

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 11-D-21-SU **Related File Number:**
Application Filed: 9/27/2021 **Date of Revision:**
Applicant: HELEN ROSS MCNABB

PROPERTY INFORMATION

General Location: South side of Ball Camp Pike, east side of Matlock Drive, northeast side of Oakbank Lane
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, a minor collector with 28' of pavement width within a right-of-way with varying width, and Oakbank Ln, a local street with 26' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rehabilitation center
Surrounding Land Use:
Proposed Use: Expansion of existing residential drug/alcohol treatment 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 66 beds and a total floor area of approximately 24,800 square feet and the conversion of an existing accessory structure to a group room that is approximately 768 square feet, subject to 7 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 and City of Knoxville Fire Department.
4. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 11 (Off-Street Parking), Article 12 (Landscaping), Article 10.3.L. (Fences and Walls), and Article 10.3.O. (Freestanding Roofed Structures, Pergola, or Gazebo).
5. Installing a 6-ft 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 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.
7. The driveway connection to Oakbank Lane shall be gated and for exiting service vehicles only, with the exception of access for emergency vehicles that can also use it as an entrance if needed. The gate must automatically close after a vehicle exits the site.

With the conditions noted, this plan meets the requirements for approval in the O (Office) District and the criteria for approval of a special use.

Comments:

This proposal is an expansion of the existing Helen Ross McNabb CenterPointe residential substance abuse center from 46 beds to 66 beds. In January 2021, the facility was approved for an expansion to 61 beds but that has not been constructed yet so this Special Use application will replace the previous development plan and conditions of approval (1-C-21-SU). The operator plans to move the outpatient treatment to a different location so at the end of the project this facility will only house residential services on a voluntary basis. There are no involuntary commitments at this location and all residents are there on their own accord.

This proposal includes 6,482 sqft of building additions that will be located on the front, east side, and rear of the building. The scale of the additions will be similar to the existing one-story building.

The parking lot will be modified because of the building additions to the side and rear of the building. The parking lot will have 1 more space and more of the parking will be located to the rear of the building.

A new gated egress driveway is proposed to Oakbank Lane which is a local neighborhood street. The gate will be closed at all times and will be used as an exit for fire truck, garbage, and food service vehicles only. The applicant needs to demonstrate during permitting that the vehicles using the driveway will not bottom out because of the sharp vertical transitions on both ends of the connector driveway. The gate and driveway need to be approved by both the City Engineering Department and

City Fire Department.

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

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, 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 66. 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 three additions will also be one-story and will have a similar exterior design and finish as the existing facility.

b. The rear yard will be enclosed with a 6-foot tall privacy fence, or a 6-ft 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 building additions to the side and rear of the structure and the new parking area are significantly setback from the adjacent residential neighborhood, approximately 130-ft and 60-ft, and should have a similar impact on the adjacent properties as the existing facility.

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. The proposed service egress to Oakbank Lane should not significantly add traffic to the residential street because all traffic should go directly to Matlock Drive since the neighborhood does not have other external road connections.

b. The Oakbank Lane egress is for exiting service vehicles only. This access will not be used as an entrance to the site.

c. The driveway is not across from a residential lot and vehicles will not pass a residential lot.

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:** 11/10/2021

Details of Action:

Summary of Action: Approve the request to expand the existing residential drug/alcohol treatment facility from 46 to 66 beds and a total floor area of approximately 24,800 square feet and the conversion of an existing accessory structure to a group room that is approximately 768 square feet, subject to 7 conditions.

Date of Approval: 11/10/2021 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: