



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 4-SC-19-C

AGENDA ITEM #: 13

AGENDA DATE: 4/11/2019

▶ **SUBDIVISION:** TENNOVA MEDICAL PARK

▶ **APPLICANT/DEVELOPER:** TENNOVA MEDICAL PARK

OWNER(S): Community Health Systems

TAX IDENTIFICATION: 106 K C 01702, 016 106DA008

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 0 Middlebrook Pike

▶ **LOCATION:** **South side of Middlebrook Pike, West side of Old Weisgarber Road**

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Fourth Creek

▶ **APPROXIMATE ACREAGE:** **108.17 acres**

▶ **ZONING:** **A-1 (General Agricultural) & O-1 (Office Medical & Related Services)**

▶ **EXISTING LAND USE:**

▶ **PROPOSED USE:** **Medical Park**

SURROUNDING LAND USE AND ZONING: This site is the sole remaining large tract along Middlebrook Pike within the City that has not been developed. The area to the north has been developed as an office park, and has attracted a number of medical and medical related uses (Provision, KOC, etc.). West Hills Subdivision shares the western boundary of this site.

▶ **NUMBER OF LOTS:** **6**

SURVEYOR/ENGINEER: Brad Salsbury / S & ME, Inc.

ACCESSIBILITY: Access is provided by Middlebrook Pk., a 4 lane median divided arterial street and by Old Weisgarber Rd., a local street with a pavement width of 16' to 19' within a 40' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

STAFF RECOMMENDATION:

▶ **POSTPONE the Concept Plan to the May 9, 2019 Planning Commission meeting as requested by the applicant.**

The applicant is requesting postponement to allow additional time to address staff comments and complete the Traffic Impact Study.

COMMENTS:

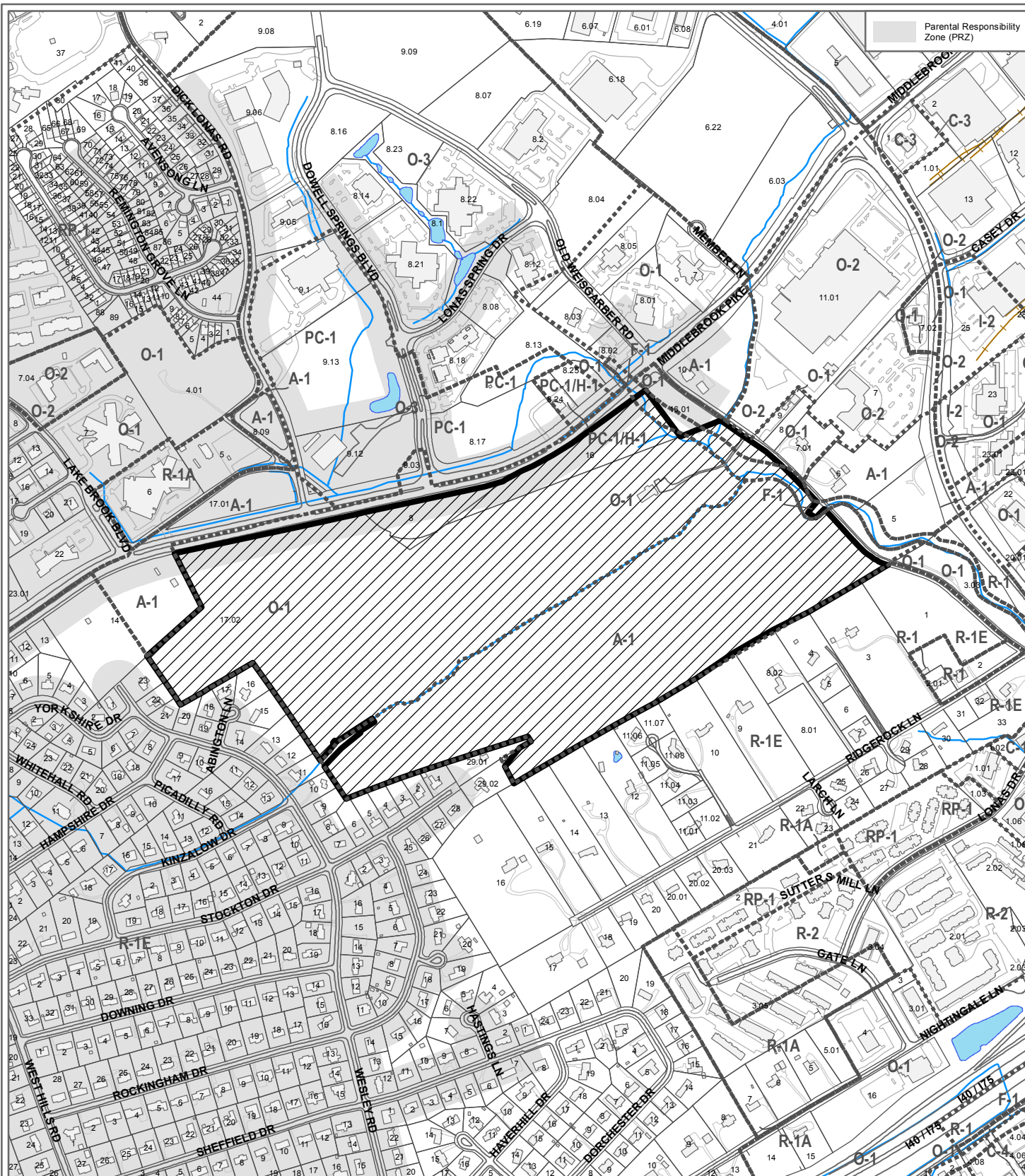
This proposal is to subdivide this 108 acre site into 6 lots and new private right-of-ways to provide access within the site. The property is zoned O-1 which permits professional offices and medical offices without further

review by the Planning Commission. Only uses listed as "uses permitted on review" will require development plan approval by the Planning Commission, such as a hospital which was reviewed and approved for the site in 2013. The property owner is no longer moving forward with the hospital that was approved in 2013.

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.

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



**4-SC-19-C
CONCEPT PLAN**

Subdivision: Tennova Medical Park



Approval of Concept Plan

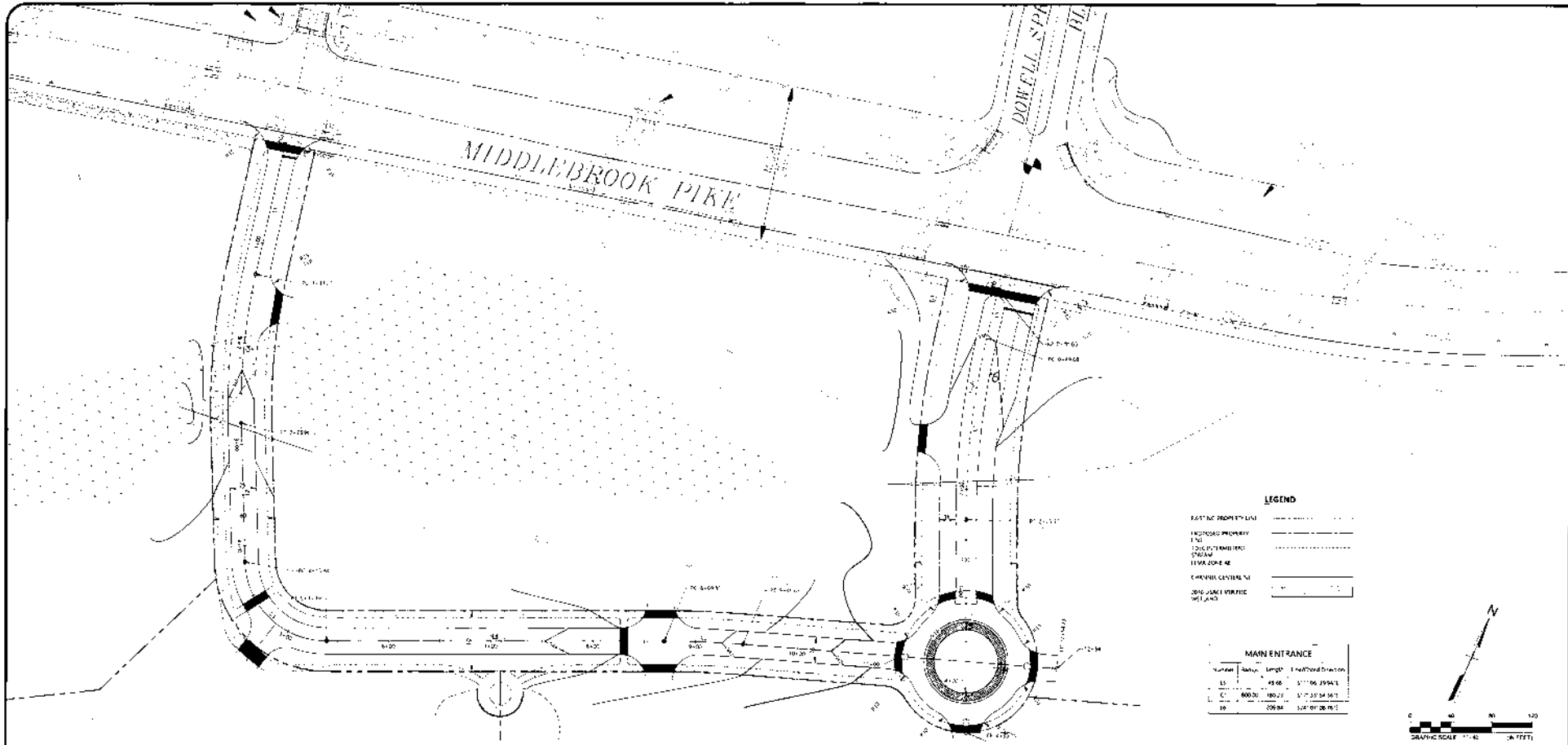
Original Print Date: 3/18/2019
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 106

Jurisdiction: City





LEGEND

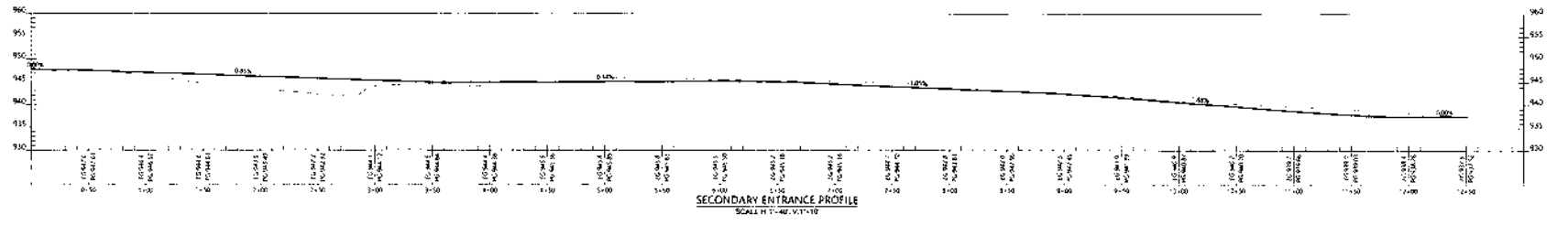
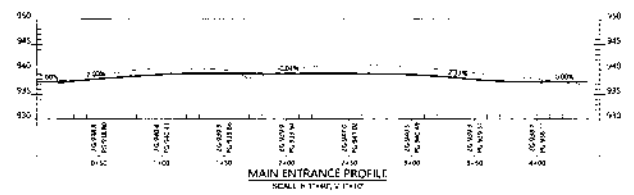
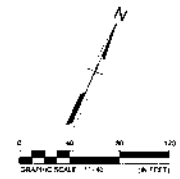
EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	- - - -
EXISTING TRANSFERRED	---
EXISTING EASEMENT	---
EXISTING CENTERLINE	---
EXISTING UTILITY	---
EXISTING WETLAND	---

MAIN ENTRANCE

Number	Radius	Length	North Direction
L1	45.00	177.06 (354.12)	
L2	600.00	180.21 (360.42)	
L3	209.84	347.01 (694.02)	

SECONDARY ENTRANCE

Number	Radius	Length	North Direction
L1	7.21	177.21 (354.42)	
L2	600.00	142.73 (285.46)	
L3	116.88	237.28 (474.56)	
L4	90.00	121.54 (243.08)	
L5	130.62	140.71 (281.42)	
L6	1000.00	75.80 (151.60)	
L7	307.53	177.21 (354.42)	



DATE PLOTTED: 11/11/11 10:58:11 AM

4/8/2019

4-SC-19-C-PP-4-11-19



Sherry Michienzi <sherry.michienzi@knoxplanning.org>

Fwd: Tenna Medical Park (4-SC-19-C)

1 message

Mike Reynolds <mike.reynolds@knoxplanning.org>

Fri, Apr 5, 2019 at 2:36 PM

To: Sherry Michienzi <sherry.michienzi@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

Postponement request for 4-SC-19-C until the June 13, 2019 Planning Commission meeting.

Mike Reynolds, AICP
Senior Planner
865.215.3827



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

----- Forwarded message -----

From: **Brad Salisbury** <bsalsbury@smeinc.com>
Date: Fri, Apr 5, 2019 at 2:04 PM
Subject: RE: Tenna Medical Park (4-SC-19-C)
To: Mike Reynolds <mike.reynolds@knoxplanning.org>

Please postpone to the June meeting.

Thanks,

Brad

Brad Salisbury

Sr. Project Manager

SUBDIVISION - CONCEPT

Name of Applicant: Tennova Medical Park
 Date Filed: 2/25/2019 Meeting Date: 4/11/2019
 Application Accepted by: M. Payne
 Fee Amount: 800.00 File Number: Subdivision - Concept 4-50-19-C
 Fee Amount: K Related File Number: Development Plan K

PROPERTY INFORMATION

Subdivision Name: Tennova Medical Park

Unit/Phase Number: K

General Location: South side Middlebrook Pike from
KUB substation to Old Weisgarber intersection

Tract Size: 108.17 acres No. of Lots: 6

Zoning District: O-1/A-1

Existing Land Use: Vacant

Planning Sector: Northwest City

Growth Policy Plan Designation: City

Census Tract: 45

Traffic Zone: 157

Parcel ID Number(s): 106KC01702 & 106KC016

Jurisdiction: City Council 2 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: _____

Company: Community Health Systems

Address: 4000 Meridian Blvd

City: Franklin State: TN Zip: 37067

Telephone: 615-465-7171

Fax: _____

E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Brad Salsbury

Company: S&ME, Inc

Address: 6515 Nightingale Lane

City: Knoxville State: TN Zip: 37909

Telephone: 865-603-8435

Fax: n/a

E-mail: bsalsbury@smeinc.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUB

Water KUB

Electricity 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): N/A

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: Brad Salsbury

Company: S&ME, Inc

Address: 6515 Nightingale Lane

City: Knoxville State: TN Zip: 37909

Telephone: 865-934-6023

Fax: _____

E-mail: bsalsbury@smeinc.com & Dean_Tiratto@chs.net

VARIANCES REQUESTED

- 1. _____
Justify variance by indicating hardship: _____

- 2. _____
Justify variance by indicating hardship: _____

- 3. _____
Justify variance by indicating hardship: _____

- 4. _____
Justify variance by indicating hardship: _____

- 5. _____
Justify variance by indicating hardship: _____


- 6. _____
Justify variance by indicating hardship: _____

- 7. _____
Justify variance by indicating hardship: _____

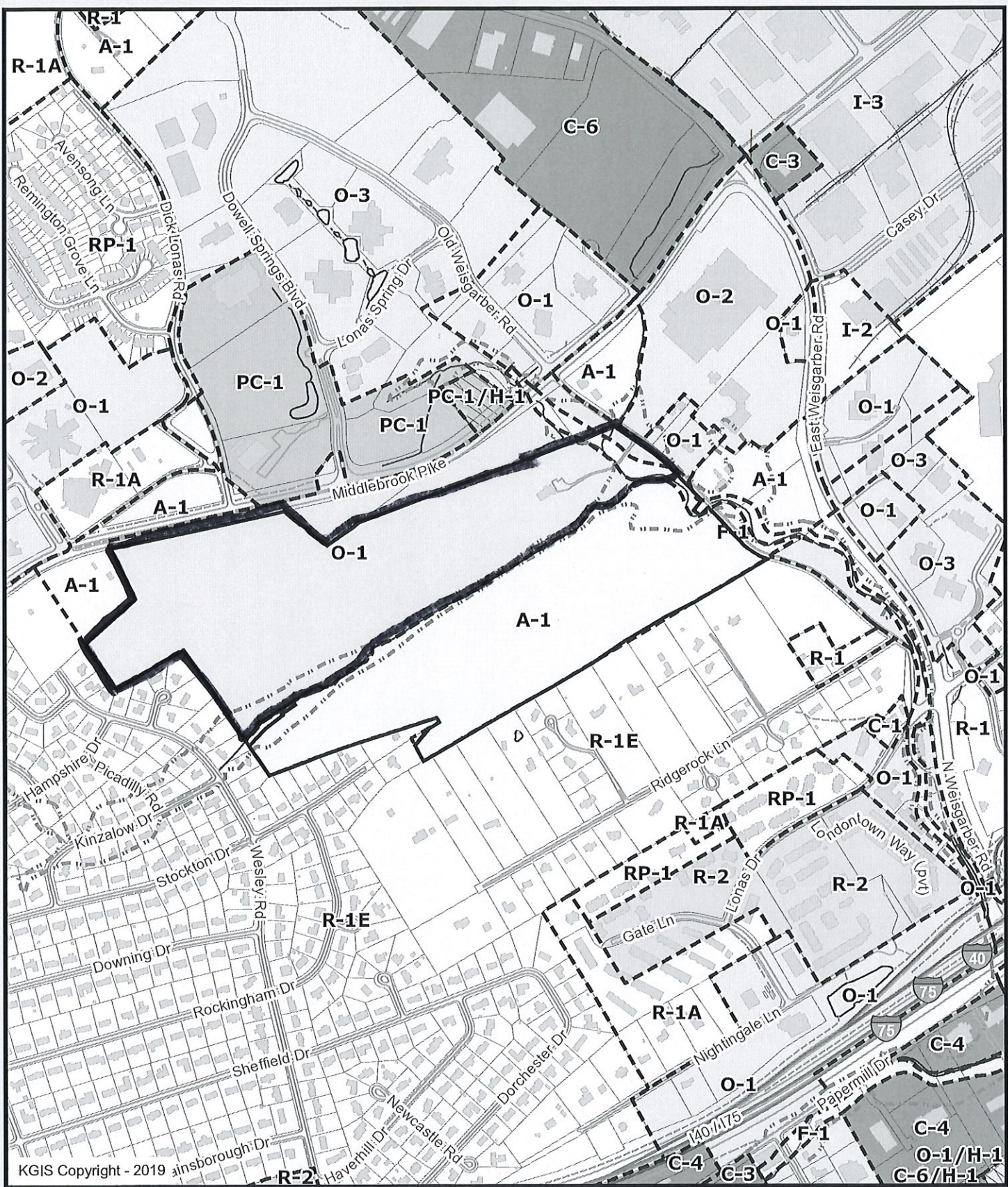
APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Signature: 
Date: 2/22/2019

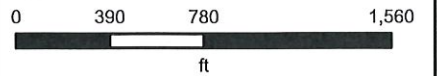
Name: Tony Benton
Address: 10820 Parkside Drive
City: Knoxville State: TN Zip: 37934
Telephone: 865-218-7092
Fax: 865-218-7091
E-mail: Tony.Benton@tennava.com



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Letter Portrait

Printed: 2/25/2019 at 2:43:09 PM



Knoxville - Knox County - KUB Geographic Information System

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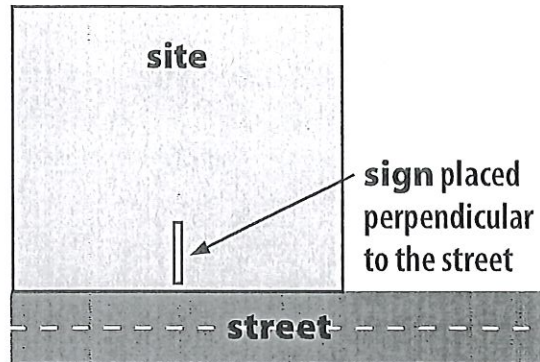
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

3/27/19 and 4/12/19
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: *Darren Roan*

Printed Name: Darren Roan

Phone: 559 361 7116 Email: droan@smeinc.com

Date: 2/25/19

MPC File Number: A-5B-19-C