



Fwd: Comment on meeting agenda for 11 July 2013

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Mon, Jul 8, 2013 at 7:58 AM

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

From: <kliefoth@earthlink.net>
Date: Sun, Jul 7, 2013 at 5:54 PM
Subject: Comment on meeting agenda for 11 July 2013
To: contact@knoxmpc.org

To: Commissioners, Metropolitan Planning Commission
Knoxville, TN,
Fm: A. B. Kliefoth, MD
718 Westborough Rd, 37909
Subj: Tennova request for zoning change on Middlebrook Pike
Date: 7 July 2013

I am opposed to granting Tennova (dba METRO KNOXVILLE HMA, LLC) a change in the current usage of the land on the southwest side of Middlebrook Pike, extending west from Old Middlebrook Pike Rd in Council District 2.

OPPOSED to a. Northwest City Sector Plan Amendment, 7-E-13-SP
OPPOSED to b. One Year Plan Amendment, 7-D-13-PA
OPPOSED to c. Rezoning A-1 and F-1 to Office and Medical, 7I-13-RZ

This land is within the boundary of West Hills, one of the oldest designated residential neighborhoods in Knoxville. It is contrary to the plan for West Hills and this area of the city. If permitted to locate a full service hospital in this area, Tennova Hospital will drastically increase the traffic, noise, pollution and night time light. The peace of a large segment of an historic residential neighborhood will be greatly diminished. The air quality will be adversely effected, both by the activities of a large commercial operation and its requisite traffic, but also by the loss of a wooded area which currently transforms carbon dioxide to oxygen. Water quality of the creek which flows through the property will be diminished and flooding of surrounding areas will be more likely. Knoxville's scenic beauty will be diminished by a proliferation of signs and tall buildings.

Property values of those residences in closest proximity to the hospital will be decreased, and resale will be hindered.

The character of a residential neighborhood with active, tax-paying, voting citizens will be adversely effected.

Removal of the full service hospital from its current location in north Knoxville on Emerald Ave./St. Mary's St and Woodland Ave will deprive those residents, and a large section of the city, of ready access to medical care, support businesses, and near-by employment. There are already an adequate number of hospitals in west Knoxville with Ft. Sanders, UT hospital, Tennova West (Turkey Creek), and Park

West Hospital readily available for emergency and routine care.
I earnestly request that you decline the application of this
for-profit entity to move to a peaceful, residential neighborhood that
favors keeping Middlebrook Pike from becoming commercialized and
turning into another Kingston Pike.

July 9, 2013

TO: Knoxville TN Metropolitan Planning Commission
RE: File 7-E-13-SP



I am writing in opposition to Metro Knoxville HMA, LLC's request to rezone property on Middlebrook Pike from Agriculture-1 to Office-1 to allow Tennova Healthcare to build a hospital on the property.

Attached is a petition signed by 201 Knoxvilleians who also oppose the construction of the proposed hospital.

MPC should deny the rezoning request for the following reasons:

West Knoxville does not need another hospital. There are four hospitals that are quickly and easily accessible to West Knoxvilleians now - Park West, Turkey Creek Medical Center, Ft. Sanders and UT. A fifth hospital in the middle of those four does not provide any necessary additional medical service to the area.

Tennova's plan does not provide balanced healthcare for our city. This is a city-wide issue. It goes far beyond merely changing the zoning for one piece of property. If rezoning is approved and Tennova builds on the Middlebrook property, it says it will substantially downsize its Physicians Regional Medical Center (formerly St. Mary's) in North Knoxville leaving that part of the city without a full service hospital. If that is done, the only full service hospital besides the four mentioned above will be their facility in Powell.

No new jobs will be created by the Tennova plan. The Tennova plan merely shifts hospital jobs from one end of town to the other. In addition, no new construction jobs are tied to construction of a new hospital in the west end of town. Those jobs would be created if Tennova added on to their Powell facility (which they considered and rejected) or if they renovated the former St. Mary's Hospital (also considered and rejected).

Additional property tax revenue is not dependent on West Knoxville construction. Tax revenue would be generated by expansion of Tennova's Powell facility or by upgrading the former St. Mary's facility.

Significant negative impacts will result from building a new hospital on the Middlebrook Pike property.

There will be a significant increase in traffic on Middlebrook Pike, and on surrounding roads and streets, and in adjacent neighborhoods. The proposed hospital would sit between two existing traffic generators, Bearden Middle School (Middlebrook Pike at Vanosdale Rd.) and a large U.S. postal facility (Middlebrook Pike at Weisgarber Rd.). The hospital, another large traffic generator, will be a

major step in turning Middlebrook Pike into another Kingston Pike, a congested highway with nearly half of the top 40 traffic accident locations in the county. (Knoxville News Sentinel Jan. 18, 2013). Furthermore, neighborhood streets, especially in West Hills, will see increased traffic from ambulances, doctors, hospital staff, patients, visitors, and suppliers. Emergency vehicles from the fire station at Portsmouth and Buckingham on the south side of West Hills will cut through West Hills to reach the new hospital. MPC should require an independent traffic study prior to voting on the rezoning.

A hospital is inappropriate for the residential area. Residences in West Hills and on Ridgerock Road will suffer from lights and noise generated by the hospital, ambulances, helicopters, and traffic. Tennova says it will ask for a variance from the requested O-1 zoning to build a seven story building – more than twice the permitted 45 feet of the O-1 zone. No amount of berms or buffering will mitigate the effects of a building(s) that size on adjacent neighborhoods.

There is real potential for neighborhood flooding. The tributary of Fourth Creek that bisects the property flows through West Hills. It has caused flooding problems over the years. A large construction project with acres of impervious surface and major disturbance to natural drainage presents a real threat of enhanced flooding problems. MPC should require an environmental impact assessment of the project prior to voting on the rezoning request.

Development will result in the loss of one of the last large tracts of open space in the area. The land is largely undisturbed and could be made into a natural habitat park similar to South Knoxville's Urban Wilderness. Failing that, a much less intrusive development - as current zoning permits - would have far fewer negative effects on the land and community than the proposed hospital.

In the past, proposals for "big box" stores on the property or nearby have been turned back because they were inappropriate for the area. The proposed hospital is another "big box" in terms of the scope of its impact on the area. It too, should be rejected.

Thank you for your consideration.



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Petition in Opposition to the Proposed Hospital on Middlebrook Pike

We the undersigned oppose the construction of the new Tennova hospital on Middlebrook Pike, Knoxville TN, between N. Weisgarber Rd and Wesley Rd for the following reasons: West Knoxville does not need another hospital - Park West, Turkey Creek, Ft. Sanders & UT are all quickly and easily accessible - while other parts of town lack full service hospitals. The negative impacts of a new hospital will be significant. There will be a large increase in traffic volume on Middlebrook Pike and surrounding roads, streets and neighborhoods. A hospital will be an intrusive presence into the adjacent residential area. It will cause a loss of habitat and open space and will displace animals into adjacent neighborhoods. It will create construction noise and traffic for an extended time. It may create local flooding problems.

Print Name	Signature	Address	Email
✓ Harry T. Matthews	Harry T. Matthews	Knoxville 611 Wesley Rd 37909	
✓ Steven Krampton	Steven	1000 Golf View Lane, Knoxville TN 37922	
✓ Chris Chasteen	Chris Chasteen	610 Wesley Rd 37909	
✓ Mike Kerley	[Signature]	610 Wesley Rd 37909	
✓ MARY KERLEY	Mary Kerley	610 Wesley Rd 37909	
✓ HELEN SCOTT	Helen F. Scott	503 Wesley 37909	
✓ GORCOTT FORRESON	Leysie C. Retting	512 Wessley Rd 37909	
✓ Linda E Bonds	Linda E Bonds	8006 #122 Old Colony Trl 37923	
✓ Martha Yarnell	Martha Yarnell	4408 Buford Mill Knox TN 37914	
✓ Duskin Fairchild	Duskin Z. Fairchild	P.O. Box 10311 Knoxville TN 37939	