

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

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Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 3-L-17-UR **Related File Number:**
Application Filed: 1/30/2017 **Date of Revision:**
Applicant: HELEN ROSS MCNABB CENTER

PROPERTY INFORMATION

General Location: South side Ball Camp Pike, west side Dewine Rd.
Other Parcel Info.:
Tax ID Number: 93 H B 056 **Jurisdiction:** City
Size of Tract: 1.57 acres
Accessibility: Access is via Dewine Rd., a minor collector with a pavement width of 18' to 20' within a 40' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Behavioral Health Urgent Care Center **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR (low density residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
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 Centerpointe facility which provides alcohol and drug residential rehabilitation, medical detoxification, and crisis stabilization unit services.

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

Street: 3343 Dewine Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the development plan for an approximate 9,200 sqft hospital with no more than 31 beds, limited to a drug and alcohol rehabilitation treatment, 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 Department of Engineering.
4. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
5. Prior to certificate of the development plan approved via use on review, a landscape plan must be submitted to and approved by MPC staff. The landscape plan shall, at a minimum, indicate the following:
 - a) Compliance with City of Knoxville Tree Protection Ordinance (trees to be planted shall be of a minimum 2.5" caliper)
 - b) Removal of unused parking lot asphalt and replanting with vegetation consisting of groundcover and trees with minimum 2.5" caliper.
 - c) Landscaping of parking lot with minimum of 1 tree (minimum 2.5" caliper) and 2 shrubs per 2,000 SF of vehicular use area.
 - d) Planting of a landscape buffer with an average width of 15 feet, but no less 10 feet, along the rear property line. Such buffer shall be planted with a minimum of 3 deciduous trees (minimum 2.5" caliper at planting), 4 evergreen trees (minimum 6' height at planting), and 10 shrubs (minimum height at maturity - 30") per 100 linear feet. If the distance between the rear property line and the building makes it impossible to meet the buffer width, the width of the buffer may be reduced provided a solid wood fence with a minimum height of 6' is provided with planting as permitted in the buffer; planting shall be on the side of the fence facing the neighboring property. If the buffer width is less than 10' and there is not room for planting a landscaped buffer, a solid wood fence of a minimum 6' height may be installed without landscaping.
 - e) Large maturing trees (Minimum 2.5" caliper at planting) shall be planted along Dewine Road at a minimum ratio of 1 tree per 35' of street frontage.

With the conditions noted above, this request meets all requirements for approval in the O-1 zoning district, as well as other criteria for approval of a use on review.

Comments:

The proposed Behavioral Health Urgent Care Center is classified as a hospital which requires use-on-review approval in the O-1 zone. The facility will be operated by the Helen Ross McNabb Center, which owns and operates the adjacent drug and alcohol rehabilitation center which is also classified and approved as a hospital. The proposed facility includes a maximum of 31 beds. The facility will house a similar service already at the adjacent Helen Ross McNabb Center called the Crisis Stabilization Unit (CSU), which provides non-hospital facility-based services that render short-term treatment to facilitate access to services and stabilization to prevent acute psychiatric hospitalization. The difference between two services is that the existing facility accepts adults that arrive voluntarily on their own and the proposed facility will accept adults that are brought only by law enforcement personnel and that voluntarily choose rehabilitation treatment instead of being taken to jail for minor, nonviolent offenses. The facility will not accept anyone that is a sex offender, had a DUI charge, or has committed a crime of violence in the past.

The facility will have up to 8 staff members if 31 beds are installed, and will always have one law enforcement officer on duty. The facility will only accept patients brought by law enforcement officers and patients will only leave the facility with a law enforcement officer or a family member. The average stay for patients will be 3 days.

The proposed facility will have less vehicular impact on the roads than a traditional hospital but will have more consistent everyday traffic than the previous use of a church. The facility should generate no more traffic per bed than the adjacent Helen Ross McNabb facility, and the majority of traffic is anticipated to come from Western Avenue rather than through the neighborhood since there is not a direct and obvious street network to the south toward Middlebrook Pike. As part of the recent TDOT project, the Western Avenue, Ball Camp Pike and Matlock Drive intersections have been improved which provide safe access to and from this major roadway.

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

1. The proposed treatment facility will provide similar services to the adjacent facility operated by Helen Ross McNabb.
2. The traffic generated by the facility will be more consistent over the full length of the day but should be no more than other office or medical uses that are allowed in the O-1 zone district.
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 facility meets the standards for development within the O-1 zoning district and all other requirements of the Zoning Ordinance.
2. The proposed treatment facility 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 Northwest City Sector Plan and the One Year Plan propose Low Density Residential (LDR) uses for this site, however, the current zoning is O-1 which allows various residential, office and medical uses. The proposed facility is considered a hospital which is a "use permitted on review". The O-1 zone is regularly used as a transitional zone from more intense uses to lower intensity uses such as residential neighborhoods.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved as Modified

Meeting Date: 3/9/2017

Details of Action:

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 Department of Engineering.
4. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
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 - e) Large maturing trees (Minimum 2.5" caliper at planting) shall be planted along Dewine Road at a minimum ratio of 1 tree per 35' of street frontage.
6. Acces from Dewine shall be closed and landscaped with access limited to Ball Camp Pike contingent upon approval by City Engineering. (Added at MPC 3-9-17)

With the conditions noted above, this request meets all requirements for approval in the O-1 zoning district, as well as other criteria for approval of a use on review.

Summary of Action:

APPROVE the development plan for an approximate 9,200 sqft hospital with no more than 31 beds, limited to a drug and alcohol rehabilitation treatment, subject to 6 conditions.

Date of Approval: 3/9/2017

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:** 3/22/2017

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 4/25/2017

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Appeal denied. Approval stands.

Date of Legislative Appeal:

Effective Date of Ordinance: