

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 1-C-21-SU **Related File Number:**
Application Filed: 11/30/2020 **Date of Revision:**
Applicant: BENJAMIN MULLINS OBO HELEN ROSS MCNABB

PROPERTY INFORMATION

General Location: South side of Ball Camp Pk., east side of Matlock Dr., northeast side of Oakbank Ln.
Other Parcel Info.:
Tax ID Number: 93 H B 055 **Jurisdiction:** City
Size of Tract: 5.68 acres
Accessibility: Access is via Ball Camp Pike, is a minor collector with 28' of pavement width within a right-of-way with varying width.

GENERAL LAND USE INFORMATION

Existing Land Use: Rehabilitation center
Surrounding Land Use:
Proposed Use: Expansion of an existing alcohol and drug rehabilitation facility **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** O (Office)
Growth Policy Plan: N/A
Neighborhood Context: The site is in an area of established attached and detached residential development south of Western Ave. The site is adjacent to the Helen Ross McNabb Behavioral Health Urgent Care Center which provides a variety of residential behavioral health treatment services and houses the Center's Mobile Crisis Unit, Crisis Stabilization Unit and diversion drop-off center.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 5310 Ball Camp Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request to expand the existing residential drug/alcohol treatment facility from 46 to 61 beds and a total floor area of approximately 22,000 square feet and the conversion of an existing accessory structure to a group room that is approximately 768 square feet, subject to 6 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Tennessee Department of Health.
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
4. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 11 (Off-Street Parking), Article 10.3.L. (Fences and Walls), and Article 10.3.O. (Freestanding Roofed Structures, Pergola, or Gazebo).
5. Installing a 6-foot tall fence in approximately the same location as shown on the site plan near the Oakbank Lane frontage of the property. If the fence is required to be an "open fence" because it is located in a corner side yard, evergreen landscaping with a minimum mature height of 6 feet tall must be installed between the fence and Oakbank Lane to visually screen the rear yard, and a landscape plan must be provided to Planning Commission staff for review and approval before building permits issued for the additions to the building. The landscaping must meet the requirements of Article 12.3 (Selection, Installation and Maintenance) and Article 12.4 (Landscape Design Standards) of the City of Knoxville Zoning Ordinance.
6. Showing the blue-line stream that runs along the eastern property line on the plans submitted for permitting and providing the stream buffers as required by the City of Knoxville Engineering and Public Works.

With the conditions noted above, this request meets all requirements for approval in the O (Office) zoning district, as well as the criteria for approval of a special use, as outlined below.

Comments:

This special use request is for an expansion of the current operations for CenterPointe Alcohol & Drug Adult Services at 5310 Ball Camp Pike. The facility was originally approved in 2006 as a use permitted on review in the previous O-1 (Office, medical, and related services) zoning district (10-E-06-UR). Per this expansion, CenterPointe is adding six bedrooms with two beds each in a 2,288 square foot addition to the north (front) side of the building and repurposing existing office space in the south (rear) side of the building for one bedroom with three beds. Overall, the site will be expanded from 46 beds to 61 beds. There is also a 2,000 square foot expansion on the southeast side of the building for staff/office space. Additionally, the internal spaces will be reworked to allow for larger common rooms, cafeteria, and lobby.

The current use is residential addiction treatment for adults, both men and women, medically monitored detoxification, and some outpatient addiction treatment. The operator, Helen Ross McNabb, plans to move the outpatient treatment to a different location so at the end of the project this facility will only house residential services. All residential clients are in treatment on a voluntary basis.

The existing metal accessory structure in the rear yard will be converted into a group room with approximately 768 square feet of floor area. This group room will include restrooms and a kitchenette.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

a. The One Year Plan and Northwest City Sector Plan designations for this site are O (Office). The current O (Office) zoning district on the property is consistent with these plans.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

- a. The O (Office) zoning district is intended to provide for an environment of low intensity office and service uses, mixed with residential uses. The O District may additionally serve as a transition between single-family residential areas and more intensely developed commercial or industrial areas within the City of Knoxville.
- b. The O (Office) zoning district allows consideration of a Residential Drug/Alcohol Treatment Facility as a Special Use.
- c. The request will expand the number of beds at the facility from 46 to 61. The operator, Helen Ross McNabb, also plans to move the existing outpatient services to a different location so this facility will only house residential services when the expansion is completed.
- d. The proposed 6-foot wood, shadow box privacy fence in the rear yard is located near the Oakbank Lane frontage of the property. If it is determined that this frontage is considered a corner side yard, then the fence must have an open design if it is taller than 42 inches. Staff is recommending additional evergreen landscape screening if an open fence must be installed (see condition #5).

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

- a. The existing facility is one-story and the two additions will also be one-story and will have a similar exterior design and finish as the existing facility.
- b. The addition to the rear of the facility will be no closer to the adjacent residential neighborhood than the existing building and it will house office space for the staff.
- c. The rear yard will be enclosed with a 6-foot tall privacy fence, or 6-foot tall fence with landscaping, along the western side of the property. This will provide screening for the new amenities in the rear yard that include a gazebo and a walking trail loop.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

- a. The additions to the structure should be no closer to the adjacent residential neighborhood than the existing building and will house office space for the staff.
- b. The proposed privacy fencing, or fencing with evergreen landscaping, will provide visual screening and privacy for both the residents of the CenterPointe facility and the adjacent residential neighborhood.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

- a. Additional traffic will not be drawn through residential streets because access to the site is limited to Ball Camp Pike which is a minor collector street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

- a. The adjacent uses to the south and southeast are residential and will not pose a potential hazard or undesirable environment.
- b. The Behavioral Health Urgent Care Center to the east is also operated by Helen Ross McNabb.

Action: Approved

Meeting Date: 1/14/2021

Details of Action:

Summary of Action:

APPROVE the request to expand the existing residential drug/alcohol treatment facility from 46 to 61 beds and a total floor area of approximately 22,000 square feet and the conversion of an existing accessory structure to a group room that is approximately 768 square feet, subject to 6 conditions.

Date of Approval: 1/14/2021

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: