

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-H-19-UR **Related File Number:**
Application Filed: 1/28/2019 **Date of Revision:**
Applicant: JOURNEYPURE KNOXVILLE, LLC

PROPERTY INFORMATION

General Location: West side of Ebenezer Rd., North of S. Peters Rd.
Other Parcel Info.:
Tax ID Number: 132 L A 007 **Jurisdiction:** County
Size of Tract: 2.23 acres
Accessibility: Access is via Ebenezer Rd., a major collector street with 24' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Recovery house for substance abuse - females only, 30 maximum **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** MDR (Medium Density Residential) / O (Office) & S
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site was once a tennis academy, then a dog boarding and grooming business. Residential uses are located to the north and east, zoned A and PR. Office uses are located to the south and west, zoned OA, OB and A.

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

Street: 717 Ebenezer Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services) / F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property was rezoned from T (Transition) to OB (Office, Medical, and Related Services) in October 2017 (1-I-17-RZ).

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 for a 30-bed recovery housing facility for outpatient substance abuse treatment, limited to female patients only, subject to 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 Knox County Department Public Works and Engineering.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.
5. Before occupation of the facility, provide documentation to Knox County Codes Administration that the recovery housing facility is licensed by the State of Tennessee, or provide a letter from the state stating how the proposed facility is such that the state does not require a license.

With the conditions noted above, this request meets all requirements for approval in the OB zoning district, as well as other criteria for approval of a use on review.

Comments: This proposal is for a supportive recovery housing facility for outpatient substance abuse treatment. The facility will be limited females only and will have a maximum of 30 beds for patients. There are two additional office/bedrooms for house managers. There will be one full-time house manager residing at the house for up to 15 patients. When there are over 15 patients there will be two full-time house managers residing at the house.

Recovery housing facilities must meet the requirements of Article 4, Section 4.105 (Standards for use-on-review of recovery housing) in the Knox County Zoning Ordinance. This requires that there be no recovery housing facility within 1,320 feet. To the knowledge of staff and the applicant, there is not another facility within this distance. The standards also require that the facility be within 1,320 feet of a bus transit route or as an alternative, the facility must submit a transit plan describing how the target population will be transported to and from the site. The facility is not within 1,320 feet of a transit route and will provide all transportation needed by the patients either directly to their end destination or to a bus stop as needed.

Additional information about the facility and how it will operate are provided in the documentation provided by the applicant and attached to this report.

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

1. The proposed recovery housing facility is focused on serving women, pregnant women, and new mothers struggling with addiction.
2. The traffic generated by the facility should be minimal since facility staff will primarily be the only people coming and going on a daily basis. This includes trips to transport patients off-site.
3. The proposal will have no impact on schools.
4. The facility will use the Nextdoor application to notify neighbors of any important information regarding the facility. Nextdoor is a free online forum for neighborhood groups to share information.

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

1. With the recommended conditions, the proposed recovery housing facility meets the standards for development within the OB zoning district and all other requirements of the Zoning Ordinance.
2. The proposed 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 since it is located on a collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes Medium Density Residential / Office (MDR/O) uses for this property that allows uses within the OB zone. The proposed facility is a "use permitted on review" in the OB zone.

2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved

Meeting Date: 3/14/2019

Details of Action:

Summary of Action: APPROVE the request for a 30-bed recovery housing facility for outpatient substance abuse treatment, limited to female patients only, subject to 5 conditions.

Date of Approval: 3/14/2019

Date of Denial:

Postponements:

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: