

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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File Number: 9-D-11-UR Related File Number:
Application Filed: 8/1/2011 Date of Revision:
Applicant: HELEN ROSS MCNABB

PROPERTY INFORMATION

General Location: South of Middlebrook Pk., west of Keith Av.
Other Parcel Info.:
Tax ID Number: 93 M B 003 Jurisdiction: City
Size of Tract: 42000 square feet
Accessibility: Access is via Middlebrook Pk., a four lane arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: formerly an unapproved treatment center
Surrounding Land Use:
Proposed Use: Medical facility / alcohol and drug treatment facility Density:
Sector Plan: Central City Sector Plan Designation:
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The area is dominated by the industrial and commercial uses found on the I-3 (General Industrial) zoned properties. These uses include the Fed Ex and Pepsi distribution centers, a large mechanical contractor and other wholesale/ distribution uses.

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

Street: 3720 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General 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:

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 request for a medical facility for the treatment and rehabilitation of drug and alcohol dependent patients as shown on the site plan 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 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.

Comments: The applicant is proposing a treatment center for drug and alcohol dependent patients. The facility will operate as an inpatient facility serving up to 16 adult males at any one time. The facility will be located in an existing building that has previously been used as a group home.

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

1. The proposed treatment facility will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed use will have little or no impact on the surrounding 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 additions meet the standards for development within the R-2 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 Northwest City Sector Plan and the One Year Plan propose office type uses for this site. The medical facility / treatment facility is consistent with both the Sector and One Year plans.

Action: Approved

Meeting Date: 9/8/2011

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
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Summary of Action: APPROVE the request for a medical facility for the treatment and rehabilitation of drug and alcohol dependent patients as shown on the site plan subject to 5 conditions

Date of Approval: 9/8/2011

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: