



SPECIAL USE REPORT

▶ **FILE #:** 12-A-20-SU

AGENDA ITEM #: 23

AGENDA DATE: 12/10/2020

▶ **APPLICANT:** BENJAMIN MULLINS OBO ENCOMPASS HEALTH CORPORATION

OWNER(S): Fortress Corporation

TAX ID NUMBER: 131 L A 00105, 00101 & 131NC018

[View map on KGIS](#)

JURISDICTION: City and County Council District 2 & Commission District 5

STREET ADDRESS: 100 & 270 Fort Sanders West Blvd. & 10150 Kingston Pk.

▶ **LOCATION:** South side of Kingston Pk., West side of Fort Sanders West Blvd., West of I-140

▶ **APPX. SIZE OF TRACT:** 8.33 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Inside City & Urban Growth Area

ACCESSIBILITY: Access is via Fort Sanders West Blvd, a private driveway with 4 travel lanes and center median.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Sinking Creek

▶ **ZONING:** OP (Office Park), CA (General Business) & PC (Planned Commercial)

▶ **EXISTING LAND USE:** Office & Vacant

▶ **PROPOSED USE:** Rehabilitation hospital

HISTORY OF ZONING: The portion of the property in the City was annexed and zoned PC-1 in 1998 and subsequently zoned OP when the new zoning ordinance was adopted.

SURROUNDING LAND USE AND ZONING: North: Kingston Pike, Commercial / CA (General Business), C-G-1 (General Commercial)

South: Office / CA (General Business), PC (Planned Commercial)

East: Vacant land, Pellissippi Pkwy / OP (Office Park)

West: Office, Commercial / CA (General Business), C-G-1 (General Commercial)

NEIGHBORHOOD CONTEXT: The site is located on the south side of Kingston Pk., west of S. Pellissippi Parkway (I-140). It is part of the larger site that contains the Fort Sanders West professional offices and health club.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a rehabilitation hospital that is approximately 55,396 sqft of floor area with up to 51 beds as shown on the development plan, subject to 5 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.

3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
4. Installation of all sidewalks as identified on the development plan. Sidewalks and crosswalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
5. Installation of landscaping as shown on the landscape plan within six months of the issuance of the occupancy permit for the project.

With the conditions noted above, this request meets all criteria for a Special Use in the OP zoning district.

COMMENTS:

This proposal is for an inpatient rehabilitation hospital that serves patients who, following treatment for an acute event at a local acute-care hospital, requires physical rehabilitation before returning to a normal home environment. The average length of stay is thirteen days. This facility will not provide substance abuse or psychiatric treatment. A typical patient has suffered an acute event within one of the following diagnosis categories; neurological, stroke, orthopedic conditions, disability impairments, brain dysfunction, trauma (major multiple), cardiac conditions, spinal cord dysfunction, or amputation. The proposed hospital will be 1 story tall and approximately 55,396 sqft. The request includes a total of 51 beds, however, there is potential for future expansion of the facility as noted on the development plan. The expansion is not part of this request and will require a separate approval.

This property is partly in the County and partly in the City, as noted by the applicant in the cover letter attached to the application. The portion of the property in the City is zoned OP (Office Park) which allows hospitals as a Special Use. The portion in the County is predominantly zoned CA (General Business) and also PC (Planned Commercial). The CA zone does not specifically permit hospitals but it does allow uses of similar nature as other uses allowed in the zone and that are not injurious to adjacent premises. Being that this property is partly in the Fort Sanders West medical office park and will have its only access through the medical office park, it was determined that this hospital use is permissible in the CA zone in this location. To make the use approval process easier, as well as the permitting process, the City and County agreed that the City zoning would apply to the entire development and the permitting will be handled by the City. For this specific case, the Special Use review will include the property within the City and in the County.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. All public utilities are available to serve the site.
2. A traffic impact letter was submitted for the Encompass Health Rehabilitation Hospital to review the proposed and existing uses in the Fort Sanders West medical office park against the most recent traffic impact study completed in the development (KOSC Building at Fort Sanders West, Wilbur Smith Associates, January 2009). This is to determine if the projected traffic for the entire development will be consistent with the assumptions of that study and to determine if any additional road improvements are needed. The Fort Sanders West Rehabilitation Hospital Traffic Impact Letter (CDM Smith, November 2020) concluded that the proposed rehabilitation hospital will have negligible impact to traffic operations.
3. The proposed use is compatible with the scale and intensity of the surrounding medical, office and commercial development found in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the OP zoning as well as the general criteria for approval of a special use.
2. The proposed rehabilitation hospital with the recommended conditions is consistent with the following general standards for special use: The proposal is consistent with the adopted plans and policies of the 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

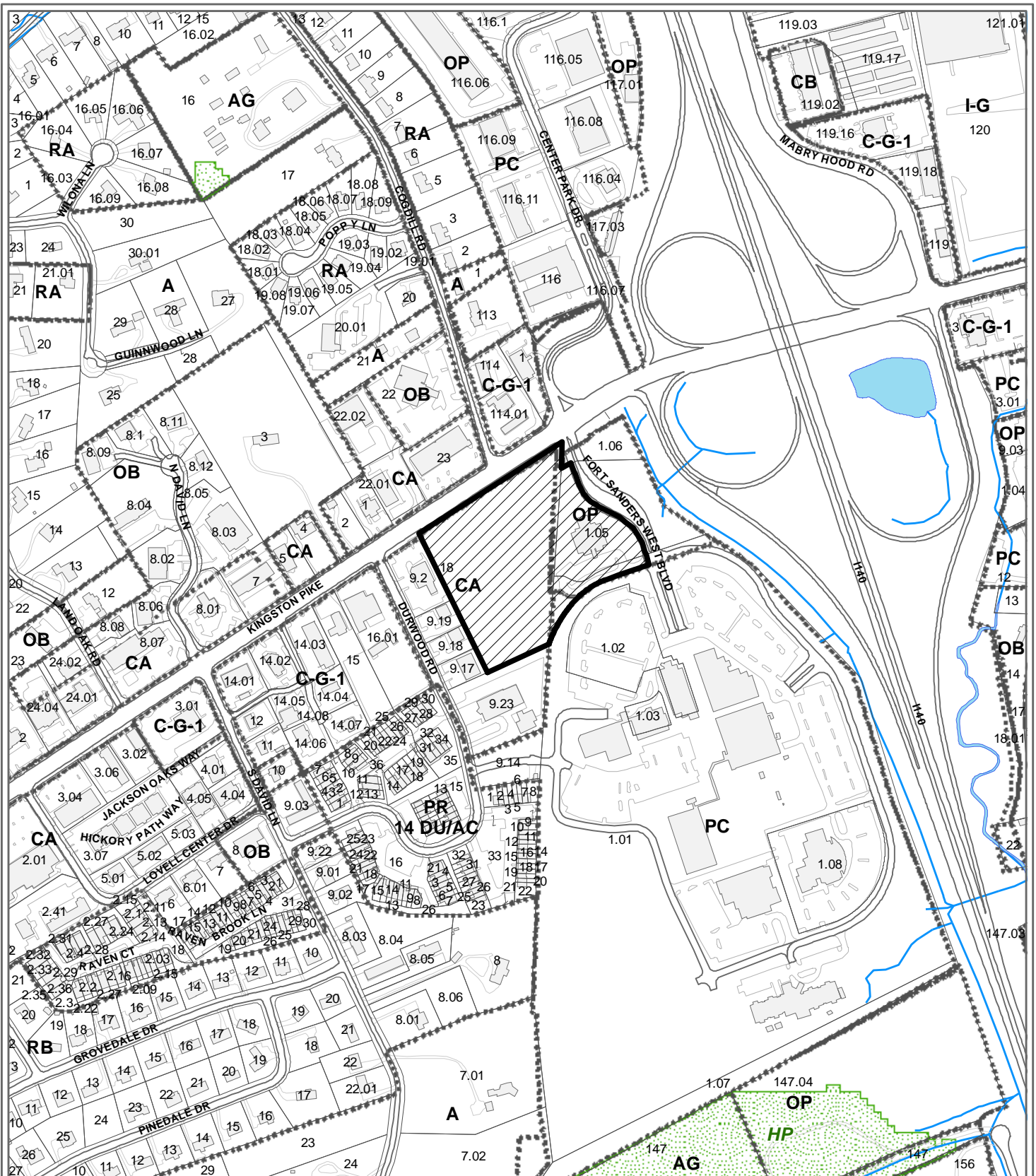
1. The Knoxville One Year Plan proposes Office (O) and the Southwest County Sector Plan proposes Office

(O) and General Commercial (GC) uses for this site. The proposed use is compatible with these plans.
2. The site is located within the City of Knoxville and within the Urban Growth Area 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.

The Planning Commission's approval or denial of this 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. Appellants have 15 days to appeal a Planning Commission decision in the City and County.



**12-A-20-SU
SPECIAL USE**

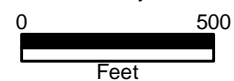


Rehabilitation hospital in OP (Office Park), CA (General Business) & PC (Planned Commercial)

Petitioner: Benjamin Mullins obo
Encompass Health Corporation

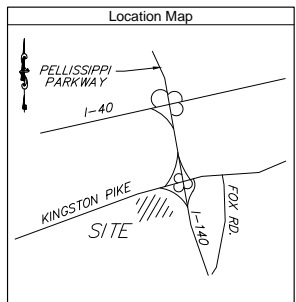
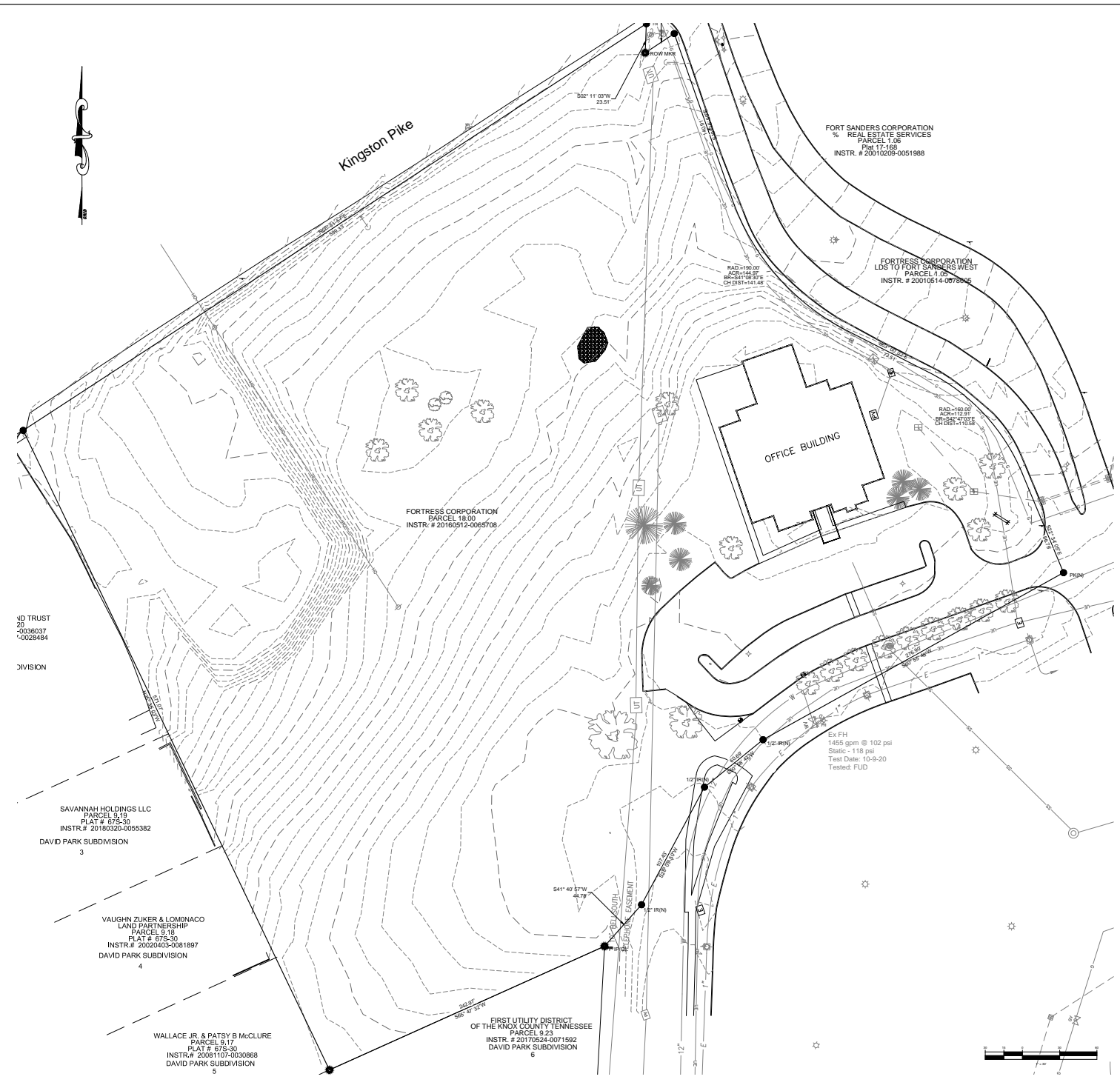
Map No: 131
Jurisdiction: City and County

Original Print Date: 11/6/2020
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



X:\2020\20099 - Encompass - Site Design for Rehab Hospital\DWG\Encompass Site Plan Master.dwg Nov 23, 2020 - 9:02am drawn - LDS Copyright 2020

GRAPHIC SCALE 1/8" = 1'-0"
GRAPHIC SCALE 1/16" = 1'-0"
GRAPHIC SCALE 1/32" = 1'-0"
GRAPHIC SCALE 1/64" = 1'-0"
GRAPHIC SCALE 1/128" = 1'-0"
GRAPHIC SCALE 1/256" = 1'-0"
GRAPHIC SCALE 1/512" = 1'-0"
GRAPHIC SCALE 1/1024" = 1'-0"
GRAPHIC SCALE 1/2048" = 1'-0"



Survey Notes

1. Survey by: Land Development Solutions
310 Simmons Rd. Ste. K
Knoxville, TN 37922
865-671-2281

2. Utility information is based on information obtained from the utility providers. Underground utility locations shown are taken from historical drawings and shall not be relied upon as exact locations. The contractor is responsible for determining the accuracy of this information.

Symbol	Existing Contour	Existing Gas Line	Existing Fence
---800---	Existing Contour	---G---	---F---
---404---	Existing Edge Pavement	---W---	---S---
=====	Existing Edge Pavement	---H---	---A---
-----	Existing Wall	---V---	---C---
-----	Existing Storm Line	---W---	---S---
-----	Existing Storm Catch Basin	---W---	---S---
-----	Existing Headwall	---W---	---S---
-----	Existing Storm Manhole	---W---	---S---
-----	Property Line (Boundary)	---W---	---S---
-----	Existing Tree Line	---W---	---S---
-----	Existing Tree	---W---	---S---
-----	Existing Gas Line	---W---	---S---
-----	Existing Water Line	---W---	---S---
-----	Existing Fire Hydrant	---W---	---S---
-----	Existing Water Valve	---W---	---S---
-----	Existing Chilled Water Line	---W---	---S---
-----	Existing Chilled Water Manhole	---W---	---S---
-----	Existing Steam Line	---W---	---S---
-----	Existing Steam Manhole	---W---	---S---
-----	Existing Sanitary Sewer	---W---	---S---
-----	Existing Sanitary Manhole	---W---	---S---
-----	Existing Abandoned Sanitary	---W---	---S---
-----	Existing Communication Line	---W---	---S---
-----	Existing Fiber Optic Line	---W---	---S---
-----	Existing Communication Box	---W---	---S---
-----	Existing Telephone Manhole	---W---	---S---
-----	Existing Emergency Telephone	---W---	---S---
-----	Existing Fence	---W---	---S---
-----	Existing Overhead Electric	---W---	---S---
-----	Existing Underground Electric	---W---	---S---
-----	Existing Electric Box	---W---	---S---
-----	Existing Power Pole	---W---	---S---
-----	Existing Light Pole	---W---	---S---

LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE K • KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

No.	Description	Date

Issue Description	DESIGN DEVELOPMENT
Original Issue Date	11/23/20
Project No.	20099
Drawn By	CMB
Checked By	JER

Drawing Title

Site Survey

File Number: 12.A.28.52
Sheet Number
C001

ESa
Earl Swenson Associates, Inc.
1033 Demonbreun Street
Suite 800
Nashville, Tennessee 37203
615-329-9445

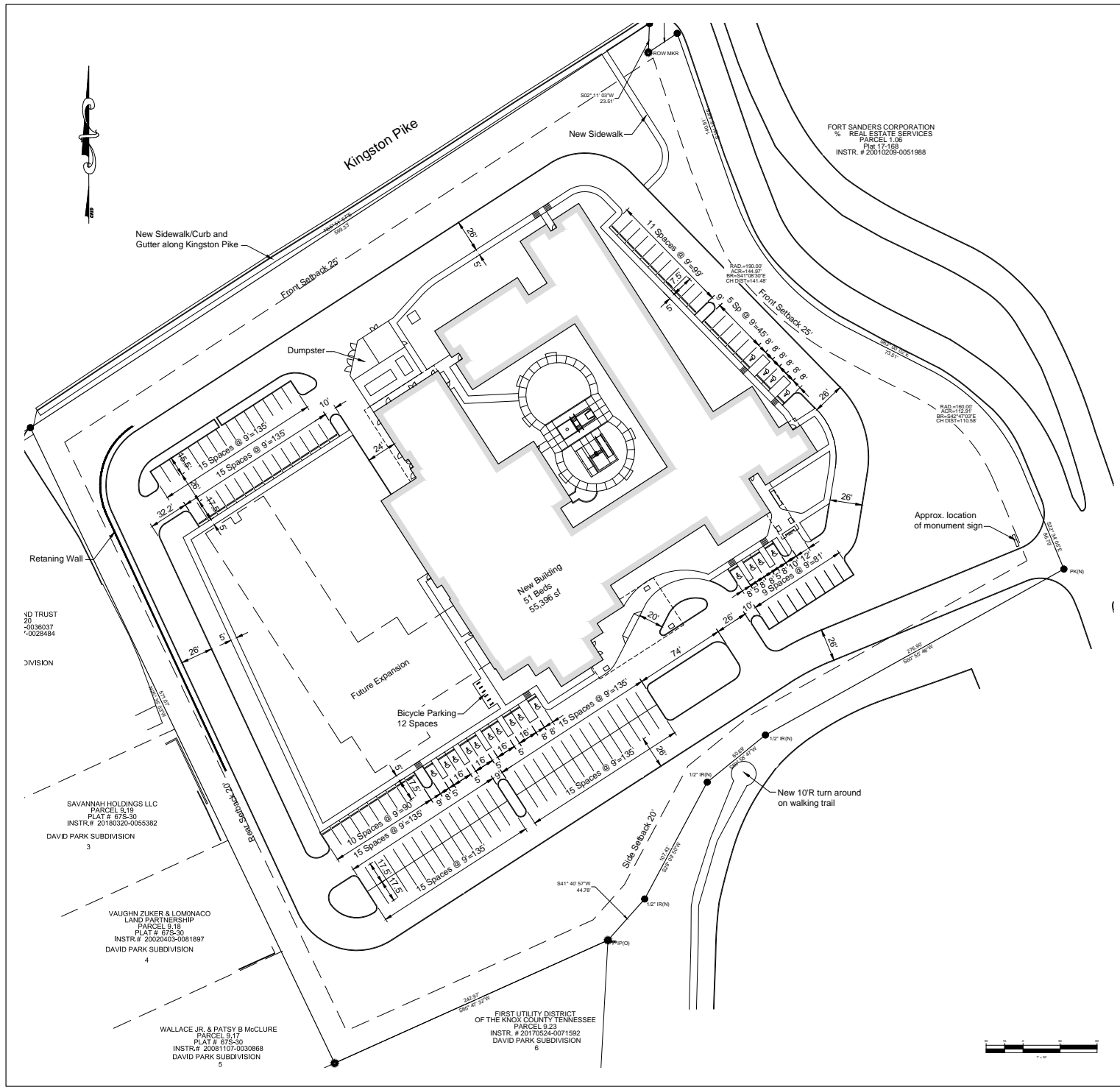
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Preliminary
Not For
Construction

NEW 51 BED REHABILITATION FACILITY FOR
REHABILITATION HOSPITAL OF KNOX COUNTY, LLC
Fort Sanders West Campus; 100 Fort Sanders West Blvd. & Kingston Pike Knoxville, TN 37922

No.	Description	Date

GRAPHIC SCALE 1/8" = 1'-0" GRAPHIC SCALE 1/4" = 1'-0" GRAPHIC SCALE 1/2" = 1'-0" GRAPHIC SCALE 3/4" = 1'-0" GRAPHIC SCALE 1" = 1'-0" GRAPHIC SCALE 1 1/4" = 1'-0" GRAPHIC SCALE 1 1/2" = 1'-0" GRAPHIC SCALE 1 3/4" = 1'-0" GRAPHIC SCALE 2" = 1'-0"



General Notes

- The contractor is specifically instructed that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken on the field. This information is to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to one call at least 72 hours before any excavation to re-locate and/or locate the utility. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on these plans.
- Property is located in Knoxville and is Zoned OP.
- Setbacks: Front - 25', Side - 20', Rear - 20'.
- Site: 8.33 Acres

Parking Summary

Parking Required: 3.25 Spaces per bed = 166 Spaces
 Encumbrance Recommendation: 2.75 Spaces per bed = 141 Spaces
 Parking Provided: 143 Spaces including 18 Accessible Spaces and 12 Bicycle Spaces

Survey Notes

- Survey by: Land Development Solutions
 310 Simmons Rd., Ste. K
 Knoxville, TN 37922
 865-671-2281
- Utility information is based on information obtained from the utility providers. Underground utility locations shown are taken from historical drawings and shall not be relied upon as exact locations. The contractor is responsible for determining the accuracy of this information.

Legend

	Existing Contours
	Existing Edge Pavement
	Existing Edge Pavement
	Existing Wall
	Property Line (Boundary)
	Existing Tree Line
	Existing Tree
	New Building/Parking Garage
	New Edge Pavement
	New Concrete Curb
	New Concrete Sidewalk
	New Retaining Wall
	New Heavy Duty Paving
	New Concrete Paving
	New Parking Striping

ESa
Earl Swenson Associates, Inc.
 1033 Demonbreun Street
 Suite 500
 Nashville, Tennessee 37203
 615-329-9445

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Scale

Preliminary
 Not For
 Construction

**NEW 51 BED REHABILITATION FACILITY FOR
 REHABILITATION HOSPITAL OF KNOX COUNTY, LLC**

Fort Sanders West Campus; 100 Fort Sanders West Blvd. & Kingston Pike Knoxville, TN 37922

DOCUMENT CHANGES

Rev.	Description	Date

Issue Description	DESIGN DEVELOPMENT
Original Issue Date	11/19/20
Project No	20000
Drawn By	CEB Checked By
	EBR
Drawing Title	

12-A-20-SU
11/23/2020



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



Site Layout Plan

File Number: 12-A-20-SU
 Sheet Number
C101

X:\2020\202009 - Encumbrances - Site Design for Rehab Hospital\DWG\Encumbrance Site Plan Master.dwg Nov 23, 2020 - 9:03am drawn - LDS Copyright, 2020

LANDSCAPE REQUIREMENTS

CITY OF KNOXVILLE TREE PROTECTION ORDINANCE

REQUIRED SITE TREES SITE AREA 500 ACRES	61 TREES	26 TREES
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REG. 14-31 (KNOXVILLE CODE)
 MAINTENANCE AND REPLACEMENT OF TREES
 ALL TREES RETAINED OR PROVIDED TO MEET THE REQUIREMENTS OF THIS ARTICLE SHALL BE PROPERLY MAINTAINED TO INSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST EIGHTEEN (18) MONTHS FROM THE DATE OF COMPLETE CONSTRUCTION FINAL PLANT APPROVAL OR PLANTING. ANY TREES WHICH FAIL TO SURVIVE EIGHTEEN (18) MONTHS SHALL BE REPLACED WITHIN (12) MONTHS OF LOSS.

CITY OF KNOXVILLE PERIMETER, PARKING LOT AND SITE LANDSCAPING

TYPE	REQUIRED	PROPOSED
PARKING LOT PERIMETER YARD (500 LF LANDING OR MORE) 3 SHADE TREES PER 1000 SQ. FT. (MINIMUM 20' CALIBER) (SEE LANDSCAPE SCHEDULE)	18 SHADE TREES ADJUST EXPRESSION AS NEEDED	26 TREES SEE THIS SHEET (SEE LANDSCAPE SCHEDULE)
INTERIOR PARKING LOT LANDSCAPE (SHADE TREES PER PARKING LOT SPACE) 1 SHADE TREE PER 1000 SQ. FT. (MINIMUM 20' CALIBER) (SEE LANDSCAPE SCHEDULE)	18 SHADE TREES	26 TREES SEE THIS SHEET (SEE LANDSCAPE SCHEDULE)
SITE LANDSCAPING (500 LF LANDING OR MORE) 1 SHADE TREE PER 1000 SQ. FT. (MINIMUM 20' CALIBER) (SEE LANDSCAPE SCHEDULE)	18 SHADE TREES SEE NEEDED	26 TREES SEE THIS SHEET (SEE LANDSCAPE SCHEDULE)

ALL REQUIRED TREE PLANTINGS TO MEET OR EXCEED REQUIREMENTS.
ALL REQUIRED SHADE PLANTINGS FOR PARKING PERIMETER, INTERIOR AND SITE LANDSCAPING TO BE DESIGNED TO MEET OR EXCEED REQUIREMENTS.

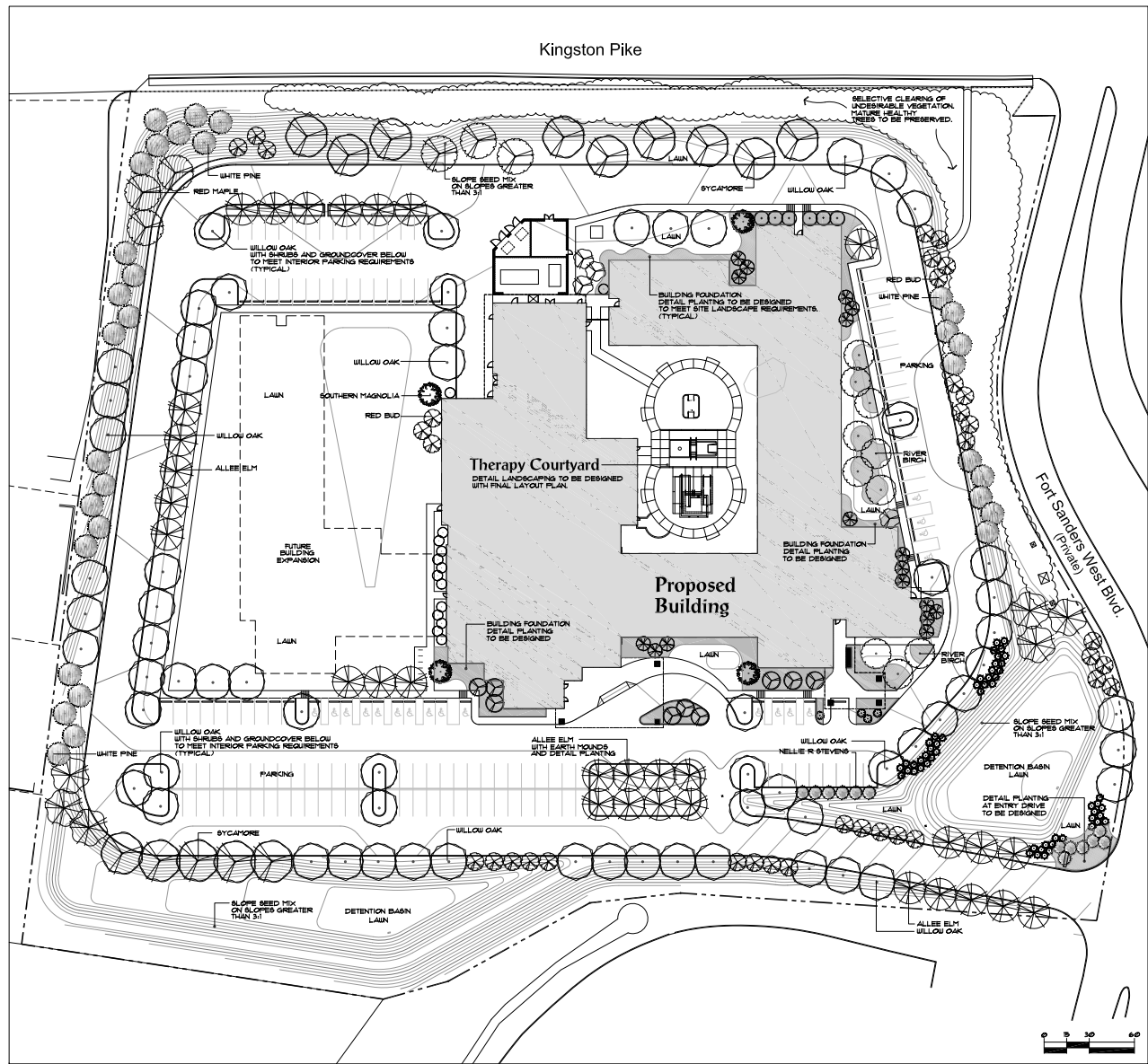
SLOPE STABILIZATION / NATIVE BEED MIX SPECIFICATION:

- INSTALL 4-6 INCHES OF TOPSOIL AS NEEDED.
 - LOOSEN THE SOIL TO ACCEPT THE BEED MIX.
 - APPLY AGRICULTURAL LIME AS PER A SOIL TEST OR AT A RATE OF 1 TO 2 TONS AC.
 - SEED THE SLOPE WITH A MIXTURE AS FOLLOWS:
- WARM SEASON MIXTURE**
- CUSTOM MIXTURE (STOCK BEED PARTS: 1-800-759-8204)
 BURLAPGRASS (30%) / BUCKLE DACTYLODES (TEWKOH)
 BLUE GRAMA (20%) / BOUTELOUA GRACILLIS
 SIDEGRASS GRAMA (8%) / BOUTELOUA CURTIPENDULA
 LITTLE BLUE STEM (8%) / SIDAECYSTRIUM SCOPARIUM
 SHEEP FESCUE (8%) / PESTICUA OVINA
 SEEDING DATE: LATE SPRING TO MID-SUMMER
 SEEDING RATE: BROADCAST, 1 LBS./1000 SQ.FT.
 - CUSTOM MIXTURE (STOCK BEED PARTS: 1-800-759-8204)
 KENTUCKY 31 TALL FESCUE (8%) / PESTICUA ARUNDINACEA
 CHEERING RED FESCUE (8%) / PESTICUA RUBRA
 VIRGINIA WILD RYE (20%) / ELYTUS VIRGINICUS
 RIVER OATS (8%) / CHAEROPHYLLUS LATICOLLIS
 CANADA WILD RYE (8%) / ELYTUS CANADENSIS
 REED TOP (8%) / LAURICOSTA OXYANTHA
 RIVERBANK WILD RYE (20%) / ELYTUS RIPARIUS
 SEEDING DATE: LATE SPRING TO EARLY FALL
 SEEDING RATE: BROADCAST, 1 LBS./1000 SQ.FT.
- COOL SEASON MIXTURE**
- ENGLISH RYEGRASS
 3 LBS. / 1000 SQ.FT.
 - PERFECTURE WITH STARTER MIXTURE (10-20-5) AS PER MANUFACTURERS SPECIFICATIONS.
 - COVER THE SLOPE WITH CURLEX BLANKET EROSION MATTING, HYDRAULIC MULCH OR CRIMPED STRAW.
 - MAINTAIN WATERING UNTIL ESTABLISHED.

PRELIMINARY PLANT SCHEDULE TREE PLANTING ONLY
 (SHADE AND GROUNDCOVER PLANTING TO BE DESIGNED)

DESIGNATOR	COMMON / BOTANICAL NAME	SIZE	GAL.
ALBES. TREE	ALBES. ELM / <i>Ulmus parvifolia</i> 'Alba'	10-12H	2'Gal
RED MAPLE	RED MAPLE / <i>Acer rubrum</i> 'Red Sunset'	10-12H	2'Gal
RIVER BIRCH	RIVER BIRCH / <i>Betula nigra</i> 'Dura Head'	10-12H	2'Gal
HAWTHORN	HAWTHORN / <i>Ilex verticillata</i>	10-12H	2'Gal
SYCAMORE	SYCAMORE / <i>Platanus occidentalis</i>	10-12H	2'Gal
KEEPING YELLOW	KEEPING YELLOW / <i>Saxifraga</i>	10-12H	2'Gal
YELLOW OAK	YELLOW OAK / <i>Quercus phellos</i>	10-12H	2'Gal
BRANKING MAGNOLIA	BRANKING MAGNOLIA / <i>Magnolia grandiflora</i> 'Brackens'	10H	3'Gal
NELLIE R STEVENS	NELLIE R STEVENS / <i>Ilex</i> var. 'Nellie R Stevens'	8H	
SWEET BAY	SWEET BAY / <i>Magnolia virginiana</i>	7-8H	
WHITE PINE	WHITE PINE / <i>Pinus strobus</i>	8-8H	
GRAPE HYDRATE	GRAPE HYDRATE / <i>Lagerstroemia indica</i> 'Muskogee'	8-10H	15'Inch
DRUM GRAPPE HYDRATE	DRUM GRAPPE HYDRATE / <i>Lagerstroemia indica</i> 'Siam'	7-8H	1'Gal
KOUSA DOGWOOD	KOUSA DOGWOOD / <i>Cornus kousa</i> 'White'	7-8H	15'Gal
RED BUD	RED BUD / <i>Cercis canadensis</i>	8H	15'Gal

IRRIGATION NOTES
 ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH FULL DEPTH HEAD TO HEAD COVERAGE. SYSTEM TO BE DESIGNED WITH FINAL PLANTING PLAN.



12-A-20-SU
 11/23/2020

DOCUMENT CHANGES

No.	Description	Date

Issue Description: DESIGN DEVELOPMENT
 Original Issue Date: 11/23/20
 Project No: 22089
 Drawn By: SJK Checked By: MVM
 Drawing Title:

GRAPHIC SCALE 1" = 1'-0" (100' x 100')

GRAPHIC SCALE 1/2" = 1'-0" (50' x 50')

GRAPHIC SCALE 3/8" = 1'-0" (37.5' x 37.5')

GRAPHIC SCALE 1/4" = 1'-0" (25' x 25')

GRAPHIC SCALE 3/16" = 1'-0" (18.75' x 18.75')

GRAPHIC SCALE 1/8" = 1'-0" (12.5' x 12.5')

GRAPHIC SCALE 3/32" = 1'-0" (9.375' x 9.375')

GRAPHIC SCALE 1/16" = 1'-0" (6.25' x 6.25')

GRAPHIC SCALE 1/32" = 1'-0" (3.125' x 3.125')

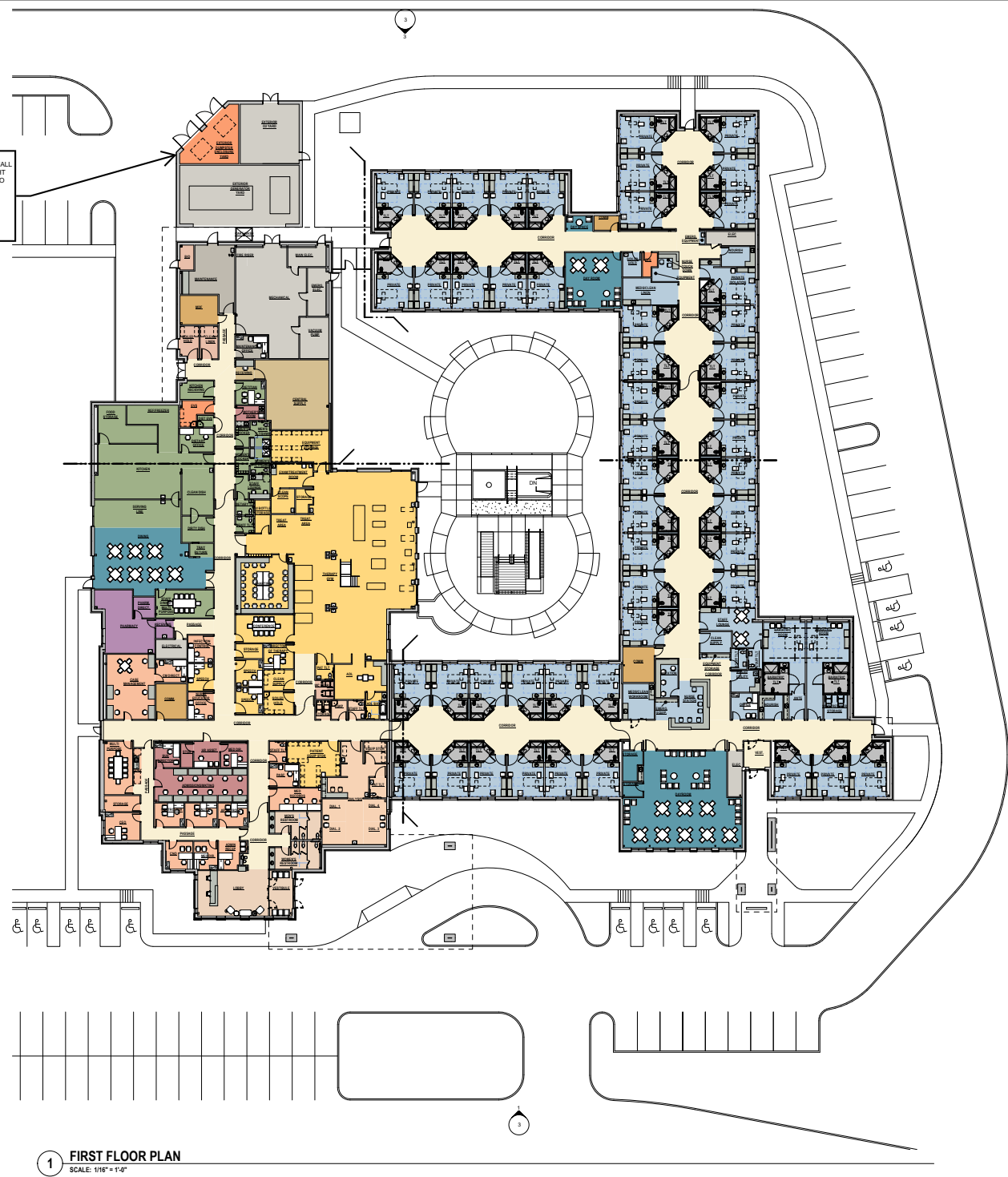
GRAPHIC SCALE 1/64" = 1'-0" (1.5625' x 1.5625')

10/27/2020 2:48:59 PM BR 30.02/01.00 - Encompass Health Knoxville 201720 - Encompass Associates, Inc.

DUMPSTER, OXYGEN PARK, GENERATOR YARD PERIMETER ENCLOSURE WALLS TO BE 12-14 FOOT TALL TO SCREEN EQUIPMENT WITH EXTERIOR FULL HEIGHT BRICK AND 12" CMU BACKUP WALL. INTERIOR CMU TO BE PAINTED.

DUMPSTER GATES TO BE 8 FOOT TALL SOLID PANEL MATERIAL TO BE DETERMINED DURING DESIGN.

OXYGEN PARK DOORS TO BE HOLLOW METAL LOUVERED DOORS.



- Department Legend
- Administration
 - Circulation - Horizontal
 - Data
 - Dialysis
 - Dietary / Food Prep
 - Electrical
 - Environmental Services / Linen
 - Human Resources
 - Lobby
 - MAINTENANCE
 - Materials Management
 - Mechanical
 - Patient Living Area
 - Pharmacy
 - Plumbing
 - Rehabilitation Patient Rooms
 - Support / Staff Areas
 - Therapy - Rehabilitation

1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

**KNOXVILLE WEST 51 BED
ENCOMPASS HEALTH REHABILITATION
HOSPITAL**
Knoxville, TN

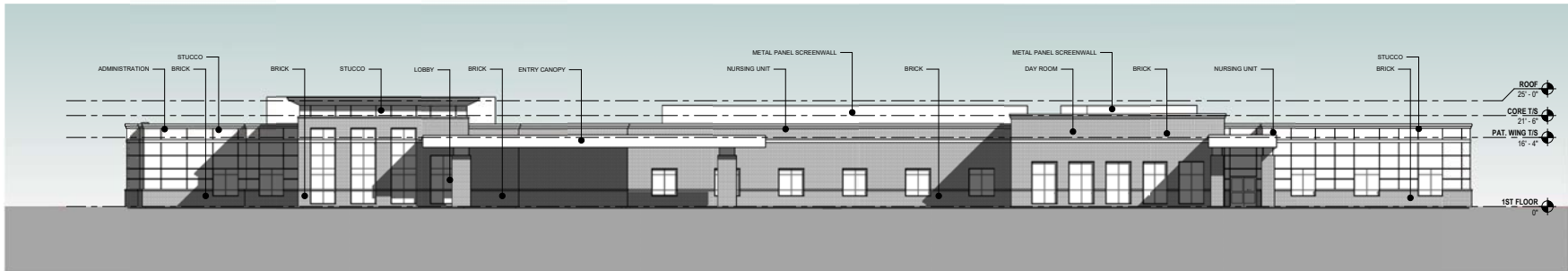
File No. 12-A-20-SU

DOCUMENT CHANGES	Date

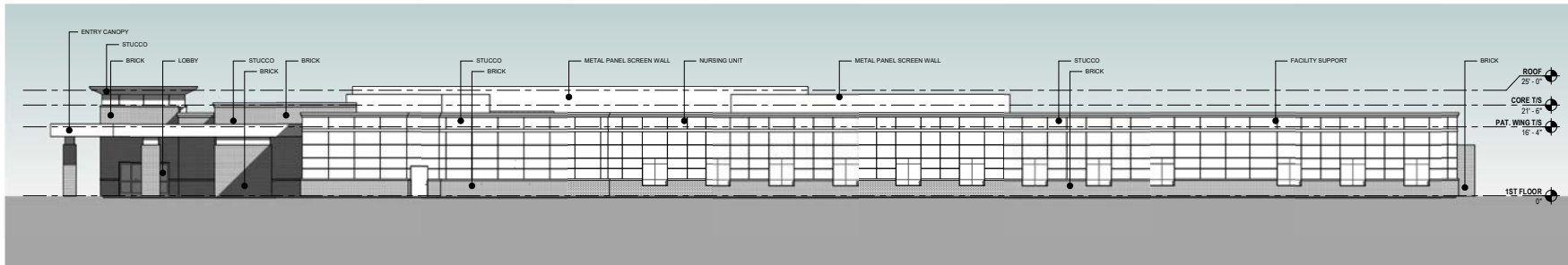
Issue Description	
Original Issue Date	
Project No.	201701.02
Drawn By	Author
Checked By	Checker

12-A-20-SU
11/23/2020

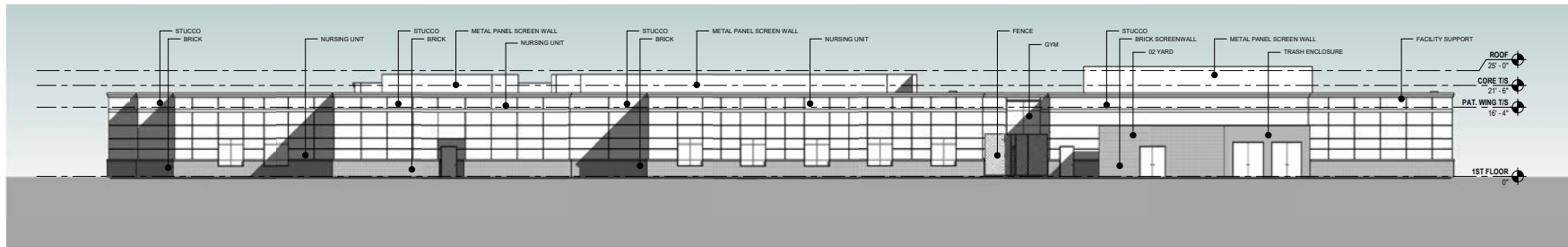
FLOOR PLAN



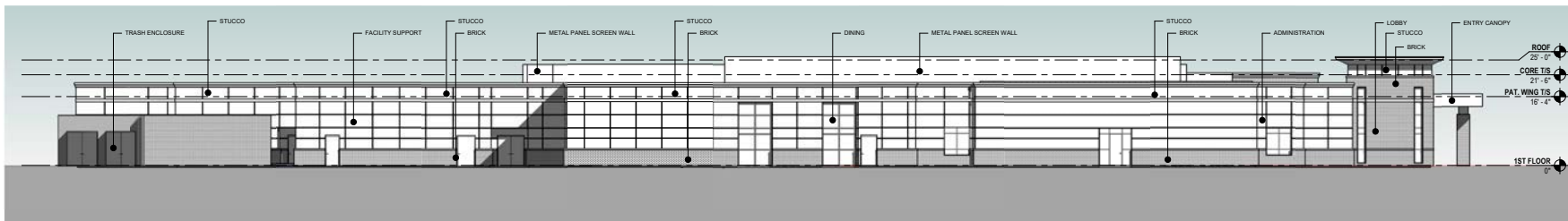
1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 West Elevation
SCALE: 3/32" = 1'-0"

12-A-20-SU
11/23/2020



9001 Liberty Parkway
Birmingham, AL 35242

12-A-20-SU

10/28/2020

October 26, 2020

City of Knoxville
Attn: Joshua Frerichs, P.E.
400 Main Street, Suite 475
Knoxville, TN 37902

RE: 8.33 ACRE COVENANT HEALTH DEVELOPMENT TRACT LOCATED ON FORT SANDERS WEST BLVD (PARCEL 131N-C-018, PART OF 131L-A-001.05, AND A PART OF 131L-A-001.01) WITHIN FORT SANDERS REGIONAL MEDICAL CENTER

Mr. Frerichs,

In regards to the Encompass Health project listed above, we respectfully requests an administrative reduction of the required 3.25 parking spaces per bed requirement to 2.75 spaces. Our request is based on Encompass Health's operations differing greatly from an acute care hospital. Our typical patient arrives at our hospital via transport vehicle from the acute care hospital and stays at our facility for a period of 13 days on average. Our parking space are prodomentaly for staff, doctors, and visitors. We believe a reduction in minimum parking is appropriate, because of the absence of the more intensive elements of traditional Health Care Facility (emergency room, out patient surgery, etc.). Our design standards for a 50 bed inpatient rehabilitation hospital is approximately 2.75 spaces per bed. We have surveyed 119 similar facilities that we operate across the nation. As you can see from the attached spreadsheet outlining our survey, the average parking space per bed is 2.7.

Pursuant to Section 11.4.B.5 of the City Zoning Ordinance, we are asking for approval for 2.75 spaces per bed which is in line with our typical design standard and our national average spaces per bed.

Sincerely,

Encompass Health Corporation

A handwritten signature in cursive script that reads "Sarina Davis".

Sarina Davis

Hospital	Parking Spaces	Beds	Spaces / Bed
Encompass Health Rehabilitation Hospital of Dothan	161	51	3.16
Encompass Health Rehabilitation Hospital of Gadsden	110	44	2.50
Encompass Health Rehabilitation Hospital of North Alabama	154	70	2.20
Encompass Health Rehabilitation Hospital of Montgomery	224	70	3.20
Encompass Health Rehabilitation Hospital of Shelby County Regional Rehabilitation Hospital (in Phenix City)	102	34	3.00
Encompass Health Rehabilitation Hospital, a partner of Washington Regional	122	58	2.10
Encompass Health Rehabilitation Hospital of Fort Smith	158	80	1.98
CHI St. Vincent Hot Springs Rehabilitation Hospital, a partner of Encompass Health	159	80	1.99
Encompass Health Rehabilitation Hospital of Jonesboro	164	40	4.10
CHI St. Vincent Sherwood Rehabilitation Hospital, a partner of Encompass Health	150	80	1.88
Encompass Health Valley of The Sun Rehabilitation Hospital	150	80	1.88
Encompass Health Rehabilitation Hospital of East Valley	169	75	2.25
Encompass Health Rehabilitation Hospital of Scottsdale	151	60	2.52
Encompass Health Rehabilitation Hospital of Northwest Tucson	154	60	2.57
Encompass Health Rehabilitation Institute of Tucson	117	60	1.95
Yuma Rehabilitation Hospital, an affiliation of Encompass Health and Yuma Regional Medical Center	157	80	1.96
Encompass Health Rehabilitation Hospital of Bakersfield	120	51	2.35
Encompass Health Rehabilitation Hospital of Modesto	192	86	2.23
Encompass Health Rehabilitation Hospital of Tustin	146	50	2.92
Encompass Health Rehabilitation Hospital of Colorado Springs	156	48	3.25
Encompass Health Rehabilitation Hospital of Littleton	165	64	2.58
Encompass Health Rehabilitation Hospital of Middletown	120	40	3.00
Encompass Health Rehabilitation Hospital of Altamonte Springs	152	37	4.11
Encompass Health Rehabilitation Hospital of Spring Hill	190	60	3.17
Encompass Health Rehabilitation Hospital of Largo	169	80	2.11
Encompass Health Rehabilitation Hospital of Sea Pines	233	70	3.33
Encompass Health Rehabilitation Hospital of Miami	217	90	2.41
Encompass Health Rehabilitation Hospital of Ocala	180	60	3.00
Encompass Health Rehabilitation Hospital of Panama City	214	60	3.57
Encompass Health Rehabilitation Hospital of Sarasota	159	75	2.12
Encompass Health Rehabilitation Hospital, an affiliate of Martin Health	205	95	2.14
Encompass Health Rehabilitation Hospital of Sunrise	160	54	2.96
Encompass Health Rehabilitation Hospital of Tallahassee	228	126	1.81
Encompass Health Rehabilitation Hospital of Treasure Coast	192	76	2.53
Walton Rehabilitation Hospital, an affiliate of Encompass Health	203	80	2.54
Encompass Health Rehabilitation Hospital of Newnan	133	60	2.22
Encompass Health Rehabilitation Hospital of Savannah	160	50	3.20
Van Matre Encompass Health Rehabilitation Hospital	136	50	2.72
Encompass Health Deaconess Rehabilitation Hospital	221	65	3.40
MidAmerica Rehabilitation Hospital	216	85	2.54
Kansas Rehabilitation Hospital, a joint venture of Encompass Health and Stormont Vail Health	208	98	2.12
Wesley Rehabilitation Hospital, an affiliate of Encompass Health	103	79	1.30
Encompass Health Rehabilitation Hospital of Northern Kentucky	175	65	2.69
Encompass Health Rehabilitation Hospital of Lakeview	112	51	2.20
Cardinal Hill Rehabilitation Hospital	104	40	2.60
Encompass Health Rehabilitation Hospital of Alexandria	665	158	4.21
Encompass Health Rehabilitation Hospital of Braintree	99	47	2.11
Encompass Health Rehabilitation Hospital of Western Massachusetts	500	166	3.01
Encompass Health Rehabilitation Hospital of New England	199	53	3.75
Fairlawn Rehabilitation Hospital, an affiliate of Encompass Health	395	168	2.35
Encompass Health Rehabilitation Hospital of Salisbury	285	110	2.59
Rusk Rehabilitation Hospital, an affiliation of Encompass Health and MU Health Care	179	64	2.80
The Rehabilitation Institute of St. Louis, an affiliation of BJC Healthcare and Encompass Health	178	60	2.97
Novant Health Rehabilitation Hospital, an affiliate of Encompass Health	336	96	3.50
Encompass Health Rehabilitation Hospital of Concord	164	68	2.41
Encompass Health Rehabilitation Hospital of Tinton Falls, a Joint Venture with Monmouth	164	50	3.28
Encompass Health Rehabilitation Hospital of Toms River	183	60	3.05
Encompass Health Rehabilitation Hospital of Vineland	284	98	2.90
Encompass Health Rehabilitation Hospital of Albuquerque	201	41	4.90
Encompass Health Rehabilitation Hospital of Henderson	199	87	2.29
Encompass Health Rehabilitation Hospital of Las Vegas	236	90	2.62
Encompass Health Rehabilitation Hospital of Desert Canyon	247	79	3.13
Mount Carmel Rehabilitation Hospital, an affiliate of Encompass Health	129	50	2.58
St. John Rehabilitation Hospital, an affiliate of Encompass Health	138	60	2.30
Encompass Health Rehabilitation Hospital of Altoona	118	40	2.95
	220	80	2.75

Not verified by facility

Not verified by facility

Geisinger Encompass Health Rehabilitation Hospital	101	42	2.40	
Encompass Health Rehabilitation Hospital of Erie	97	108	0.90	
Encompass Health Rehabilitation Hospital of Mechanicsburg	157	75	2.09	
Encompass Health Rehabilitation Hospital of Harmarville	461	162	2.85	
Encompass Health Rehabilitation Hospital of Nittany Valley	200	73	2.74	
Encompass Health Rehabilitation Hospital of Reading	267	60	4.45	
Encompass Health Rehabilitation Hospital of Sewickley	228	44	5.18	
Encompass Health Rehabilitation Hospital of York	276	90	3.07	
AnMed Health Rehabilitation Hospital	148	60	2.47	
Encompass Health Rehabilitation Hospital of Bluffton	166	38	4.37	Not verified by facility
Encompass Health Rehabilitation Hospital of Charleston	152	49	3.10	
Encompass Health Rehabilitation Hospital of Columbia	231	96	2.41	
Encompass Health Rehabilitation Hospital of Florence	177	88	2.01	
Encompass Health Rehabilitation Hospital of Rock Hill	139	50	2.78	
Encompass Health Rehabilitation Hospital of Chattanooga	122	69	1.77	Approximate
Encompass Health Rehabilitation Hospital of Franklin	122	40	3.05	
West Tennessee Healthcare Rehabilitation Hospital Jackson, a partnership with Encompass Health	119	48	2.48	
Quillen Rehabilitation Hospital, a joint venture of Ballad Health and Encompass Health	119	36	3.31	
Encompass Health Rehabilitation Hospital of Kingsport	112	50	2.24	
West Tennessee Healthcare Rehabilitation Hospital Cane Creek, a partnership with Encompass Health	134	40	3.35	
Encompass Health Rehabilitation Hospital of Memphis, a partner of Methodist Healthcare	152	80	1.90	
Encompass Health Rehabilitation Hospital of North Memphis, a partner of Methodist Healthcare	130	50	2.60	
Encompass Health Rehabilitation Hospital of Arlington	208	85	2.45	
Encompass Health Rehabilitation Hospital of Austin	158	60	2.63	
Encompass Health Rehabilitation Hospital of the Mid-Cities	127	60	2.12	
Encompass Health Rehabilitation Hospital of The Woodlands	222	80	2.78	
Encompass Health Rehabilitation Hospital of Cypress	180	60	3.00	
Encompass Health Rehabilitation Hospital of Dallas	114	40	2.85	
Encompass Health Rehabilitation Hospital of City View	168	62	2.71	
Encompass Health Rehabilitation Hospital The Vintage	150	60	2.50	
Encompass Health Rehabilitation Hospital of Humble	150	90	1.67	
Encompass Health Rehabilitation Hospital of Midland Odessa	200	80	2.50	
Encompass Health Rehabilitation Hospital of Pearland	126	40	3.15	Not verified by facility
Encompass Health Rehabilitation Hospital of Plano	158	83	1.90	
Encompass Health Rehabilitation Hospital of Richardson	123	50	2.46	
Encompass Health Rehabilitation Hospital of Round Rock	158	50	3.16	
Encompass Health Rehabilitation Hospital of San Antonio	368	108	3.41	
Encompass Health Rehabilitation Hospital Vision Park	127	60	2.12	
Encompass Health Rehabilitation Hospital of Sugar Land	96	50	1.92	
Encompass Health Rehabilitation Hospital of Texarkana	149	60	2.48	
Christus Trinity Mother Frances Rehabilitation Hospital, a partner of Encompass Health	183	94	1.95	
Encompass Health Rehabilitation Hospital of Wichita Falls	172	63	2.73	
Encompass Health Rehabilitation Hospital of Utah	197	84	2.35	
Encompass Health Rehabilitation Hospital of Northern Virginia	172	60	2.87	
UVA Encompass Health Rehabilitation Hospital	242	50	4.84	
Encompass Health Rehabilitation Hospital of Fredericksburg	122	58	2.10	
Encompass Health Rehabilitation Hospital of Petersburg	160	64	2.50	
Encompass Health Rehabilitation Hospital of Richmond	99	40	2.48	Not verified by facility
Encompass Health Rehabilitation Hospital of Huntington	149	62	2.40	
Encompass Health Rehabilitation Hospital of Morgantown	178	77	2.31	
Encompass Health Rehabilitation Hospital of Parkersburg	139	50	2.78	
Encompass Health Rehabilitation Hospital of Princeton	182	60	3.03	
		Average	2.70	



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Benjamin Mullins o/b/o Encompass Health Corporation

Attorney/Applicant

Applicant Name

Affiliation

October 26, 2020

December 10, 2020

File Number(s)

Date Filed

Meeting Date (if applicable)

12-A-20-SU

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suit 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bnullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

Fortress Corporation (see attached sheet) 280 Fort Sanders West Blvd. Knox., 37932 865-531-5279

Owner Name (if different)

Owner Address

Owner Phone

100 Ft. Sanders Blvd; 10150 Kingston Pike; 270 Ft. Sanders Blvd. 131LA00105; 131NC018; 131LA00101

Property Address

Parcel ID

STAFF USE ONLY

SW of Kingston Pike and Fort Sanders West BLVD

Combined +/- 8.33 ac

General Location

Tract Size

City Dist. 2; County Dist. 5

OP, CA, and PC

Jurisdiction (specify district above)

- City
- County

Zoning District

Southwest County

O and GC

City Limits/Urban Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Office and Vacant

N

FUD

FUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Home Occupation (specify) _____

Other (specify) Rehabilitation Hospital (Narrative attached)

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels
 Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change _____
Proposed Zoning

Plan Amendment Change _____
Proposed Plan Designation(s)

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	\$1500-	Total \$1500-
Fee 2	-	
Fee 3	-	

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

Benjamin C. Mullins

10-26-2020

Please Print

Date

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

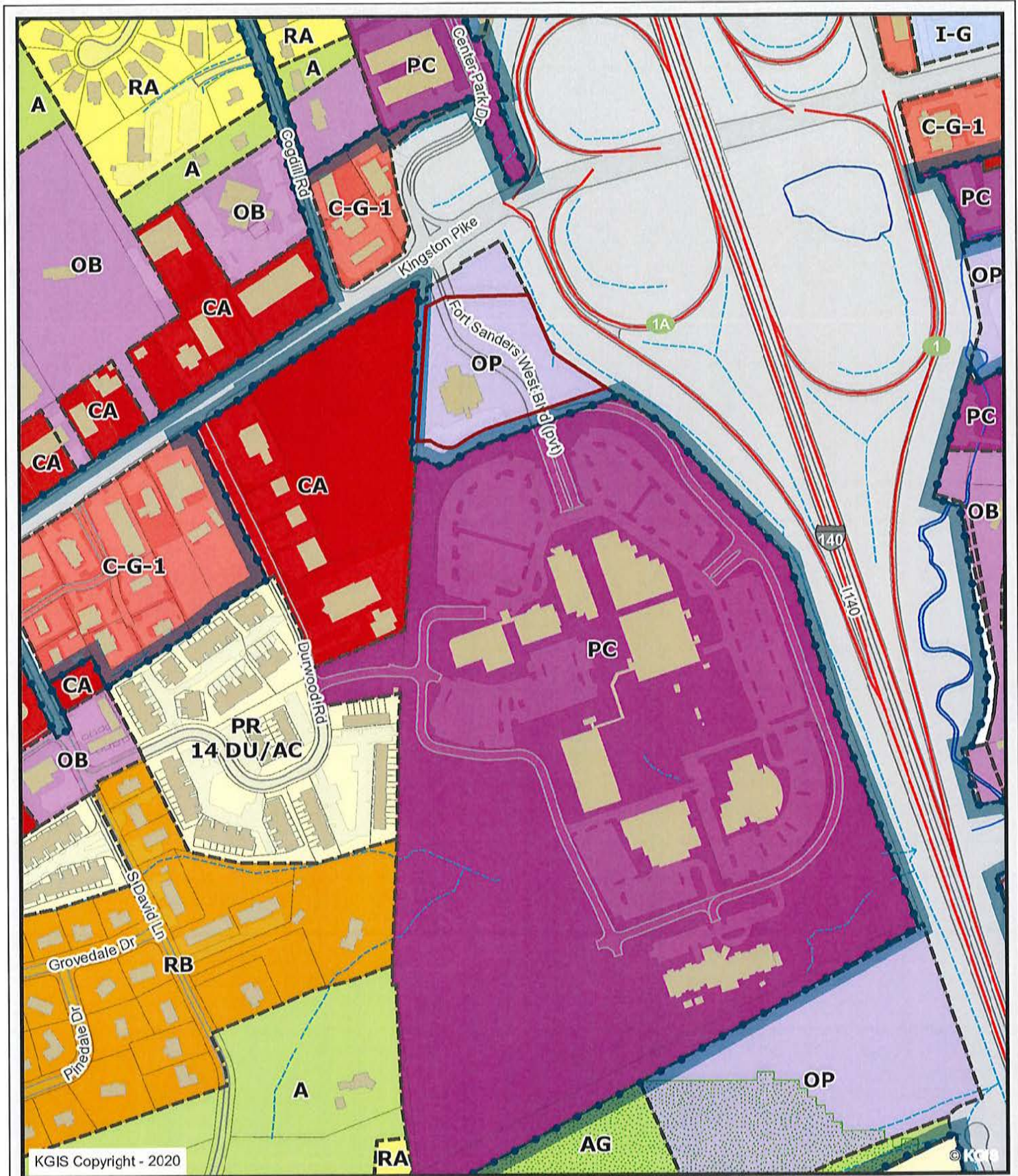
Staff Signature

Michelle Portier

10/26/2020

Please Print

Date



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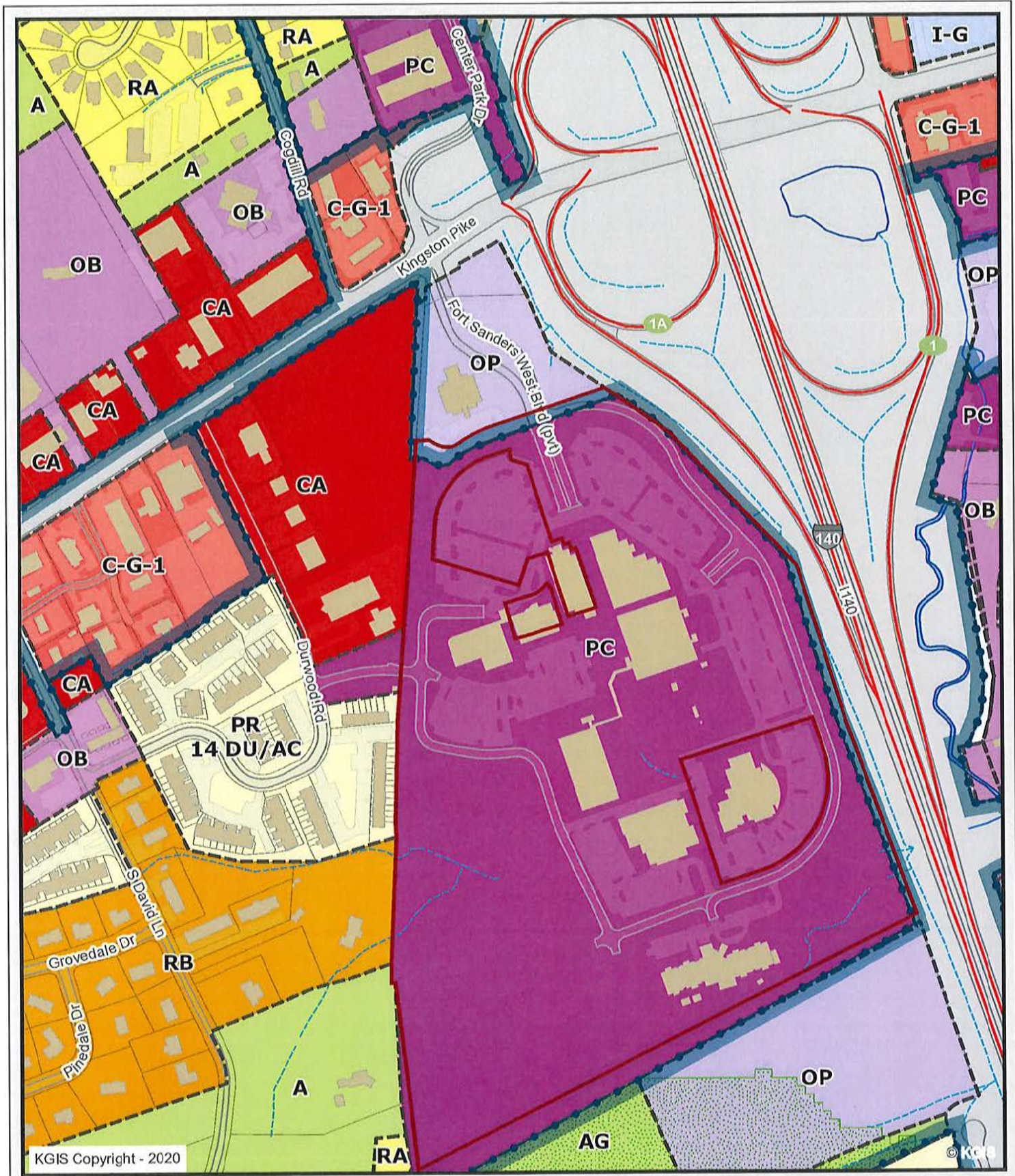
Parcel 131LA00105
Zoning Map

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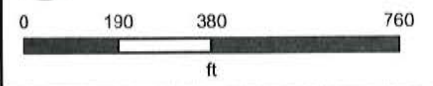


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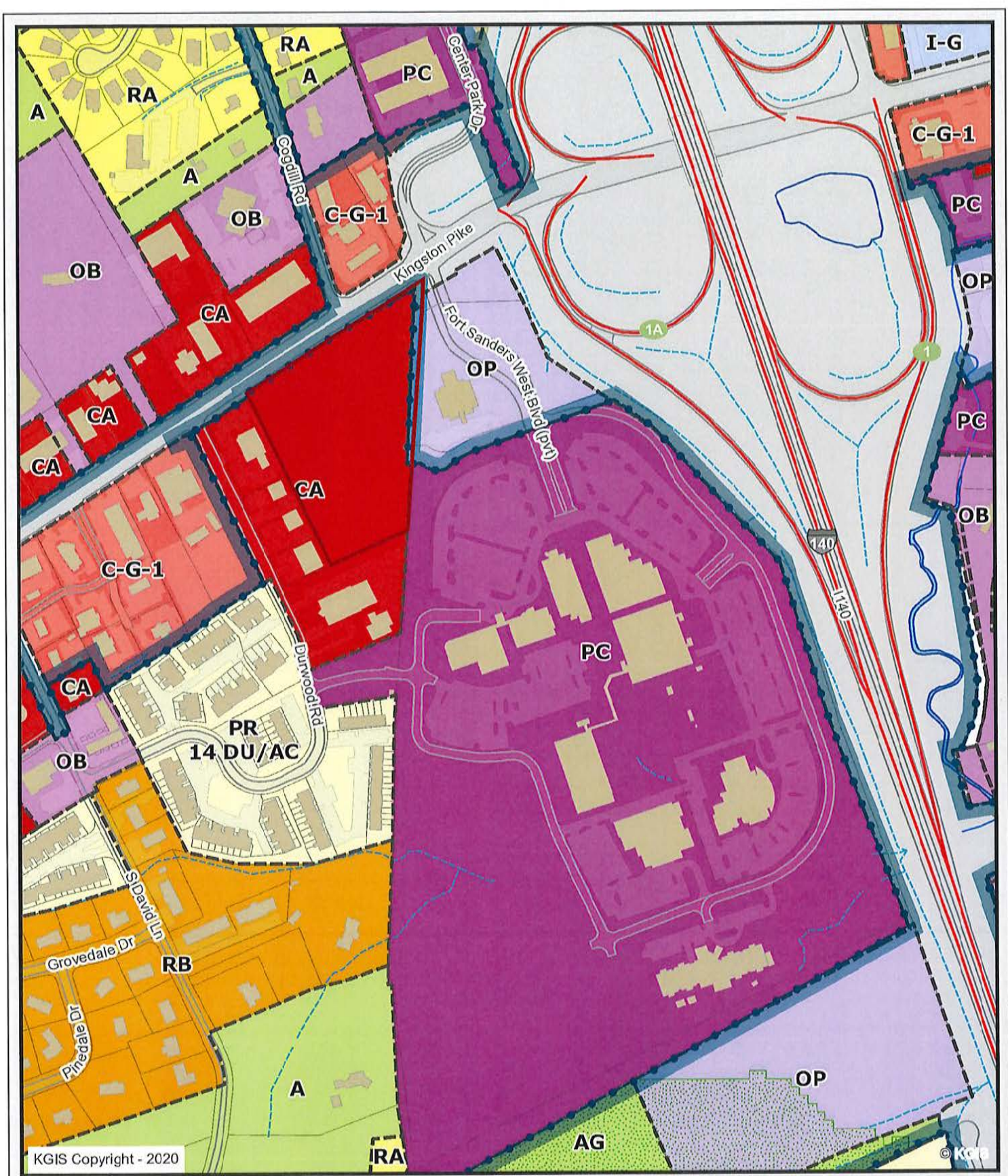
Parcel 131LA00101
Zoning Map

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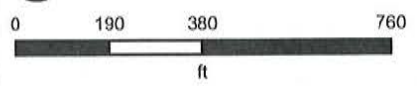


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Parcel 131NC018
Zoning Map

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MARY ELIZABETH MADDOX
BENJAMIN C. MULLINS
RICHARD T. SCRUGHAM, JR.
MATTHEW A. GROSSMAN
KEVIN A. DEAN
DANIEL P. ZYDEL
SHARON H. KIM
RICHARD E. GRAVES



client-centric & committed to success

Email: bmullins@fmsllp.com
Direct Fax: 865-541-4609

October 26, 2020

550 W. Main Street
Suite 500
Knoxville, Tennessee
37902

office 865.546.9321
fax 865.637.5249
web fmsllp.com

ARTHUR G. SEYMOUR, JR.
(1945 - 2019)

of counsel
JASON T. MURPHY

Knoxville-Knox County Planning
City-County Building
400 Main Street
Suite 403
Knoxville, TN 37902

Re: 100 Fort Sanders West Blvd./10150 Kingston Pike/270 Fort Sanders West Blvd.
Parcel ID 131LA00105/131NC018/131LA00101

Dear Planning Commission:

Attached hereto is our application for a special use of the property at 100 Fort Sanders West Boulevard, 10150 Kingston Pike, and portion of 270 Fort Sanders West Boulevard, Parcel IDs 131LA00105, 131NC018 and a portion of 131LA00101. As you can see, this property is partly in the County and partly in the City. After discussing this issue with Steve Elliott, Executive Director Brooks, Scott Elder and Peter Ahrens, an agreement was reached that no rezoning would be required and that the use would be appropriate in the three zones (County – CA; County – PC; and City – OP), and we agreed that since the City zone would require special use review under the City zoning ordinance, that the City would regulate the entirety of the project, both within and outside city limits, from start to finish, that would allow us to move forward with the project without having to undergo a time-intensive and uncertain process of annexing the property into the City and the zoning/map amendment process. The project plans, narrative description of the use, and emails reflecting these conversations are attached. We have already submitted most of these materials to the City for their pre-submittal review conference, which took place on October 12, 2020.

I am also enclosing a check for the filing fee of \$1,500.00. Please let me know if you have any questions.

Sincerely,

Benjamin C. Mullins
FRANTZ, McCONNELL & SEYMOUR, LLP

BCM:erl

CURRENT PROPERTY INFO – SUPPLEMENTAL SHEET

(a portion of) 100 Fort Sanders West Blvd.	131LA00105	+/- 1.8 acres
Property Address	Parcel ID	Tract Size

10150 Kingston Pike	131NC018	+/- 5.61 acres
Property Address	Parcel ID	Tract Size

(a portion of) 270 Fort Sanders West Blvd.	131LA00101	+/- 0.92 acres
Property Address	Parcel ID	Tract Size

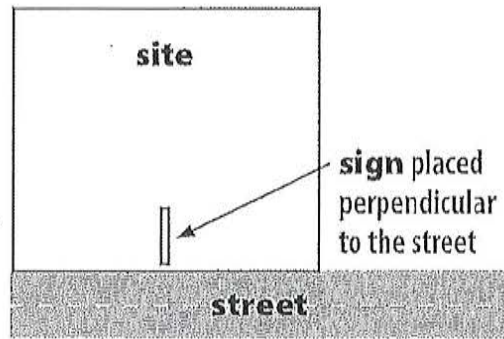
REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

Nov. 25, 2020 and Dec. 11, 2020
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: *Benjamin C. Mullins*

Printed Name: Benjamin C. Mullins

Phone: 865-546-9321 Email: bmullins@fmsllp.com

Date: 10-26-2020

File Number: 12-A-20-091