



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Postpone MPC hearing

1 message

Hume, Leland C <leehume@utk.edu>

Thu, Jun 13, 2019 at 8:54 AM

Reply-To: leehume@utk.edu

To: "Tony.Benton@tennova.com" <Tony.Benton@tennova.com>

Cc: "commission@knoxmpc.org" <commission@knoxmpc.org>, "commission@knoxplanning.org" <commission@knoxplanning.org>, Mike Reynolds <mike.reynolds@knoxplanning.org>

Morning, Tony

Thank you for sharing with Donnie your perspective outlining the logic of language in your MPC concept application.

I understand and appreciate your long-range vision and desire to lay the ground work for the future of the site. A 10-, 20- or 30-year plan is a good thing. The West Hills community also shares that same perspective. While yours is a plan for the 100+ acres of property, ours is the wellbeing of more than 1,400 families and their homes.

With this in mind and having just received copies of your MPC application and updated plans, the West Hills Community Association joined by the Wesley Neighbors Association, and the entire West Hills area respectfully asks you to postpone today's hearing for at least 60 days. This time will be used not only by MPC staff, but also the West Hills community to digest the contents and be assured the community is not jeopardized by the proposed concept.

We very much appreciate your openness and expressed desire to be a good neighbor. We hope you will take this opportunity to demonstrate the same cooperative and collaborative spirit you have to date.

Best regards,

Lee

Leland C. Hume

West Hills Community Association

Executive Committee Communications Chair

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Postpone Knox Planning Agenda item # 6 Tennova concept plan

1 message

Hill C C <clarencechill@bellsouth.net>

Wed, Jun 12, 2019 at 4:54 PM

Reply-To: clarencechill@bellsouth.net

To: commission@knoxplanning.org

Cc: Mike Reynolds <mike.reynolds@knoxmpc.org>

Members of the MPC commission:

We have just learned that Tennova submitted on June 10 a revised concept and traffic study plan for its proposed medical property on Middlebrook Pike. This property is within the boundaries of the West Hills Community Association and abuts our community and neighbors along both its southern and western edges and as such has raised concerns of our neighbors. The community has not had sufficient time to conduct a detailed review of the revised submittal.

A quick look of the information does not appear to be consistent with the presentation at the West Hills

Community association's meeting in May provided by Tennova's current CEO, Tony Benton which described a 57 bed rehab facility and the street layout.

Following the presentation at the West Hills Community Association's meeting, many of us felt reassured a collaborative attitude existed. Perhaps not.

Having very briefly read the opening lines of the engineer's cover letter accompanying the current traffic study, we and our West Hills neighbors who are familiar with this project are shocked to see the [Tennova Middlebrook Pike Medical Park site includes the construction of two hospitals \(one 150 bed hospital and one 100-bed hospital\), and 11,000 square foot free-standing emergency room, and 230,000 square feet of medical office building, to be constructed in three phases.](#)

The community must have more time to review the application and formulate an informed response.

We respectfully ask you vote to postpone tomorrow's scheduled hearing for this concept plan

Thank you for your thoughtful consideration.

Clarence and Ann Hill

718 Broome Rd

Knoxville, TN

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Postpone Tennova proposal

1 message

John Heins <johnheins@comcast.net>

Wed, Jun 12, 2019 at 5:03 PM

Reply-To: johnheins@comcast.net

To: commission@knoxplanning.org, John Heins <Johnheins@comcast.net>

Cc: Aaron Clevenger <aaronclevenger1600@gmail.com>, Anne Crais <anneccrais@gmail.com>, James Morrison <jmorrison721@gmail.com>, remaco@musfiber.com, jackcreed@comcast.net, Sandy & Al Robinson <robin3036@gmail.com>, Connie Brodish <connie@conniebrodish.com>, Donnie Ernst <donnieernst7@gmail.com>, "Hume, Leland C" <leehume@utk.edu>, larrys55@aol.com, Reuben Pelot Iii <rpelot3@aol.com>

Dear members of MPC,

Please see the attached letter from Donnie Ernst President of West Hills Community Association. We respectfully ask for a postponement of the Tennova proposal of 60 days to allow our neighborhoods to read the 100+ page traffic study as well as the new plan so that we can fully understand what is the future of the property that will so greatly affect our community. Our Wesley Neighborhood Community Association also share these same concerns. Thank you for time and consideration.

John

John Heins

President
Wesley Neighbors Community Association

865.297.7045

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This message was directed to commission@knoxplanning.org**WHCA letter to knox planning re postponement -Tennova 6-12-19.docx**

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To: Knoxville-Knox County Planning Commissioners
From: West Hills Community Assn, Donnie Ernst, President
Subject: Request For Postponement—Agenda Item #6- Tennova Medical Park
4-SC-19-C
Date: June 12, 2019

The Executive Committee of the West Hills Community Association (WHCA) is in support of the Planning Staff's recommendation for a Postponement of Agenda Item # 6- Tennova Medical Park.

According to the Staff Recommendation: "Staff is recommending postponement of this proposal until the July 2019 meeting so staff can meet with the applicant to discuss concerns with the design of the Middlebrook Pike and Dowell Springs intersection improvements, and the design of the new road between this intersection and the proposed roundabout."

A postponement is appropriate because the Applicant did not meet the deadline for submitting its traffic study in order for it to be adequately reviewed by Planning Staff as well as TDOT and City Engineering before going to Knox Planning Commissioners for consideration. Revised documents were just submitted to Planning Staff this past Monday afternoon, June 10, 2019. WHCA did not receive a copy of the documents until Tuesday, June 11, 2019. The Traffic Study document is at least several hundred pages long.

West Hills residents met with representatives of Tennova on March 26, 2019, to walk the Tennova property, at a meeting on April 1, 2019, and again on May 20, 2019, at the WHCA general meeting. The focus of Tennova's presentation at the May 20, 2019, meeting was entirely on the proposal to construct a 57 bed Rehabilitation Hospital, to be known as Knoxville Rehabilitation Hospital, on a 6 acre parcel of land, a small part of the 108 total acres of property. That was the only building we had any knowledge of. Nothing else was disclosed about other plans for development. It had been reasonably assumed that a traffic study for that single building would show little impact on Middlebrook Pike.

We have now become aware for the first time of new information contained in the June Agenda Packet. This includes the May 24, 2019, cover letter from the S&ME, Inc. engineers who produced the traffic impact study. The letter was sent to the Applicant's parent company, Community Health Systems Professional Services Corporation.

That May 24, 2019, letter spells out a vastly different planned development that had not been shared with WHCA either at the May 20, 2019, General Meeting or in previous discussions. Likewise, the traffic impact assessment, which surely had been in development for a considerable amount of time prior to May 20, 2019, and based on the much larger development than previously disclosed, shows a much different traffic impact than would have been expected for just the 57-bed hospital which was publicly announced on March 8, 2019, as a \$44.9 million facility.

The letter states: "**The planned development of the Tennova Middlebrook Pike Medical Park site includes the construction of two hospitals (one 150 hospital bed and one 100-bed hospital), an 11,000 square foot free-standing emergency room, and 230,000 square feet of medical office building, to be constructed in three phases. This report documents the traffic impact assessment completed for the**

proposed project...” The report goes on to state: “Based on the analysis, the proposed project is anticipated to generate a net total of 13,096 trips...”

In consideration of the drastic nature of this surprise development, WHCA respectfully requests a 60 day postponement so that it has the opportunity to evaluate all aspects of the Concept Plan, including the traffic impact assessment and the proposed infrastructure to deal with existing serious water issues. Such evaluation by WHCA will require the consultation with experts as well as additional meetings with the Applicant to learn more details about this proposed development. WHCA had previously conveyed its concerns about the proposed development of the 57- bed rehabilitation hospital. We were very pleased to hear on May 20 the unequivocal oral assurances from Mr. Tony Benton, CEO of Tennova Healthcare-East Tennessee Market, that all of our concerns would be satisfactorily addressed.

Without receiving any advance notice directly from Tennova, we now learn that the 57-bed Rehabilitation hospital now appears to be converted into either a 100-bed or 150-bed hospital. We have no information about the other proposed hospital, or details about an enormous 230,000 square feet medical office building, or the 11,000 square feet emergency room. The concept plan and traffic study now contemplates four buildings and is far different from what we were aware of just days ago.

Given the enormity of the changes, the scope of what needs to be done to evaluate the revised application, and with no advance notice, we believe that Knox Planning Staff and the West Hills neighborhood, which is adjacent to the property on the south and west sides, deserves adequate time to fully evaluate the Application, as amended just this week.

Thank you for your consideration of our request for a postponement of 60 days.

Sincerely,

Donnie Ernst, President of the West Hills Community Association
6830 Sheffield Dr.
Knoxville, TN 37909



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Postpone Tennova hearing

1 message

Hume, Leland C <leehume@utk.edu>

Wed, Jun 12, 2019 at 3:19 PM

Reply-To: leehume@utk.edu

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Members of the MPC commission:

I have just learned that Tennova has submitted revised concept and traffic study plans for its property on Middlebrook Pike. This property is within the boundaries of the West Hills Community Association and abuts our community and neighbors along both its southern and western edges and as such has raised concerns of our neighbors since Tennova purchased the property and originally planned to build its flagship hospital on this site. The senior management team at the time made several good faith efforts to keep the West Hills community informed. WHCA appreciated their openness and cooperative, often collaborative spirit.

Following a walking of the proposed site on March 26 with Tennova's current CEO, Tony Benton, many of us felt reassured the same attitude existed. Perhaps not.

Having very briefly read the opening lines of the engineer's cover letter accompanying the current application, I and everyone in West Hills who is familiar with this project are shocked to see the mention of two 100+ bed hospitals, and emergency facility, and other structures and an anticipated additional 13,000 vehicles using our streets daily.

The community must have more time to review the application and formulate an informed response. Therefore, as a West Hills resident and current member of the West Hills Community Association's executive committee, I respectfully ask you to declare a postponement of tomorrow's scheduled hearing.

Thank you for your thoughtful consideration.

Leland C. Hume

6902 Haverhill Drive

Knoxville, TN 37909

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This message was directed to commission@knoxplanning.org