

Exhibit B

MU-CC22:

Fort Sanders Medical District

Recommended Uses

This district is intended to address the long term needs of the large medical facilities that are located within Fort Sanders that contribute to the health and well-being of the greater community. Medical facilities in the district may include more than one major institution as well as offices for physicians, outpatient services, and other medical related services. The location of these facilities in one area provides for greater efficiency of development and the opportunity to share infrastructure such as parking. Accessible pedestrian connections among the different structures in the district and to the surrounding community should be provided as the district develops and new facilities are constructed. Providing for and preserving adequate access for all vehicles, from private automobile to emergency vehicles to transit, must be a priority as the district develops. Providing for appropriate transitions from the medical district to the surrounding development should be a goal of the district.

- Office (O)
- High Density Residential (HDR)
- Other land uses that support the needs of the medical facilities

Recommended Zoning

Basic and Planned Development district zones that allow a “recommended use”, or mix of these uses, for this district can be considered and should be conditioned to require “development plan” review to ensure infill development is compatible with the surrounding neighborhood; including, but not limited to, building setbacks, height and parking location and screening.