

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

▶ **FILE #:** 10-SF-17-C **AGENDA ITEM #:** 21
 10-I-17-UR **AGENDA DATE:** 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:

▶ **POSTPONE** the Concept Plan until the November 9, 2017 MPC meeting as recommended by staff.

▶ **POSTPONE** the Use on Review until the November 9, 2017 MPC meeting as recommended by staff.

Staff is recommending postponement of both the Concept Plan and Use on Review requests to allow adequate

time for review and evaluation by the staff of the Planning Commission, City of Knoxville, Knox County and the Tennessee Department of Transportation (TDOT) of the revised development plans and Traffic Impact Study for this large scale project. While everyone has been working towards moving forward with this project at the October 12, 2017 MPC meeting, additional time is needed to complete the reviews and provide any additional feedback to the applicant.

COMMENTS:

Parkwest Medical Center is proposing a major expansion to their facility that is located at the west end of Park West Blvd. and on the south side of Sherrill Blvd. The proposed development plans include a major addition to the north side of the existing facility, with new parking lots for doctors, employees and visitors with over 750 new parking spaces. The proposed project will require the demolition of four existing medical office buildings and an existing cell tower. The concept plan approval is required for the design and construction of a roundabout that will become the western terminus of West Park Blvd. A private driveway connection is proposed between the roundabout for West Park Blvd. and Sherrill Blvd., both being public streets.

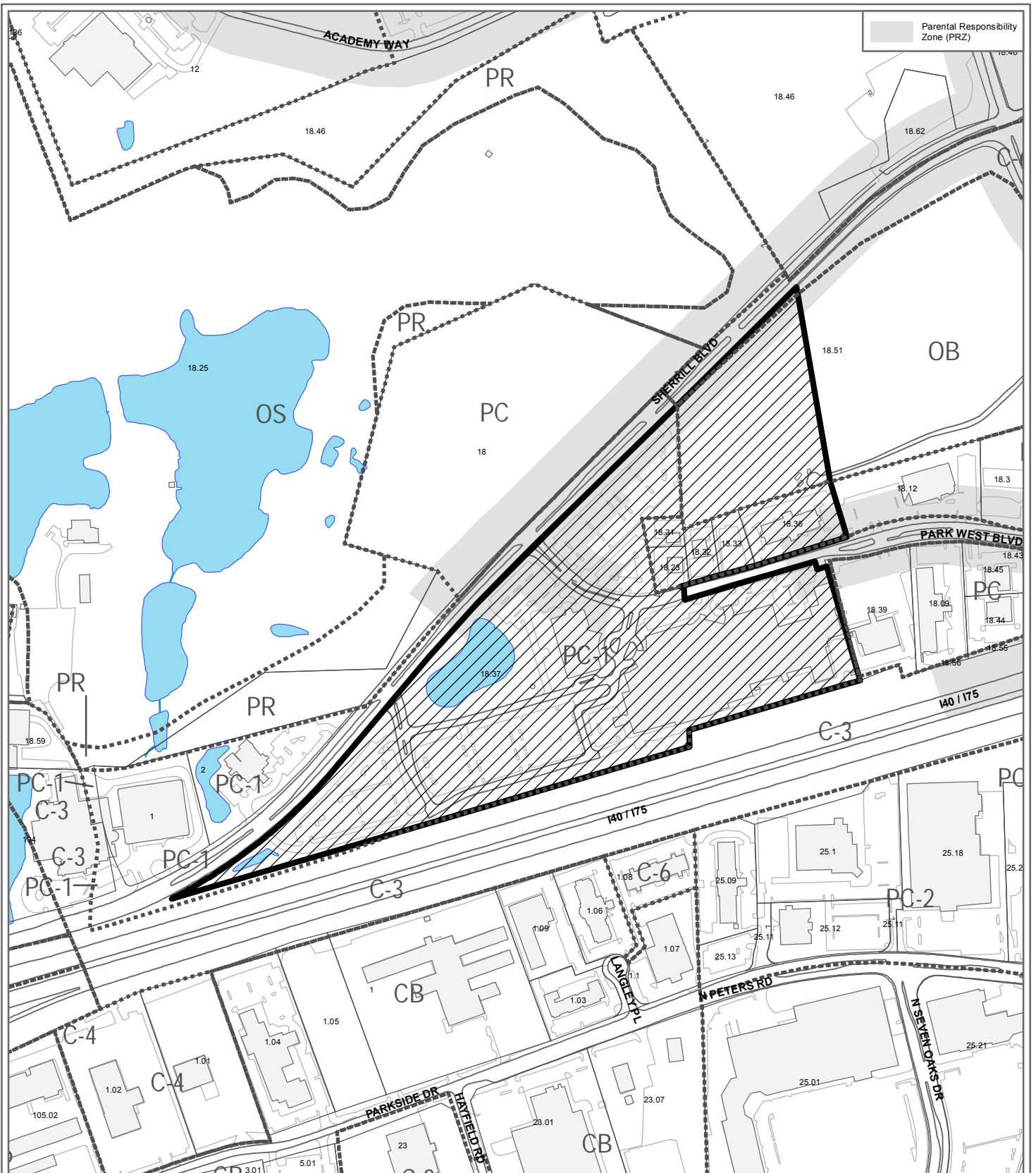
The proposed project is located in both the City of Knoxville and the unincorporated area of Knox County and requires approval of both jurisdictions. A Traffic Impact Study was prepared that is currently being reviewed by Planning Commission, City of Knoxville, Knox County and Tennessee Department of Transportation staff.

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.



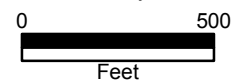
**10-SF-17-C / 10-I-17-UR
CONCEPT PLAN/USE ON REVIEW**



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

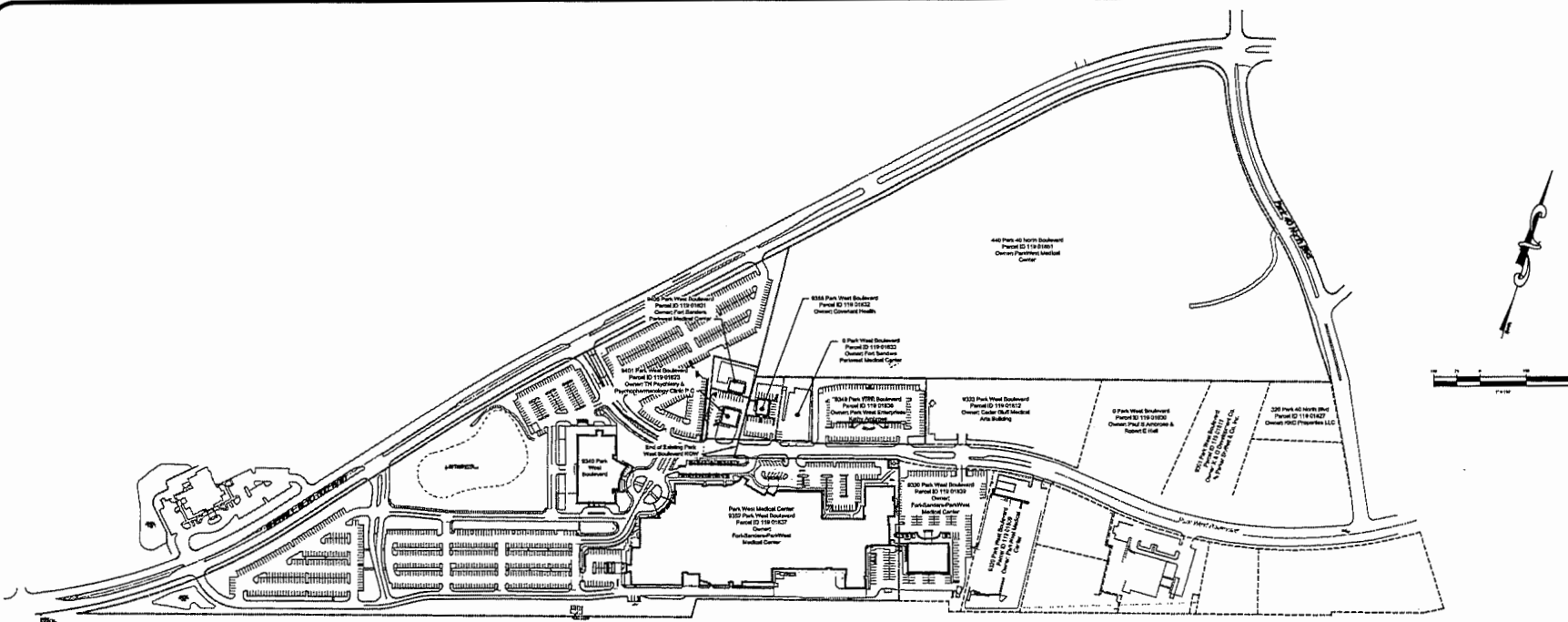
Petitioner: Land Development Solutions
Park West Medical Center
Expansion

Map No: 119
Jurisdiction: City and County

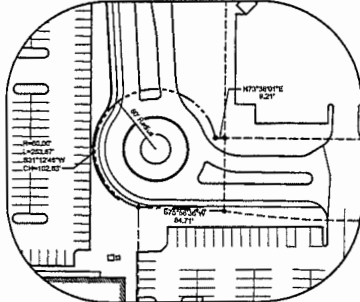


Original Print Date: 9/20/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

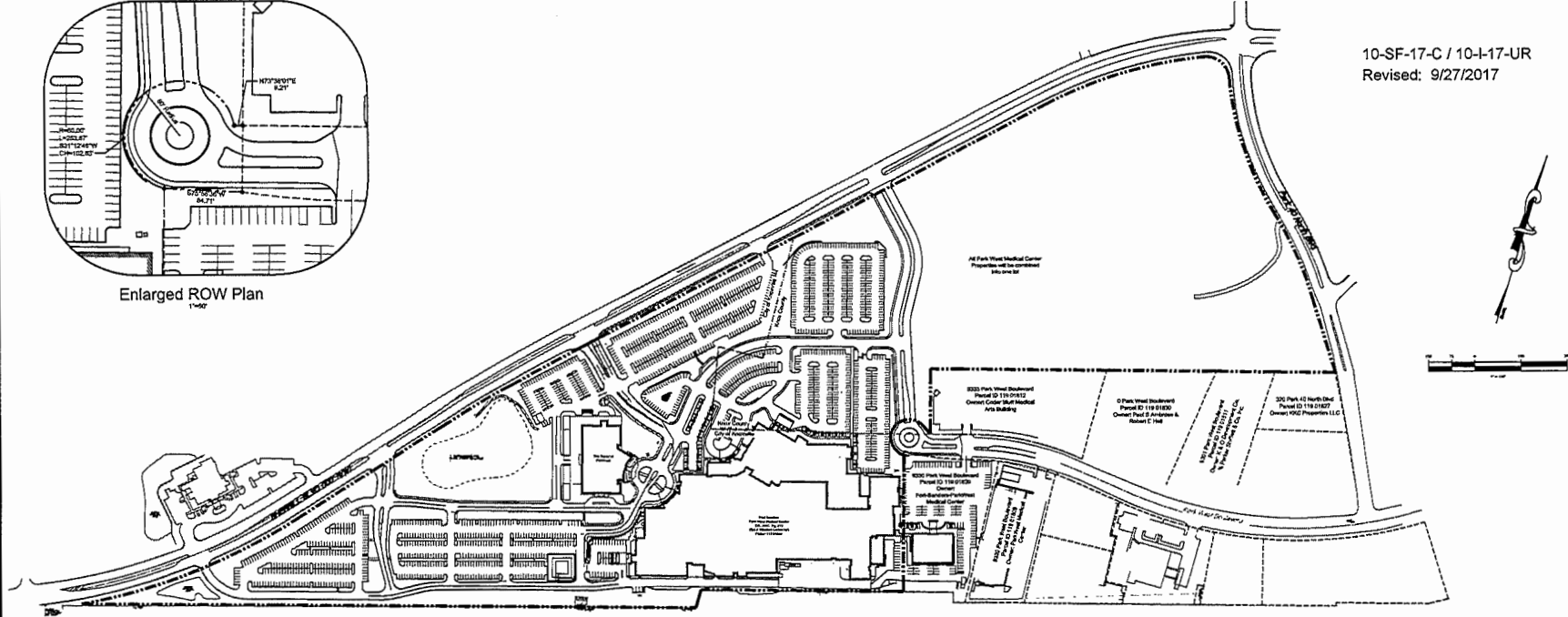
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



1 Existing Property and ROW



Enlarged ROW Plan
1/2" = 1'-0"



10-SF-17-C / 10-I-17-UR
 Revised: 9/27/2017

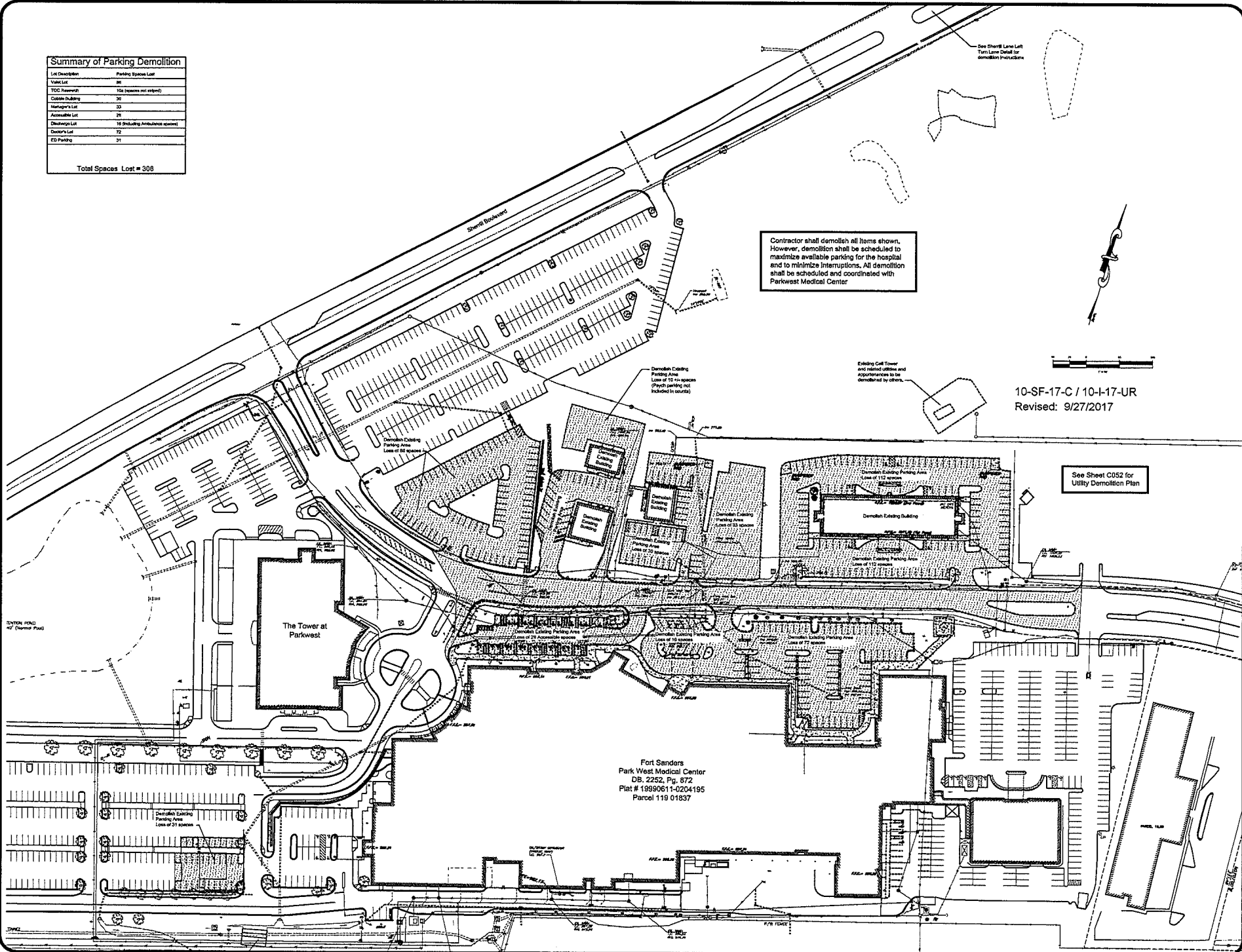
2 Proposed Property and ROW

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Summary of Parking Demolition

Lot Description	Parking Spaces Lost
Value Lot	86
TCC Research	106 (spaces not striped)
Cable Building	30
Managers Lot	33
Accessible Lot	28
Delivery Lot	16 (including ambulance spaces)
Doctors Lot	72
ED Parking	31

Total Spaces Lost = 308



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.

Existing Call Tower and related utilities and opportunities to be demolished by others.

10-SF-17-C / 10-I-17-UR
Revised: 9/27/2017

See Sheet C052 for Utility Demolition Plan

Fort Sanders
Park West Medical Center
DB: 2252, Pg. 872
Plat # 1999061 1-0204195
Parcel 119 01837

Drawing Description:

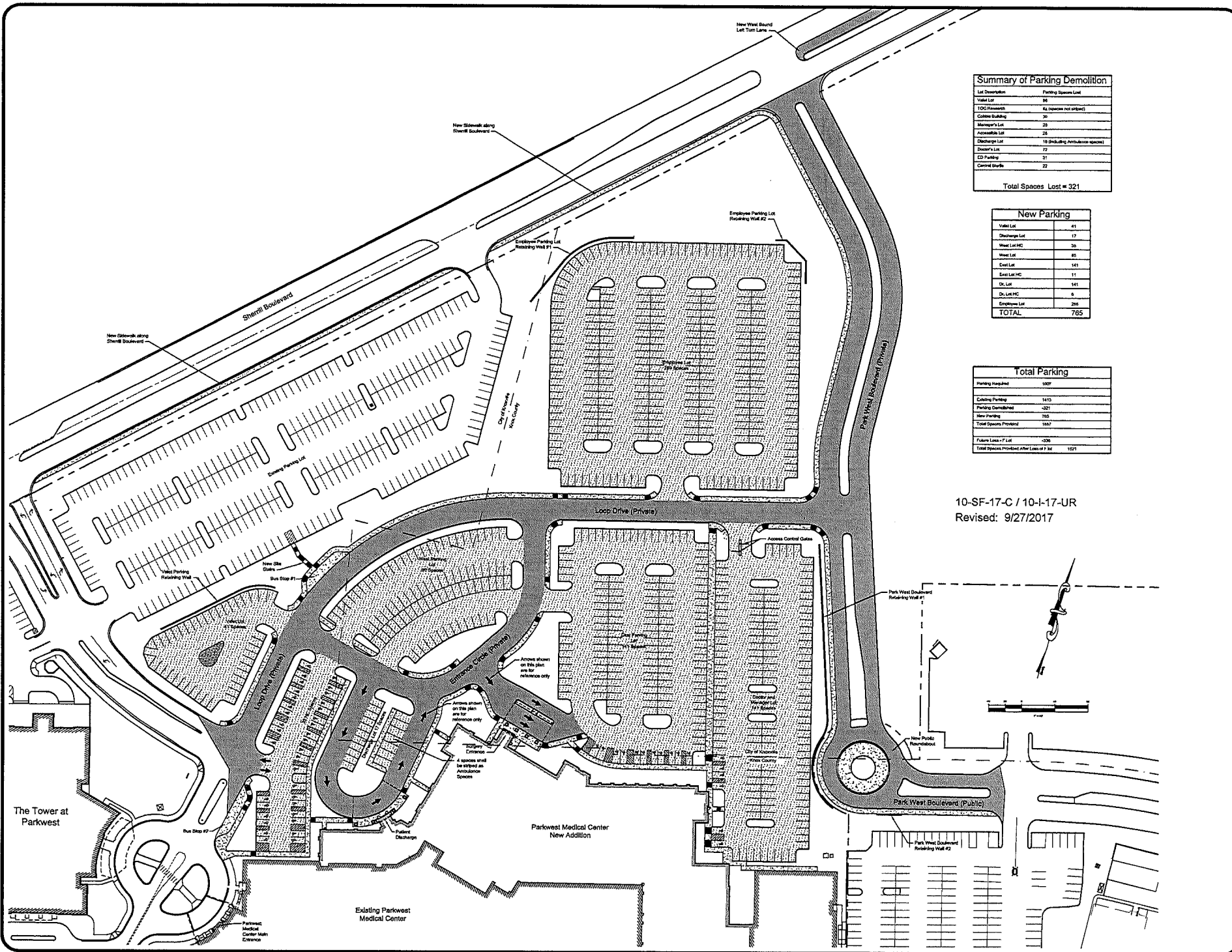
Revision	Date	No.

Design Development Set

Drawn By	
Checked	
Approved	
Job No.	217001
1"=50' Scale	6-29-2017 Date

C051
Sheet No.

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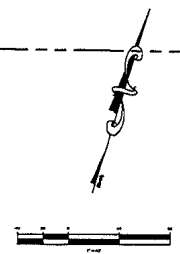
Lot Description	Parking Spaces Lost
Vault Lot	88
TOC Research	64 (includes not adjacent)
Colfax Building	30
Manager's Lot	23
Annex/In Lot	23
Discharge Lot	18 (including Ambulance spaces)
Diener's Lot	12
ED Parking	31
Control Office	22

Total Spaces Lost = 321

New Parking	
Vault Lot	41
Discharge Lot	17
West Lot HC	28
West Lot	85
East Lot	141
East Lot HC	11
Dr. Lot	141
Dr. Lot HC	6
Employee Lot	288
TOTAL	785

Total Parking	
Parking Required	1027
Existing Parking	1413
Parking Demolished	-321
New Parking	785
Total Spaces Provided	1867
Future Losses - F.L. Lot	-336
Total Spaces Provided After Losses of F.L. Lot	1531

10-SF-17-C / 10-I-17-UR
Revised: 9/27/2017



Parkwest
MEDICAL CENTER

Coverity
HEALTH

Project

LAND DEVELOPMENT SOLUTIONS

310 SHAWNS RD., SUITE K, KNOXVILLE, TENNESSEE 37922
PH: 865-671-2831

Drawing Description:

Rev	Date	By	Description

Drawn By:

Checked:

Approved:

Job No.: 217001

Scale: 1"=42'

Date: 9-27-2017

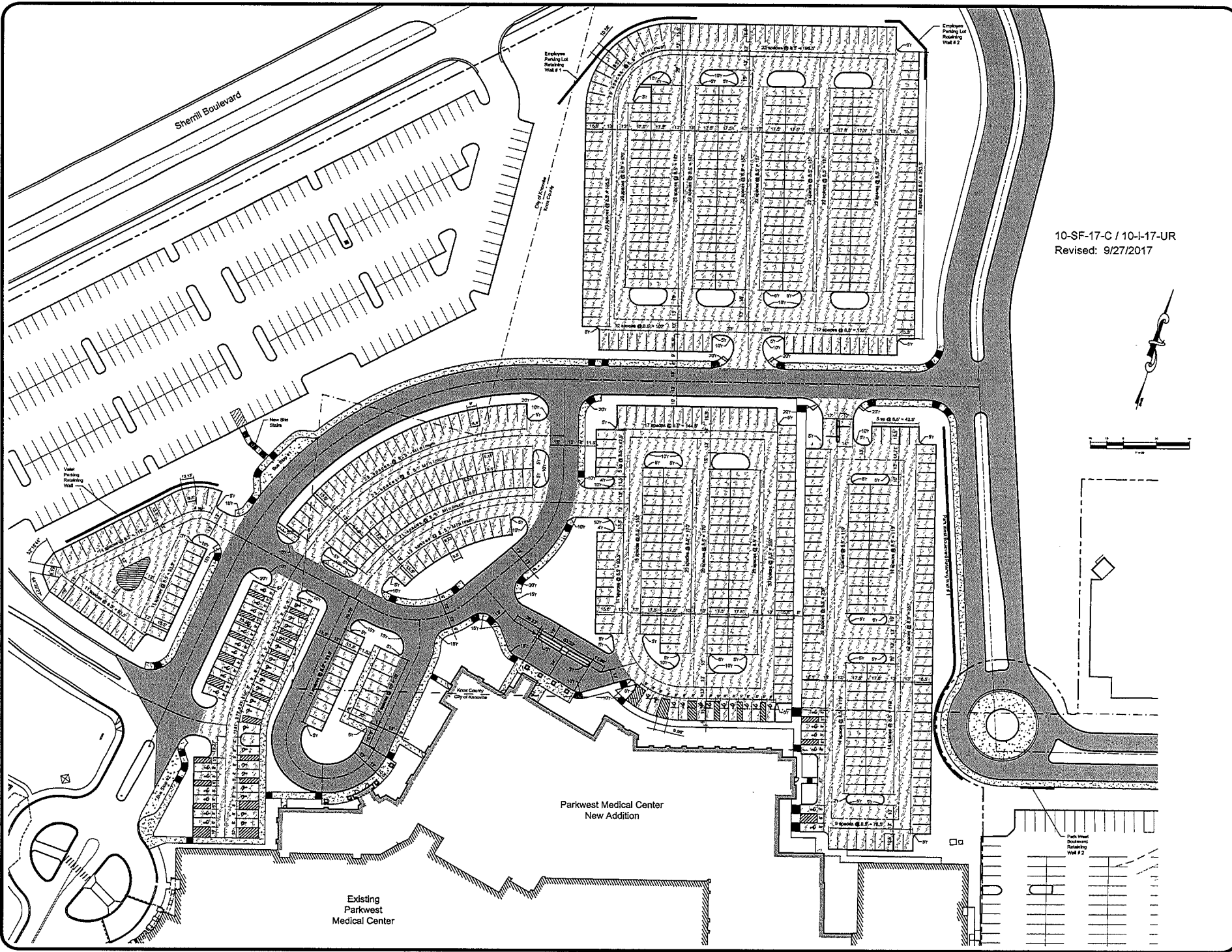
C101

Sheet No.:



MPC October 12, 2017

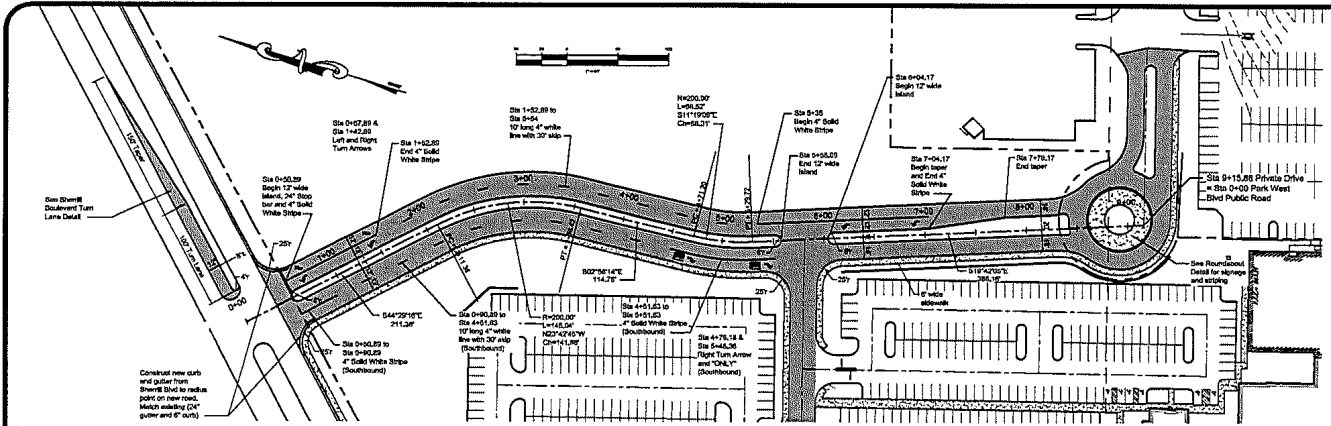
Agenda Item # 21

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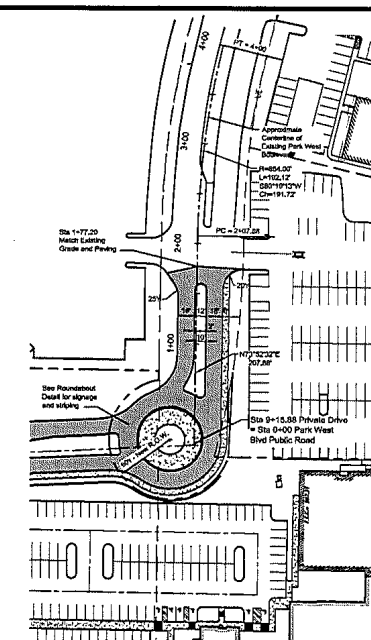


10-SF-17-C / 10-I-17-UR
 Revised: 9/27/2017

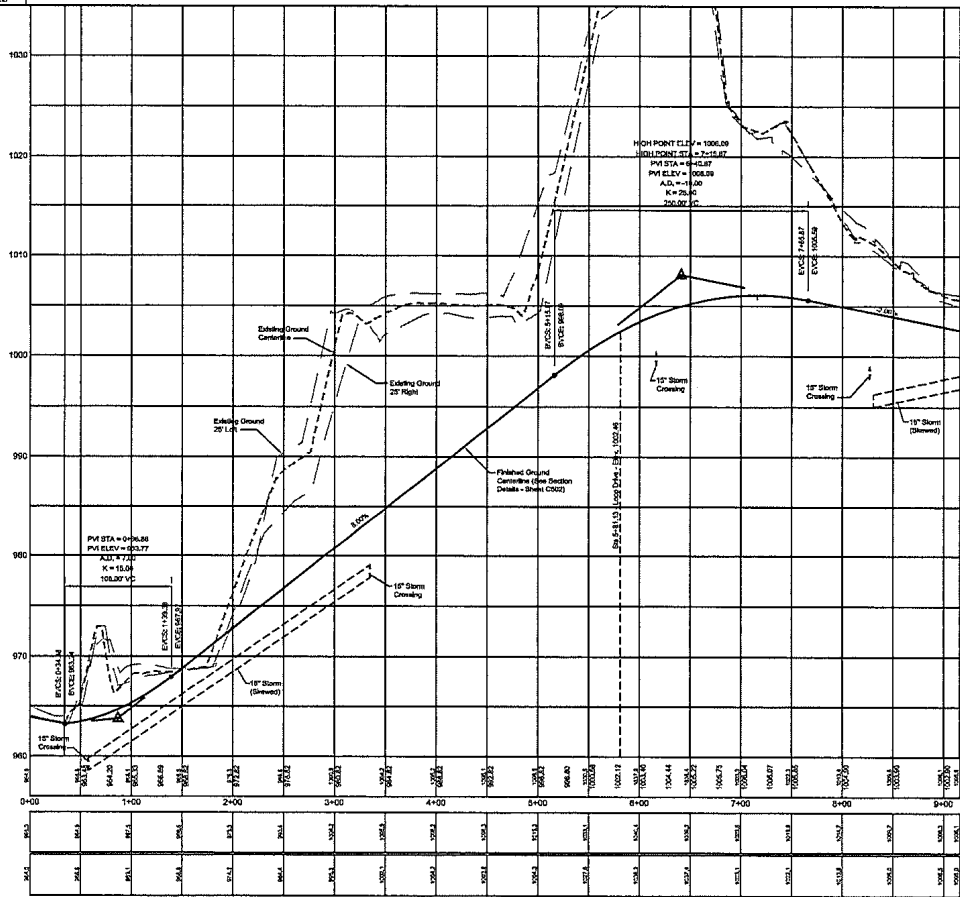
 Parkwest MEDICAL CENTERS	 Coverprint CONSULTANTS	Project: LAND DEVELOPMENT SOLUTIONS	Parkwest Expansion Parking Lot Layout Plan
 		310 SAUNDERS RD., SUITE K-KNOXVILLE, TENNESSEE 37922 PH: 605-671-2281	Revision Date No.
Drawn By Checked Approved Job No. 217001 Scale 1"=30' Date 9-27-2017		C102 Sheet No.	



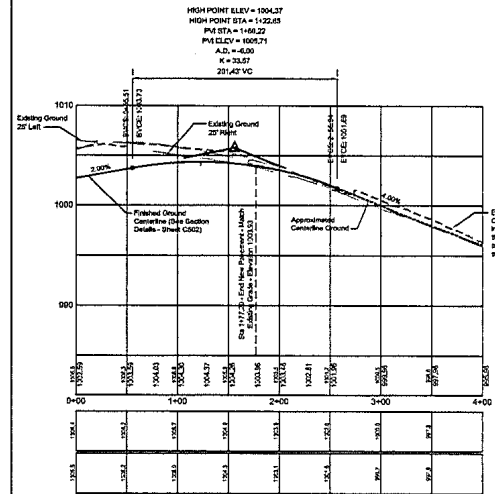
1 Park West Boulevard Plan (Private Driveway)



3 Park West Boulevard Plan (Public Road)

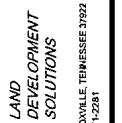


10-SF-17-C / 10-I-17-UR
Revised: 9/27/2017



4 Park West Boulevard Plan (Public Road)

2 Park West Boulevard Profile (Private Driveway)



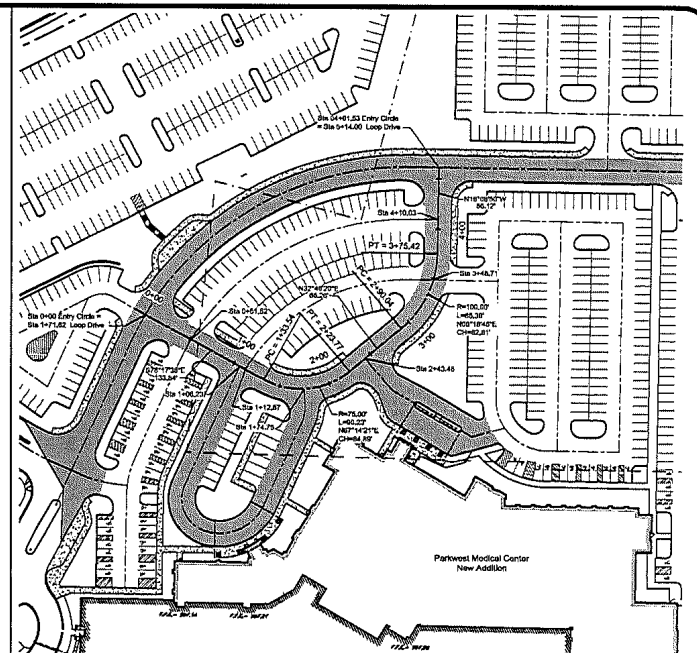
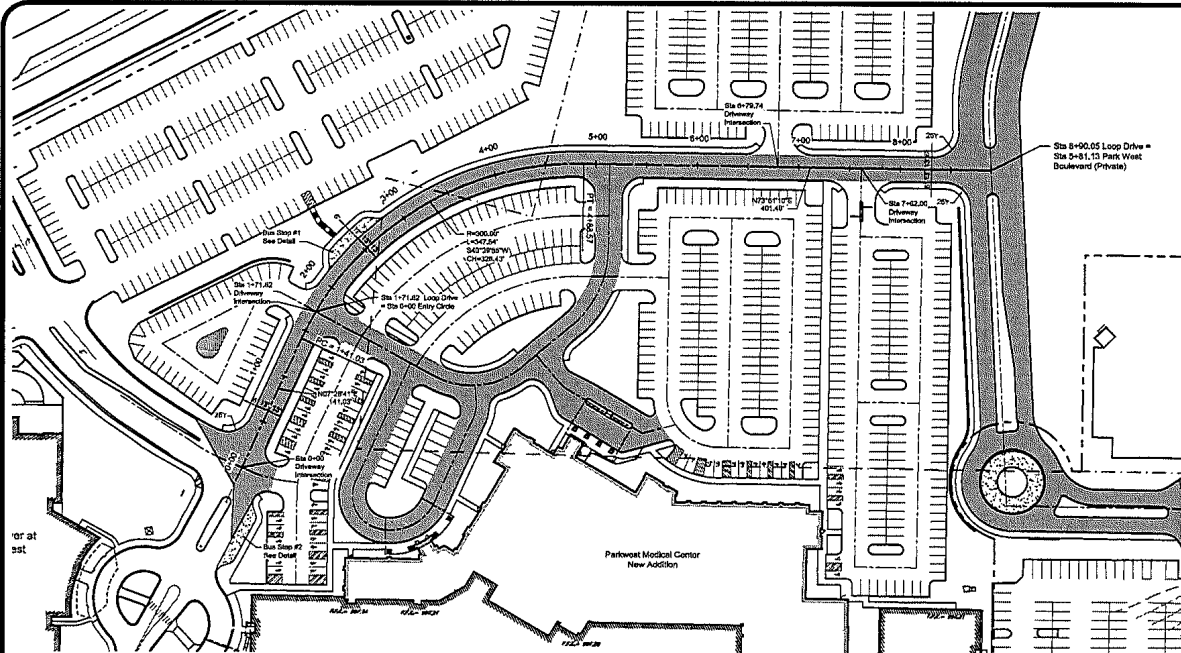
Parkwest Expansion
Park West Boulevard
Plan & Profile

Drawing Description:

No.	Date	Revision

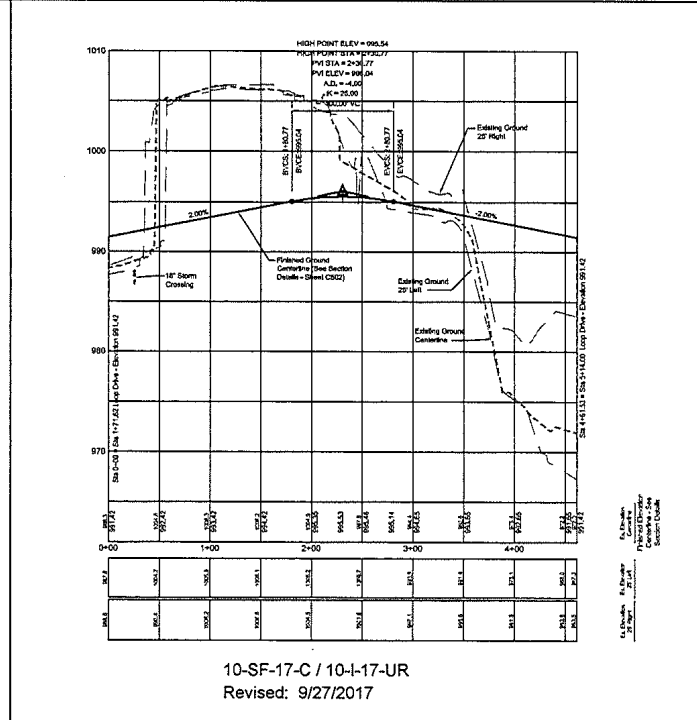
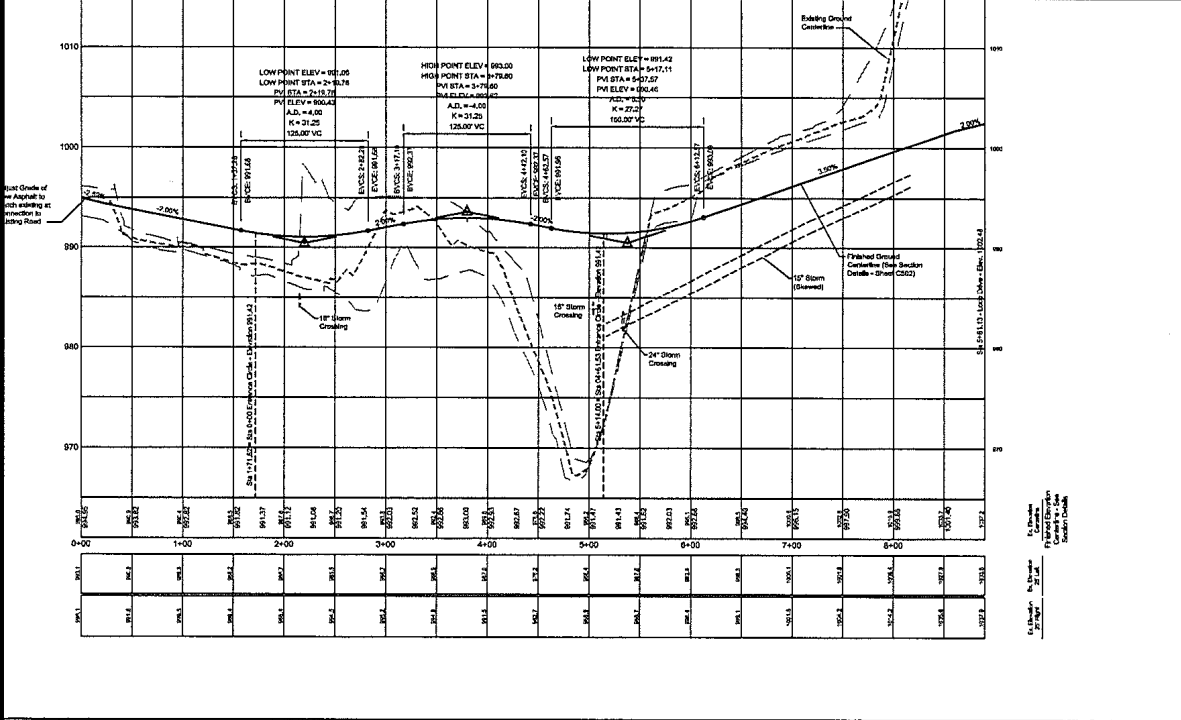
Drawn By	
Checked	
Approved	
Job No.	217001
1"=80'	0-27-2017
Scale	Date

C103
Sheet No.



1 Loop Drive Plan (Private)

3 Entrance Circle Plan (Private)



2 Loop Drive Profile (Private)

4 Entrance Circle Profile (Private)

Project: **Parkwest Medical Center** **Coverlith**
 Knoxville, Tennessee

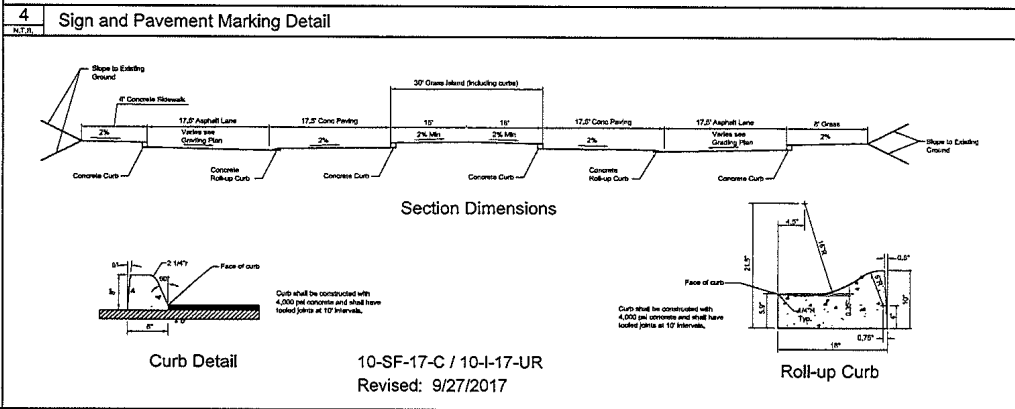
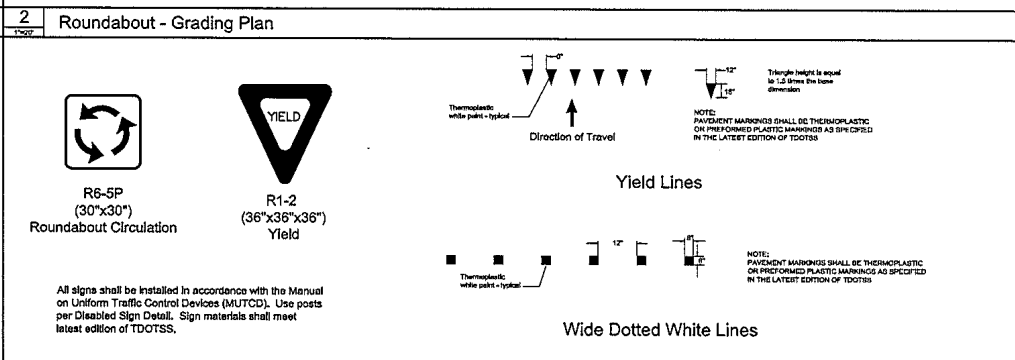
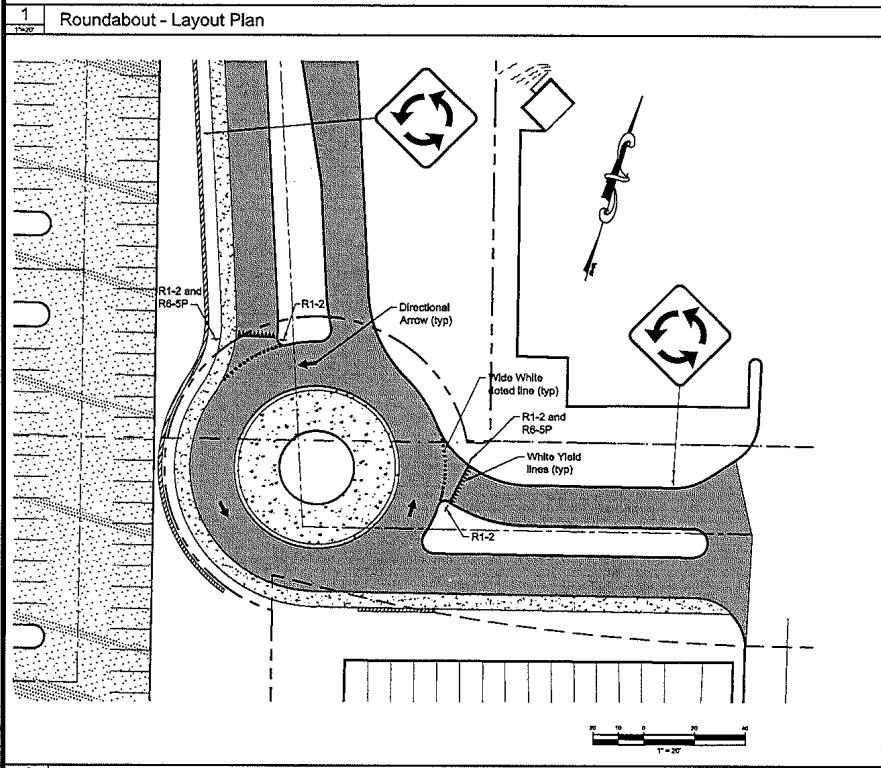
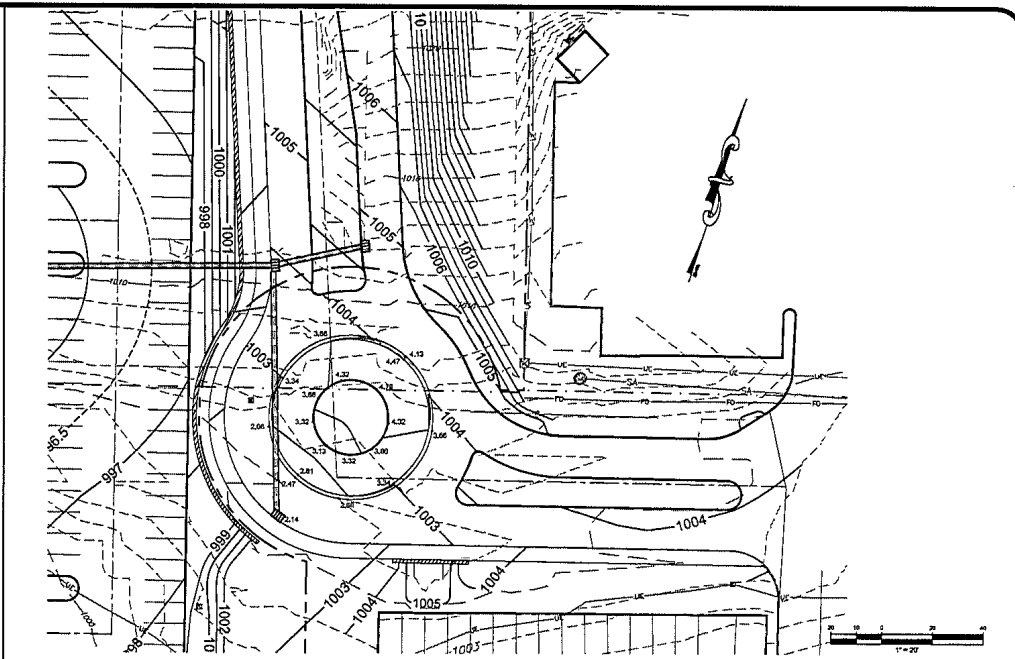
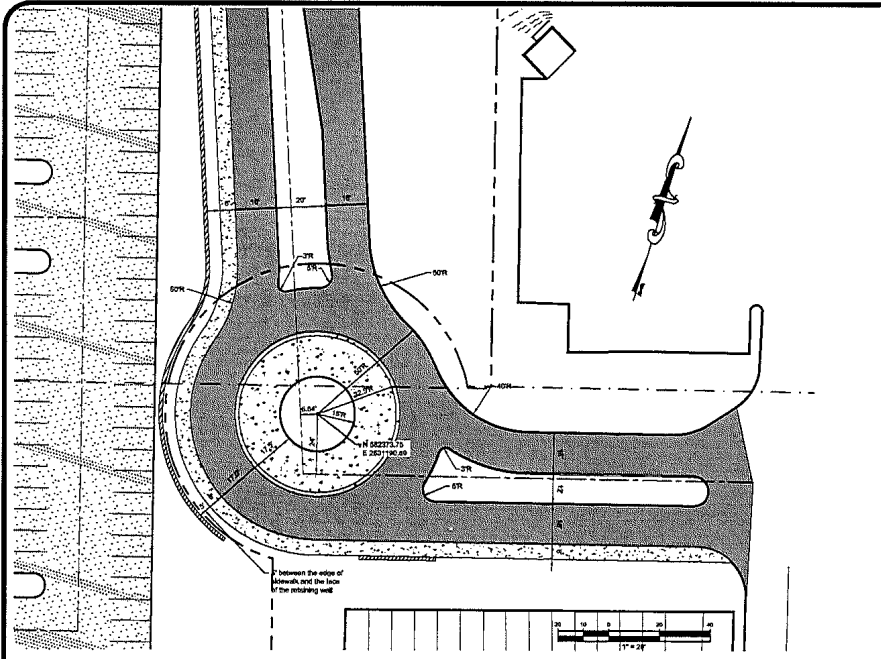
LAND DEVELOPMENT SOLUTIONS
 310 SIMMONS RD., SUITE 400 KNOXVILLE, TENNESSEE 37922
 PH. 865-671-2381

Drawing Description: **Parkwest Expansion Loop Drive & Entrance Circle - Plan & Profile**

No.	Date	Revision

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

C104
 Sheet No.



Drawn By	
Checked	
Approved	
Job No.	217001
As Noted	9-27-2017
Scale	Date
C501	
Sheet No.	

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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

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)

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

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