CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 10-E-06-UR Related File Number:

Application Filed: 9/1/2006 **Date of Revision:**

Applicant: HELEN ROSS MCNABB CENTER

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: South side of Ball Camp Pike, east side of Matlock Dr.

Other Parcel Info.:

Tax ID Number: 93 H B 55 Jurisdiction: City

Size of Tract: 6.47 acres

Access ibility: Access is via Ball Camp Pike, a minor collector street with a 20' pavement width within a 40' right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Treatment center for drug and alcohol dependent patients

Surrounding Land Use:

Proposed Use: Patient rooms and office addition Density:

Sector Plan: Northwest City Sector Plan Designation: Office

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The site is in an area of established and new detached residential development just south of Western

Ave.

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

Street: 5310 Ball Camp Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 11:41 AM Page 1 of 3

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the proposed development plan for additional patient beds and out-patient facility space for

the existing treatment facility in the O-1 zoning district, subject to the following 5 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 Knoxville Engineering Division.
- 4. Meeting all applicable requirements of the Knoxville Inspections Division
- 5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the O-1 zoning district and the other criteria for approval of a use on review.

the other criteria for approval of a use on review.

Comments: The applicant is proposing to expand the Helen Ross McNabb Center, an existing treatment center for

drug and alcohol dependent patients by adding a new 12 bed addition and a 2400 square foot addition for out-patient services. The existing facility is licensed for 30 beds. The 12 bed addition will be added on to the front of the building. The 2400 square foot addition will be located on the east side of the building and will provide additional space for out-patient counseling. The proposed site plan also includes a circular drop-off at the front of the building and an expansion of the parking lot for a total of 59 spaces. Due to the mix of in and out-patient treatment services, the required number of parking spaces will be determined by the Knoxville Inspections Division during the building plans review stage of the project.

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

- 1. The proposed additions will have minimal impact on local services since all utilities are available to serve this site.
- 2. The existing treatment facility was approved by the Planning Commission in 1997. The additions should have minimal impact on adjoining development. The developer of the residential subdivision directly to the south has submitted a letter in support of the request (Copy attached).
- 3. The proposal will have no impact on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed treatment center additions meet the standards for development within the O-1 zoning district and all other requirements of the Zoning Ordinance..
- 2. The proposed treatment center additions are consistent with the general standards for uses permitted on review: The proposed development 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 area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Northwest City Sector Plan and the One Year Plan propose office type uses for this site. The medical facility is consistent with both the Sector and One Year plans.
- 2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

1/31/2007 11:41 AM Page 2 of 3

MPC Action: Approved MPC Meeting Date: 10/12/2006

Details of MPC action: 1. Meeting all applicable requirements of the Knox County Health Department.

- Meeting all applicable requirements of the Tennessee Department of Health
 Meeting all applicable requirements of the Knoxville Engineering Division.
- 4. Meeting all applicable requirements of the Knoxville Inspections Division
- Meeting all applicable requirements of the Knoxville Zoning Ordinance.

o. Wooding an applicable requirements of the rationality Coming Cramatics.

the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the proposed development plan for additional patient beds and out-patient facility space for

the existing treatment facility in the O-1 zoning district, subject to the following 5 conditions:

With the conditions noted, this plan meets the requirements for approval in the O-1 zoning district and

Date of MPC Approval: 10/12/2006 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 11:41 AM Page 3 of 3