

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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

File Number: 2-M-17-UR
Application Filed: 12/27/2016
Applicant: SERENITY NETWORK

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northeast side of Maryville Pk., north of Rudder Rd.
Other Parcel Info.:
Tax ID Number: 135 02209 **Jurisdiction:** County
Size of Tract: 5.03 acres
Accessibility: Access is via Maryville Pk. (S.R. 33), an arterial street with a pavement width of 26' -28' within a 60' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant Group home
Surrounding Land Use:
Proposed Use: Substance abuse treatment facility for women **Density:**
Sector Plan: South County **Sector Plan Designation:** CI (Civic / Institutional)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in an area where there is still a lot of vacant land. Daria's Garden, an event center is located on the West side of Maryville Pk. The residential development in the immediate area is limited and has occurred at a "rural" density.

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

Street: 2636 Maryville Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential) & A (Agricultural)
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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the reuse of the existing facility for a substance abuse residential treatment facility for up to sixteen (16) adult female clients (patients) subject to 8 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department
2. Obtaining and maintaining all required licenses from the State of Tennessee Dept. of Mental Health
3. Meeting all applicable requirements of the Knox County Fire Marshall
4. Provision of parking required for a sanitarium as called out in the Knox County Zoning Ordinance
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works
6. Meeting all applicable requirements of the Knox County Code Administration Dept. and the Chief Building Official
7. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
8. Limiting treatment to those clients in residence only (no out-patient treatment)

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

Comments: The applicant is proposing to operate a residential substance abuse treatment facility for women with an emphasis on pregnant women at this location. The Knox County Zoning Ordinance does not specifically call out the proposed use either as a permitted use or as a use permitted on review in any zoning district. The current zoning of this site is RB (General Residential) and A (Agricultural). The existing dwelling structure is located on the RB zoned portion of the site. After reviewing the Zoning Ordinance the Chief Building Official for Knox County determined that the proposed use is similar to a sanitarium which is a use permitted on review in the RB zone. A sanitarium is defined as a facility for the treatment of chronic illnesses.

The facility as proposed will have a capacity to treat up to sixteen women at any one time. The applicant has stated that the emphasis of this facility will be to provide their services to pregnant women that are early in the addiction recovery process. Detoxification which is the first step toward getting clean and sober will not be offered at this location. The clients will have already been through that process before they arrive at this facility. Their primary goal in dealing with pregnant women is to get them in their facility early enough in their pregnancy so that their baby will not have to go through the withdrawal process at birth.

The applicants propose to reuse the existing residential structure on the site. No exterior modifications to the building are proposed. The building has been occupied by some form of congregant / institutional housing since it was first built. The structure was originally occupied by the Williams - Henson Lutheran Home for Children. More recently, the staff has been told, the facility was used as a half-way house for women who were transitioning out of incarceration. The building is vacant and for sale at this time.

The South County Sector Plan designates this site for CI (Civic and Institutional) use. Daria's Garden, an event facility, is located across Maryville Pk. from the property in question. Much of the area around the site is designated for office or medium density residential use on the Sector Plan. The site has direct access to an arterial street. The facility is located approximately 800 feet from the nearest dwelling. Staff believes the proposed use can be an effective reuse of the facility with little or no greater impact than the previous uses that have occurred at this location.

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

1. The proposed use will have minimal impact on local services since utilities are available to serve this site.
2. If history is an indicator, the previous group home uses have existed at this location with minimal impact on the adjoining uses..
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 meets the standards for development within the RB zoning district and all other requirements of the Zoning Ordinance..
2. The proposed treatment center is 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 South County Sector Plan calls for CI (Civic and Institutional) uses for this site. The residential treatment facility is consistent with the sector plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 3/9/2017

- Details of Action:**
1. Meeting all applicable requirements of the Knox County Health Department
 2. Obtaining and maintaining all required licenses from the State of Tennessee Dept. of Mental Health
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Summary of Action: APPROVE the reuse of the existing facility for a substance abuse residential treatment facility for up to sixteen (16) adult female clients (patients) subject to 8 conditions:

Date of Approval: 3/9/2017 **Date of Denial:** **Postponements:** 2/9/2017

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**