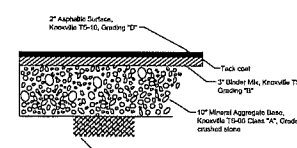
Curb shall be constructed with 4,000 psi concrete and shall have 30-day joint at 12' intervals.



Concrete Paving Detail

8" Concrete Paving

6" Mineral Aggregate Base, Knoxville Type Class "A", Grade "D" crushed stone



Asphalt Pavement Section

2" Asphalt Surface, Knoxville TS-10, Grade "D"

Tack coat


3" Bladed Mix, Knoxville TS-20, Grade "D"

12" Mineral Aggregate Base, Knoxville Type Class "A", Grade "D" crushed stone

Compacted subgrade


5 Roundabout - Section

X:\Gis\Parkwest Master_Survey\Project\Expansion\C501 - Site Details - PVI Expansion\figs\Doc\PLT_2017-2\Sign\10m\10-LDE\0301.dwg



Coverity HEALTH

Project:



LAND DEVELOPMENT SOLUTIONS

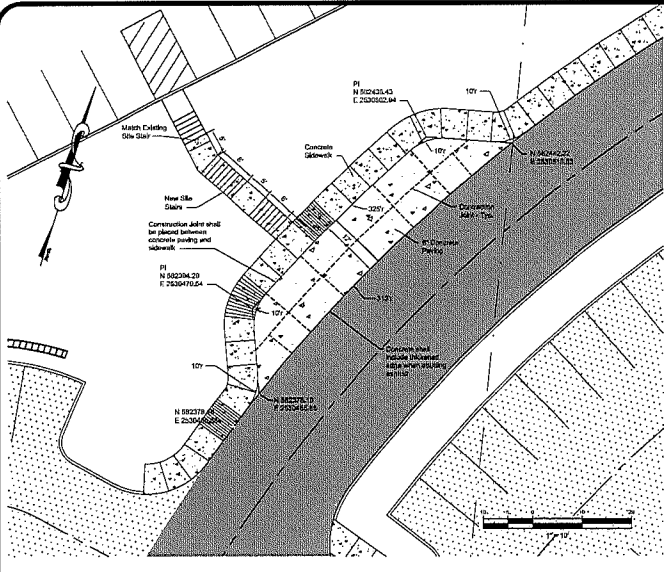
310 BARNWELL RD., SUITE K-KNOXVILLE, TENNESSEE 37922

PH: 615-671-7231

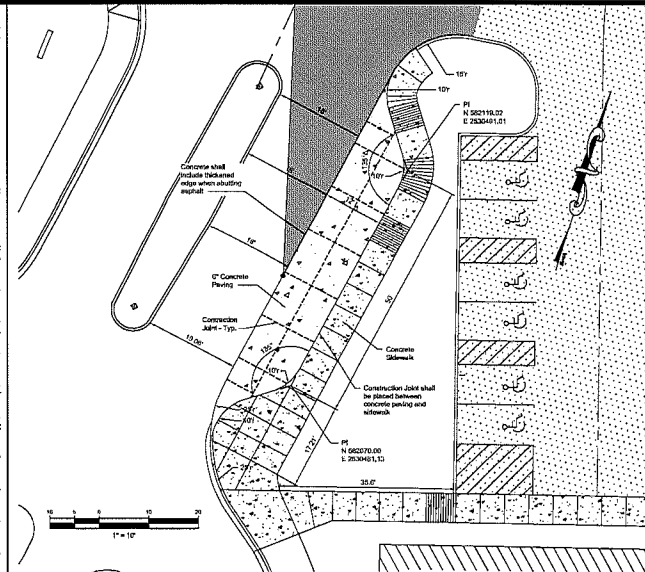
Parkwest Expansion Site Details

Drawing Description	

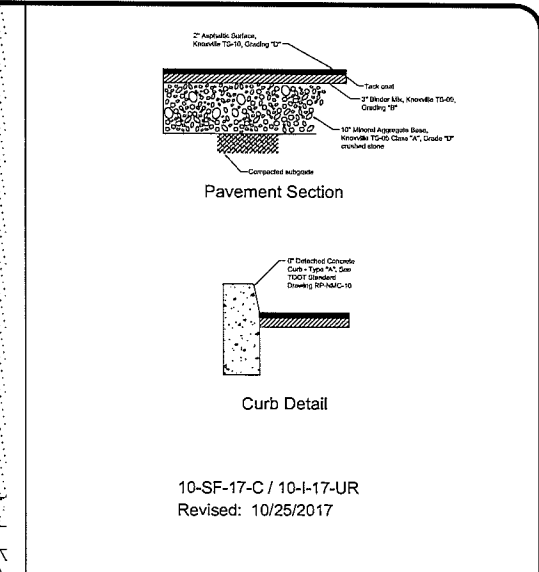
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Approved	
Job No.	217901
As Noted Scale	10-25-2017 Date
C501	
	Sheet No.



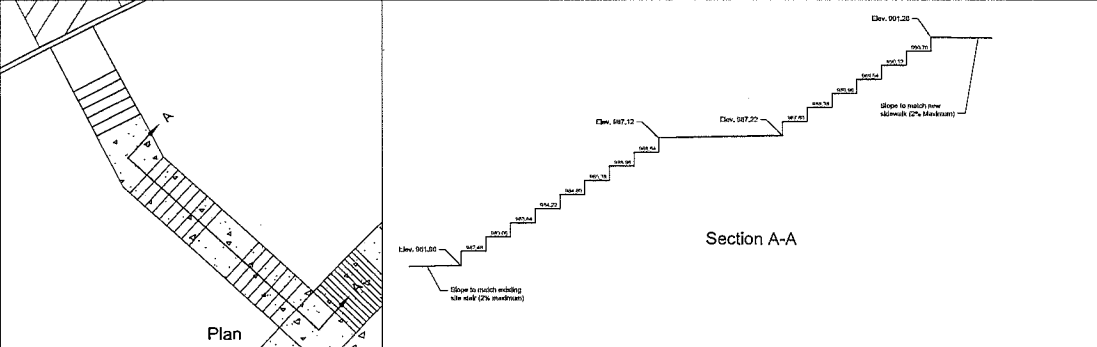
1 Bus Stop #1 Layout Plan



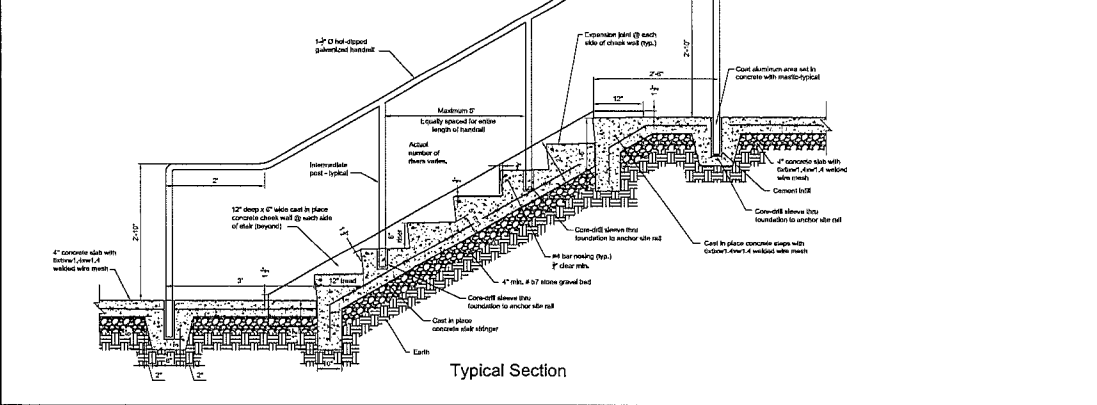
2 Bus Stop #2 Layout Plan



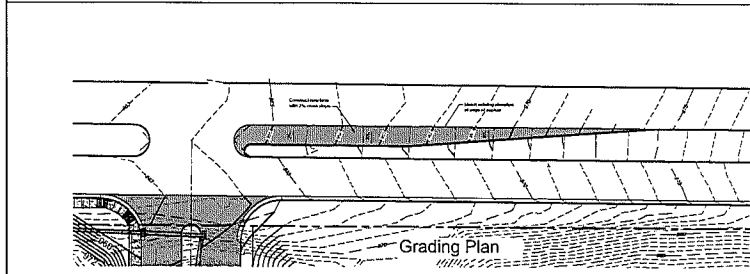
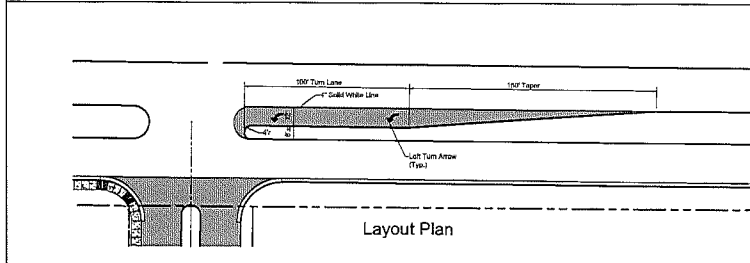
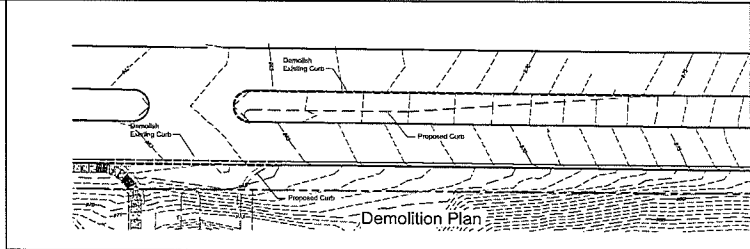
3 Sherrill Boulevard Turn Lane - Asphalt & Curb Details



Plan



4 Site Stair Detail



5 Sherrill Boulevard - Westbound Left Turn Lane

Parkwest
MEDICAL CENTER

CoverKool
HEALTH

Knowlton, Tennessee

Project: LAND DEVELOPMENT SOLUTIONS

310 BAYVIEW RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH: 865-971-5281

Drawing Description: Parkwest Expansion Site Details

Rev' By: []

Date: []

No. []

Drawn By: []

Checked: []

Approved: []

Job No. 217001

As Noted Scale 1/8"=1'-0" (1/8"=1'-0" Date)

C504
Sheet No.

X:\CADD\Project\Maine\Servers\p\parkwest\Expansion\CD\ - Site Details - CIV\Expansion.dwg Oct-26, 2017 - 2:11pm bso@rhd.com

PLANTING SPECIFICATIONS

SCOPE OF WORK: PROVIDE AND MAINTAIN NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLAN AND SPECIFICATION. PROVIDE AND MAINTAIN NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLAN AND SPECIFICATION.

DESIGN AND MATERIALS: PROVIDER SHALL FURNISH ALL AFFORDABLE MATERIALS AND LOCAL CODES AND ORDINANCES. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE CITY ENGINEER BEFORE USE. PROVIDER SHALL FURNISH ALL AFFORDABLE MATERIALS AND LOCAL CODES AND ORDINANCES. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE CITY ENGINEER BEFORE USE.

PLANTING: PLANTING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES. PLANTING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES. PLANTING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.

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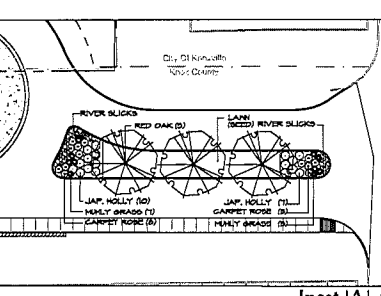
PLANT SCHEDULE

QUANTITY	CODING	DESCRIPTION	SIZE	GT
1	1	DOGWOOD	24-30"	24-30"
1	2	BURNING BUSH	24-30"	24-30"
1	3	DOGWOOD	18-24"	18-24"
1	4	DOGWOOD	12-18"	12-18"
1	5	DOGWOOD	6-12"	6-12"
1	6	DOGWOOD	3-6"	3-6"
1	7	DOGWOOD	24-30"	24-30"
1	8	DOGWOOD	18-24"	18-24"
1	9	DOGWOOD	12-18"	12-18"
1	10	DOGWOOD	6-12"	6-12"
1	11	DOGWOOD	3-6"	3-6"
1	12	DOGWOOD	24-30"	24-30"
1	13	DOGWOOD	18-24"	18-24"
1	14	DOGWOOD	12-18"	12-18"
1	15	DOGWOOD	6-12"	6-12"
1	16	DOGWOOD	3-6"	3-6"
1	17	DOGWOOD	24-30"	24-30"
1	18	DOGWOOD	18-24"	18-24"
1	19	DOGWOOD	12-18"	12-18"
1	20	DOGWOOD	6-12"	6-12"
1	21	DOGWOOD	3-6"	3-6"

SLOPE STABILIZATION / NATIVE BEED MIX SPECIFICATION:

- INSTALL 4-6 INCHES OF TOPSOIL AS NEEDED.
 - LOOSEN THE SOIL TO ACCEPT THE SEED MIX.
 - APPLY AGRIQUALTURAL LIME AS PER A SOIL TEST OR AT A RATE OF 1 TO 2 TONS PER ACRE.
 - SEED THE SLOPE WITH A MIXTURE AS FOLLOWS:
- WARM SEASON MIXTURE:**
- COMMON HURTLE (STOCK SEED PARMS 1000-TH-352)
 - DOGWOOD (STOCK SEED PARMS 1000-TH-352)
 - LITTLE BLUE STEM (STOCK SEED PARMS 1000-TH-352)
- COLD SEASON MIXTURE:**
- DOGWOOD (STOCK SEED PARMS 1000-TH-352)
 - LITTLE BLUE STEM (STOCK SEED PARMS 1000-TH-352)

COVER CROP:



LANDSCAPE REQUIREMENTS (CITY OF KNOXVILLE)

LANDSCAPE REQUIREMENTS (CITY OF KNOXVILLE) shall be as per the following table:

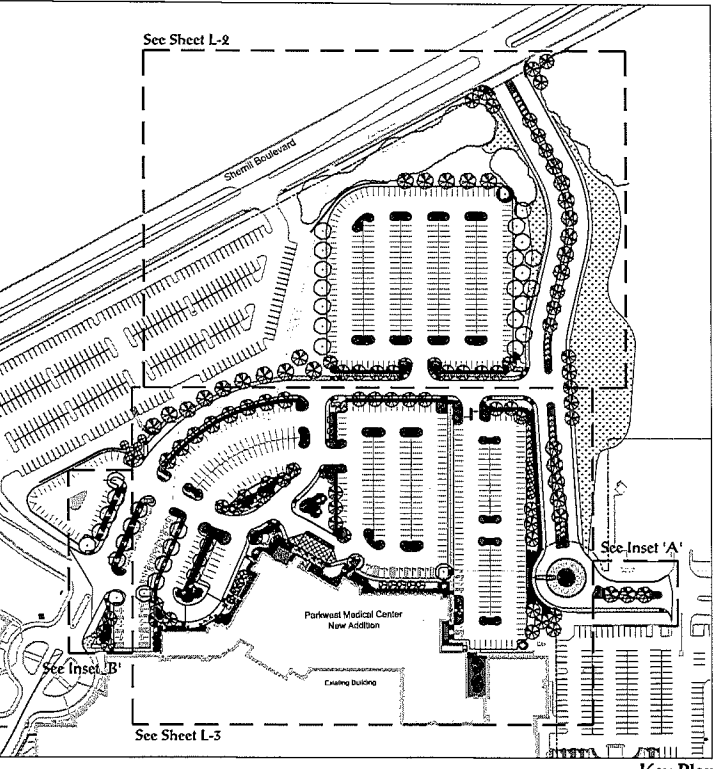
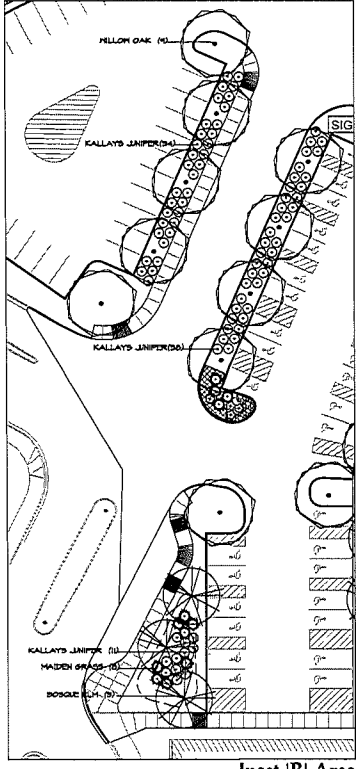
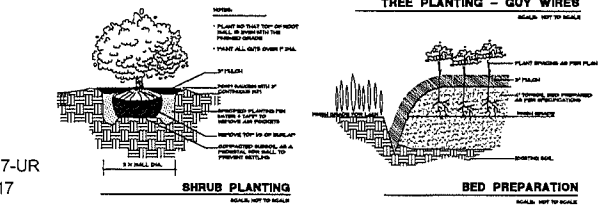
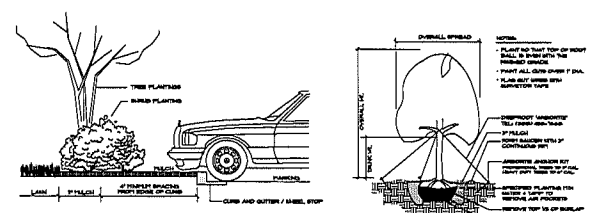
ITEM	REQUIRED	PROPOSED
OPEN SPACE TREES	5 TREES	5 TREES
PARKING LOT TREES	8 TREES	8 TREES
SHRUBS	15 SHRUBS	15 SHRUBS
MULCH	100 YD ³	100 YD ³
IRRIGATION	100 YD ³	100 YD ³

LANDSCAPE REQUIREMENTS (PARK COUNTY)

LANDSCAPE REQUIREMENTS (PARK COUNTY) shall be as per the following table:

ITEM	REQUIRED	PROPOSED
OPEN SPACE TREES	5 TREES	5 TREES
PARKING LOT TREES	8 TREES	8 TREES
SHRUBS	15 SHRUBS	15 SHRUBS
MULCH	100 YD ³	100 YD ³
IRRIGATION	100 YD ³	100 YD ³

10-SF-17-C / 10-17-UR
Revised: 10/25/2017



REVIEW PLAN NOT FOR CONSTRUCTION

MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE
201 N. PARKWAY
KNOXVILLE, TN 37916

Planting Plan
PARKWEST HOSPITAL EXPANSION
Knoxville, Tennessee

SCALE AS SHOWN
L-1



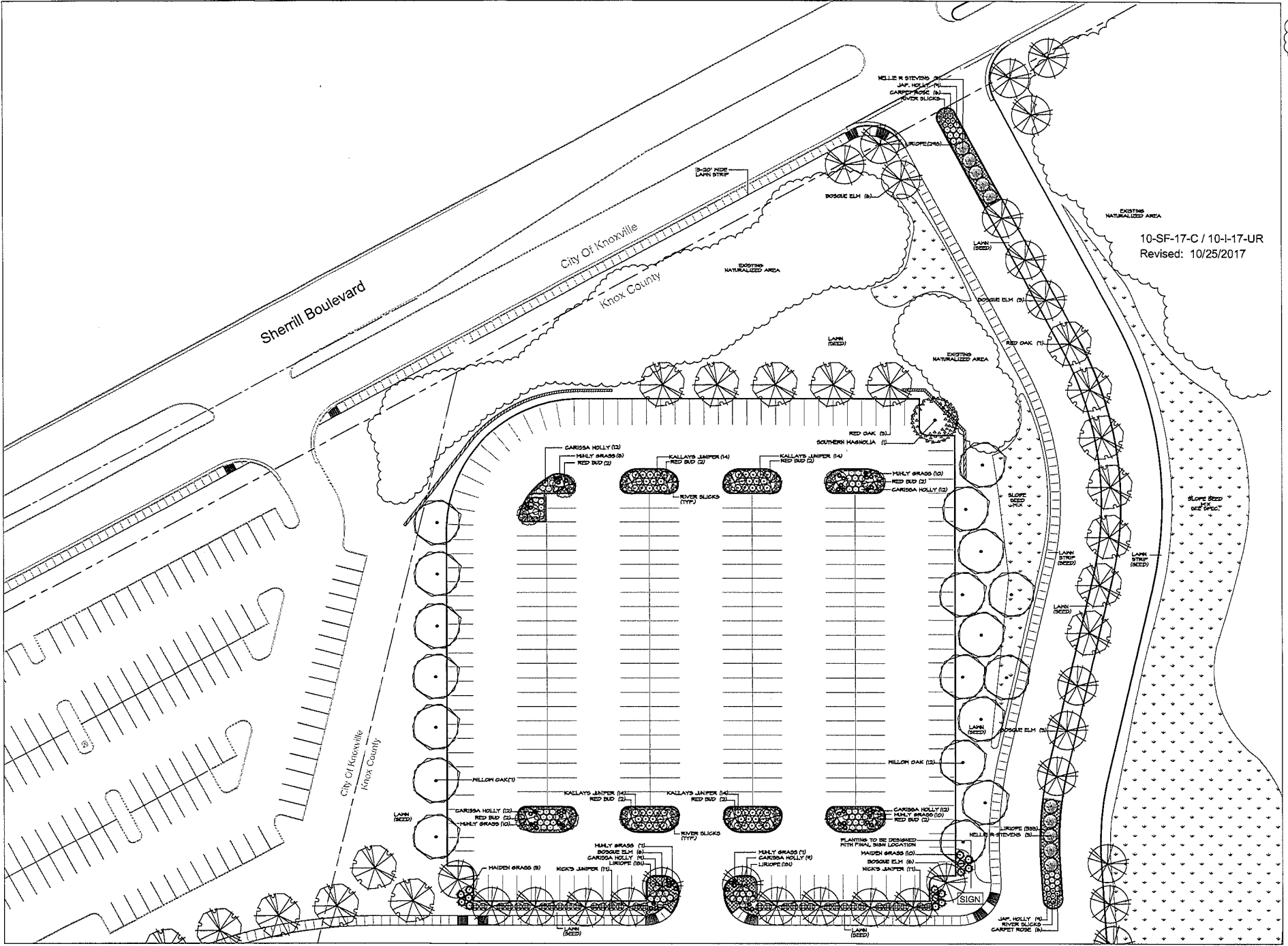
REVIEW PLAN
NOT FOR CONSTRUCTION

MICHAEL VEISEN & ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
P.O. BOX 484027, SUITE 201, KNOXVILLE, TN 37949

Planting Plan
PARKWEST HOSPITAL EXPANSION
Knoxville, Tennessee

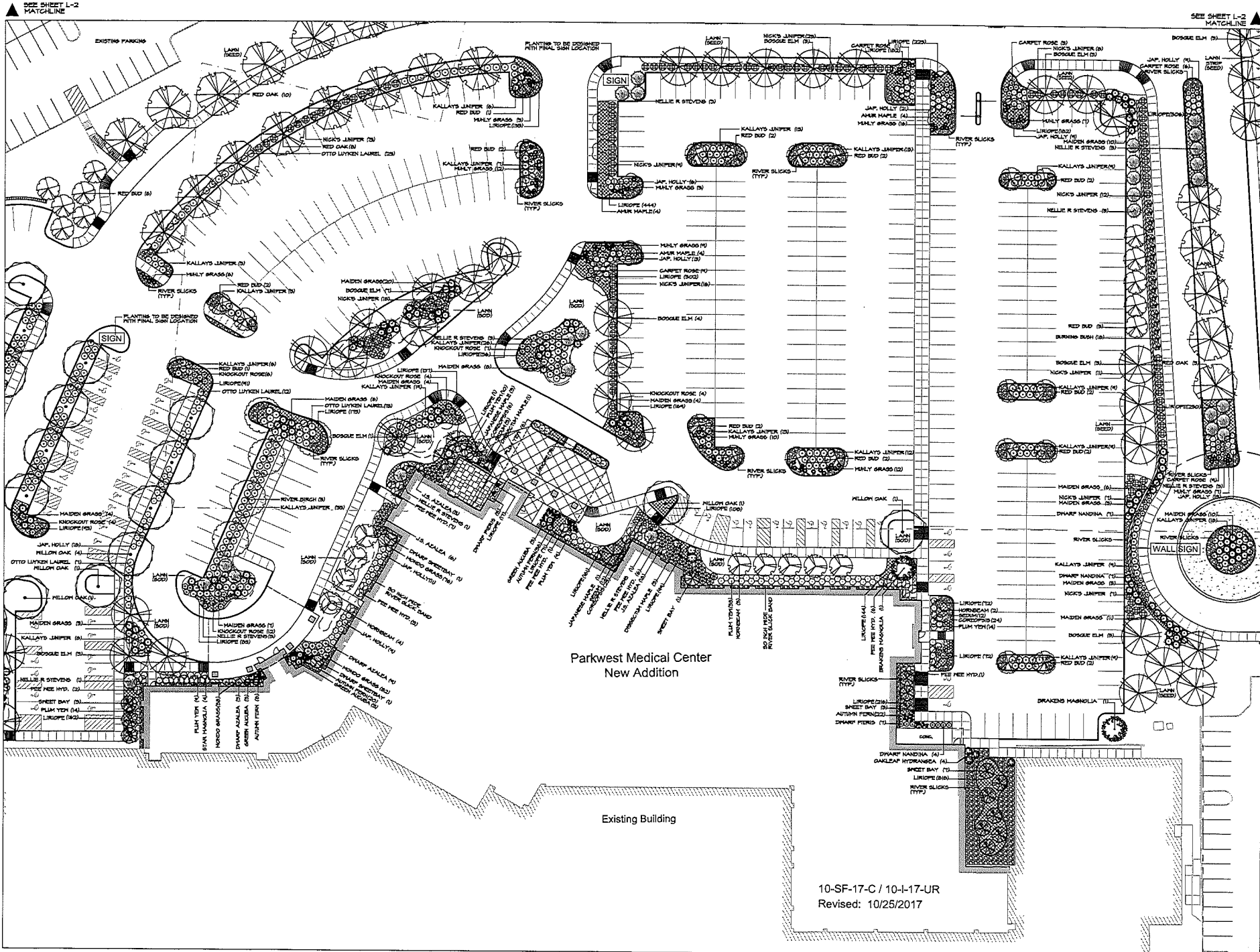
DWG. NO. 210395
DATE: MAY/14
REV: OCT. 29, 2017
PROJECT: NONE
SCALE 1" = 30'
L-2

10-SF-17-C / 10-I-17-UR
Revised: 10/25/2017



MATCHLINE SEE SHEET L-5

MATCHLINE SEE SHEET L-3



REVIEW PLAN
NOT FOR CONSTRUCTION

MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE - LAND PLANNING
201 N. PENNINGTON ST., SUITE 207, HOUSTON, TEXAS 77002

Planting Plan
PARKWEST HOSPITAL EXPANSION
Knoxville, Tennessee

DATE: 10/25/17
DRAWN: MVS/SLH
DATE: OCT. 25, 2017
REVISION: NONE

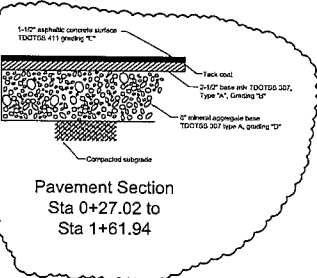
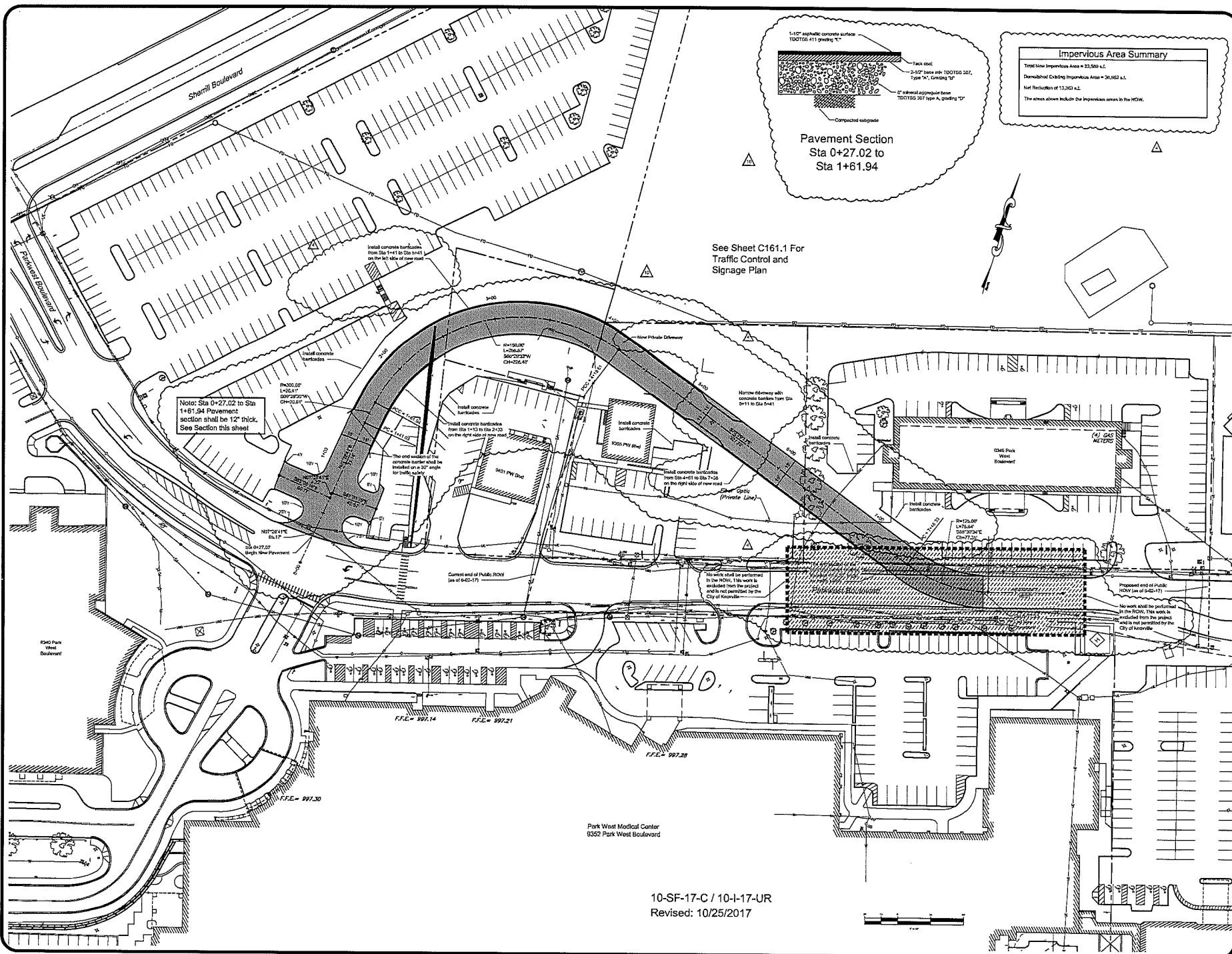
SCALE 1" = 20'
L-3

Parkwest Medical Center
New Addition

Existing Building

10-SF-17-C / 10-I-17-UR
Revised: 10/25/2017

X:\Draw\Project\Maple_Summit\Project\Expansion - Phase 1\C101 - PM 1181\Drawings\Plan - RWI\Expansion.dwg, Sep 25, 2017, 1:50pm (browns) - LDC Copyright 2018



Impervious Area Summary	
Total New Impervious Area	= 23,569 s.f.
Demolished Existing Impervious Area	= 36,962 s.f.
Net Reduction of	13,393 s.f.
The areas above include the Impervious areas in the ROW.	

See Sheet C161.1 For
Traffic Control and
Signage Plan

Note: Sta 0+27.02 to Sta
1+61.94 Pavement
section shall be 12\"/>

This work shall be performed
in the ROW. This work is
excluded from the project
and is not permitted by the
City of Knoxville.

Proposed end of Public
ROW (see 6-25-17)

No work shall be performed
in the ROW. This work is
excluded from the project
and is not permitted by the
City of Knoxville.

10-SF-17-C / 10-I-17-UR
Revised: 10/25/2017

Project: **Parkwest Medical Center Expansion**
Parkwest
MEDICAL CENTER
CONTRACT
Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS

310 SAWYERS RD., SUITE K, KNOXVILLE, TENNESSEE 37922
PH: 865-471-2281

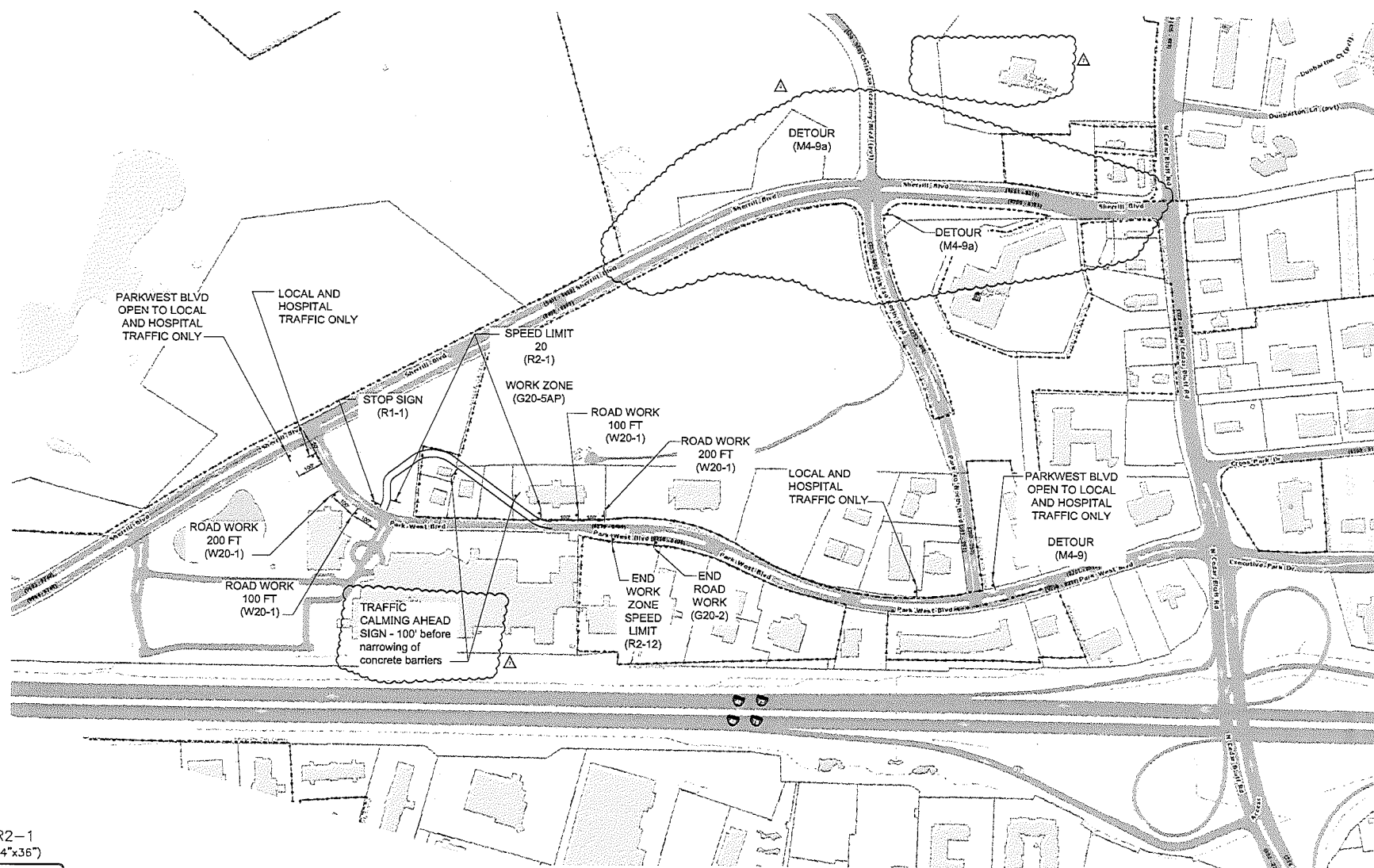
Phase 1 Site Plan
Parkwest Blvd
Temporary Relocation



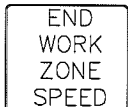
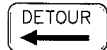
No.	Date	Revision
4	8-02-2017	City of Knoxville Review Comments
10	9-25-2017	Revised to Temporary Blvd

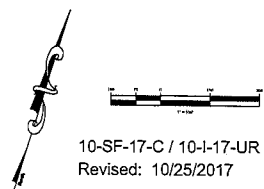
Drawn By	
Checked	
Approved	
Job No.	217001
1"=30'	6-13-2017
Scale	Date

C101
Sheet No.

X:\Chad\Parkwest\Map\Signage\Parkwest Expansion - Phase 1\CH1 - PH1\Sign\Traffic Control - PH1 Expansion.dwg, Rev. 05, 2017, 2/23/2017, LGS, Copyright 2008



<p>R2-1 (24"x36")</p>  <p>SPEED LIMIT 20</p>	<p>DETOUR M4-9 (30"x24")</p> 	<p>END WORK ZONE SPEED LIMIT</p> 	<p>END ROAD WORK</p> <p>G20-2 (36"x18")</p>	<p>LOCAL AND HOSPITAL TRAFFIC ONLY</p> <p>(24"x36")</p>	<p>PARKWEST BLVD OPEN TO LOCAL AND HOSPITAL TRAFFIC ONLY</p> <p>(60"x30")</p>	<p>TRAFFIC CALMING AHEAD</p> <p>(36"x36")</p>
<p>WORK ZONE</p> <p>G20-5aP (24"x18")</p>	<p>DETOUR M4-9a (30"x24")</p> 	<p>STOP</p> <p>R1-1 (30"x30")</p>				



10-SF-17-C / 10-I-17-UR
Revised: 10/25/2017

1
Parkwest Temporary Relocation - Traffic Control Plan

Project
Parkwest Medical Center Expansion
Knoxville, Tennessee

LAND
DEVELOPMENT
SOLUTIONS

310 SAWYER RD., SUITE K, KNOXVILLE, TENNESSEE 37922
PH. 865-971-2281

Planning Description
Phase 1
Traffic Control Plan

No.	Date	Revision
4	8-29-2017	City of Knoxville Review Comments
7	8-18-2017	City of Knoxville Review Comments
8	9-01-2017	City of Knoxville Review Comments



Drawn By	
Checked	
Approved	
Job No.	217001
Scale	1"=150'
Date	8-13-2017

C161
Sheet No.

PARKWEST MEDICAL CENTER

KNOXVILLE, TENNESSEE

TRAFFIC IMPACT STUDY

10-SF-17-C / 10-I-17-UR

Submitted to:

Parkwest Medical Center



September 2017

Revised October 27, 2017

Submitted by:

CDM Smith, Inc.
1100 Marion Street, Suite 300
Knoxville, Tennessee 37921



Summary and Conclusion

Parkwest Regional Medical Center plans an expansion to add another 182 beds with an initial phase of 42 beds. The proposed expansion would be located north of the existing hospital facility and encroach upon the existing Parkwest Boulevard.

Parkwest Regional Medical Center is requesting that the City of Knoxville consider allowing realignment of Parkwest Boulevard beginning at approximately the Physician's Office Building and intersecting with Sherrill Boulevard northeast of the existing employee parking facility. This would allow the new facilities to be constructed closer to the existing hospital main entrance. The existing intersection of Parkwest Boulevard and Sherrill Boulevard would remain in place as a hospital access, but through traffic movements would be prohibited. The realigned roadway would allow access to the new facilities and the existing northwest section of Parkwest Boulevard.

The proposed new alignment of Parkwest Boulevard should be constructed as a two-lane road with turn lanes at campus driveways. Sidewalks on both sides of the road should be considered. At its intersection with Sherrill Boulevard, the proposed new road should have a separate left turn and right turn lane though minimal queues are expected. At this same intersection, a new left turn lane on Sherrill Boulevard should be constructed. All improvements to this intersection should be constructed by the completion of Phase 1 in 2019.

The proposed hospital expansion is expected to initially generate 56 AM peak-hour trips, 60 PM peak-hour trips, and 308 daily trips. With the full addition of 182 beds, 240 AM peak-hour trips, 258 PM peak-hour trips, and 1,334 daily trips will be generated. The proposed expansion, combined with the relocation of Parkwest Boulevard, are not expected to place an unmanageable burden on the street system. Traffic projections indicated that the additional trips would be minimal to study intersections except for those along Parkwest Boulevard. However, despite the increases in traffic, the analyses found that delays and intersection LOS's along Parkwest Boulevard will be essentially unaffected by these proposed changes. The most significant impact will be to the intersection of Sherrill Boulevard/Pellissippi Parkway

off ramp and Dutchtown Road, which currently fails during the PM peak hour and experiences long queues on the Pellissippi Parkway northbound off-ramp during the AM peak hour. The reassignment of the approach lanes from the off-ramp can mitigate the LOS and achieve greater approach efficiency. TDOT's proposed alternative plan should also mitigate LOS and queue concerns at this intersection, but CDM Smith did not analyze it.

In general, a combination of new hospital trips in 2019 and at buildout, plus anticipated growth of background traffic can be absorbed into the road network without creating unacceptable delays. An annual growth rate of 5-percent over the next few years and 2.5-percent over the next 10-15 years was assumed based on historical trends. The analysis concluded that the volume impact will not exceed 6-percent for any of the study intersections, with most not exceeding 3-percent. The percent of the intersection traffic associated with the Parkwest Medical Center expansion only exceeded 3-percent for the Parkwest Boulevard intersections. The expansion of the hospital should have minimal impact on study intersections, thereby not requiring any mitigation. Existing and background conditions did create the need for several possible improvements that would mitigate failing intersections or critical movements. Traffic increases associated with Parkwest Hospital is less than 2-percent for the projected 2019 conditions and less than 6-percent for the 2030 conditions. Plans by TDOT for the intersections of Cedar Bluff Road at Parkwest Boulevard and Dutchtown Road at Pellissippi Parkway northbound ramps should mitigate the current adverse queuing and any poor levels of service associated with the traffic growth within the study vicinity. However, these plans do not need to be urgently implemented, which is acceptable since funding is not available.

Sight distance at the intersection of Sherrill Boulevard at Park 40 North Boulevard/Christian Academy Boulevard looking west from Park 40 North Boulevard was measured to be 390 feet, hence falling slightly below the MPC desired 400 feet. The line of sight for the Park 40 North Boulevard approach onto Sherrill Boulevard does meet the more critical minimum stopping sight distance of 305 feet. A traffic signal is not warranted at this intersection based on existing traffic volumes, but should be warranted with the proposed buildout of the medical offices.

Recommendations for improving the traffic conditions in the study area include the following:

1. As funding becomes available, provide a northbound double left-turn lane on Cedar Bluff Road to Parkwest Boulevard, currently planned by TDOT. Reassign the through traffic from Parkwest Boulevard from the shared thru-right-turn lane to the left-turn lane thereby improving the right-turn overlap efficiency.
2. As funding becomes available, reassign a southbound right-turn lane from the northbound Pellissippi Parkway off-ramp at Dutchtown Road for a through lane and the existing through lane to a shared left/through lane. This would require an added departure lane on Sherrill Boulevard for approximately 500 feet to match the current 4-lane section of Sherrill Boulevard. Further improvements to address 2030 buildout traffic might include adding a departure lane for the northbound Pellissippi Parkway on-ramp and the reassignment of a left-turn lane to a shared left/through lane on the northbound Sherrill Boulevard approach. The TDOT plan CDM Smith recently obtained is also a viable alternative.
3. Signalize the intersection of Sherrill Boulevard and Park 40 North Boulevard/Christian Academy Boulevard when warranted (with medical office buildout). Signalization should include a 100-foot westbound left-turn lane. A signal is not warranted based on existing traffic, but it will be when the new medical office building is occupied.
4. Provide a 100-foot left-turn lane, with 150-foot taper length, from Sherrill Boulevard to the relocated Parkwest Boulevard. This is shown on the site plan and CDM Smith supports the proposal.

SUBDIVISION - CONCEPT

Name of Applicant: Land Development Solutions

Date Filed: August 28, 2015 Meeting Date: October 12, 2017

Application Accepted by: Thomas Breckler

Fee Amount: \$0.00 File Number: Subdivision - Concept 10-SF-17-C

Fee Amount: \$1500.00 Related File Number: Development Plan 10-I-17-UR

PROPERTY INFORMATION

Subdivision Name: Parkwest Medical Center

Unit/Phase Number: _____

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

Tract Size: 21 acres No. of Lots: _____

Zoning District: PC-1, PC and OB

Existing Land Use: Hospital

Planning Sector: Northwest County

Growth Policy Plan Designation: Urban

Census Tract: 46.11

Traffic Zone: 221

Parcel ID Number(s): 119 01837, 119 01839, 119 01836
119 01851, 119 01833, 119 01832, 119 01831, 119 01823

Jurisdiction: City Council 2 District
 County Commission 3 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Danny Edsell - VP Covenant Health

Company: Parkwest Medical Center

Address: Parkwest Medical Center

City: Knoxville State: TN Zip: 37922

Telephone: (865)531-5797

Fax: _____

E-mail: dedsell@covhlth.com

PROJECT SURVEYOR/ENGINEER

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

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer West Knox UD

Water West Knox UD

Electricity LCUB & KUB

Gas KUB

Telephone ATT

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed 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