

In opposition on behalf of Covenant Health affiliates who are property owners in Dowell Springs:

Dowell Springs Behavioral Health, LLC (with the support of our partner, Acadia)

Parkwest Medical Center

Peninsula Behavioral Health

The Thompson Cancer Survival Center (acquiring The Proton Therapy Center, LLC property 7/18/22)

1. The existing sector plan and one-year plan designations, which are consistent with the balance of Dowell Springs, correctly identify the appropriate uses for the subject property and should not be changed.
2. Dowell Springs is predominantly a medical park, and is still under development as such. East Tennessee Behavioral Health, LLC (a Covenant Health affiliate) is currently constructing a new facility that borders the subject property, validating that the current designation represents an appropriate and needed classification.
3. To level set, currently, only 10 or so acres of the 100 or so acre Dowell Springs medical/office park are zoned residential (see map) and no part of the medical/office park has a residential sector plan or one-year plan designation (both are O/HP). The owner of the subject parcel, who is the developer of Dowell Springs, is seeking your aid in furtherance of a multi-step plan that would more than double (to 22 acres) the residential uses in the medical/office park that he developed and sold as a medical/office park to Covenant Health, to GIA, to KOC and others.
4. The owner of the subject parcel has been clear that these requested amendments to the sector plan and one-year plan are precursors to a future request to rezone the balance of the subject parcel (12 acres or so – see map) as RN-5, again, expanding the residential zoning classification to 22 acres and into a development that was previously O designated under the sector plan, one-year plan and base zoning.
5. The owner's intrusion into the medical/office park with a residential designation is inconsistent with the neighborhood he sold and helped establish.
6. The owner/developer of Dowell Springs sold millions of dollars of lots for medical and office uses, under private restrictions that generally forbade residential uses, and at the time of sale these properties had appropriate sector plan, one-year plan and base zoning designations respecting and protecting the integrity of the park.
7. The owner/developer as of last week amended the private restrictions to permit residential development of the subject parcel and is now before this body seeking its aid with sector plan and one-year plan amendments as the next step and in furtherance of this sleight of hand - - i.e., turning medical/office property into residential property - - and will be back in subsequent months with a request for a rezoning of the subject property to RN-5, on the basis that the rezoning is consistent with the sector plan and one-year plan he is seeking to amend over our well-founded objections.
8. This body should not allow a plan such as this to go forward. We ask that the application be denied.