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of counsel
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November 30, 2020

Knoxville-Knox County Planning
City-County Building
400 Main Street
Suite 403
Knoxville, TN 37902

Via Hand Delivery

Re: Special Use for Centerpointe

Dear Planning Staff:

Attached is Helen Ross McNabb's application for Special Use approval of an expansion of its current and existing operations for Centerpointe Alcohol & Drug Adult Services at 5310 Ball Camp Pike. The current operation conforms with the existing office zoning and the prior operations were approved through a prior use on review approval (reference file no. 10-E-06-UR). Per this expansion, Centerpointe is adding six rooms with two beds each as an addition to the north side of the building. They are also repurposing existing office space to the south side of the building to add three additional beds. Overall, the site will be expanded from 46 current beds to 61 beds. There is an additional expansion on the rear (south side) of the building; however, this addition will be all staff/office space. Additionally, there will be re-working of existing internal walls and internal spaces to allow for larger common rooms, cafeteria, and lobby.

The current use is residential addiction treatment for adults, both men and women, medically monitored detoxification, and some outpatient addiction facility. Please note the plans are to move the outpatient treatment to a different location so at the end of the project this facility will only house residential services. Also, please note that all residential clients are in treatment on a voluntary basis.

I am attaching architectural plans prepared by Allan Associates Architects for this expansion. Please let me know if you require any additional information for consideration and approval of this expansion through Special Use review.

Sincerely,

Benjamin C. Mullins
FRANTZ, MCCONNELL & SEYMOUR, LLP

BCM:erl
Enc.

CAD FILE:	
DRWN. BY: MGA	
CHKD. BY: MDA	
APPR. BY: MDA	
DATE: 12-18-20	
REVISIONS	

HELEN ROSS McNABB CENTERPOINTE
KNOXVILLE, TENNESSEE

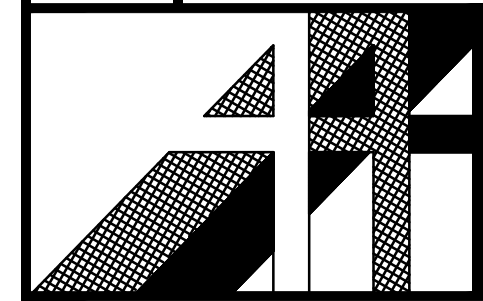
5310 BALL CAMP PIKE

ALLAN ASSOCIATES ARCHITECTS

KNOXVILLE, TENNESSEE 37912

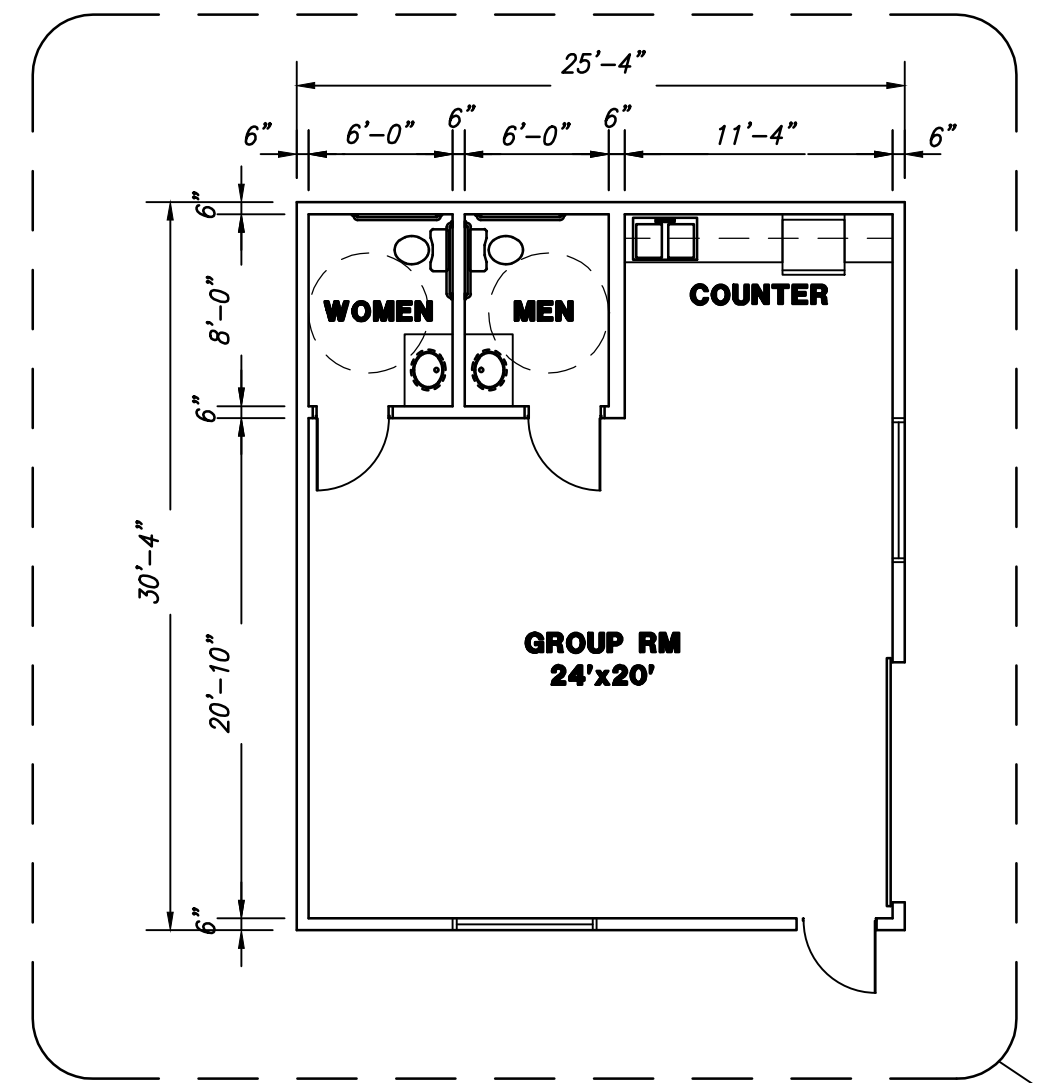
865 / 889-1302

5516 WALLWOOD ROAD



SHEET NUMBER
PR-1

1-C-21-SU
12/21/2020

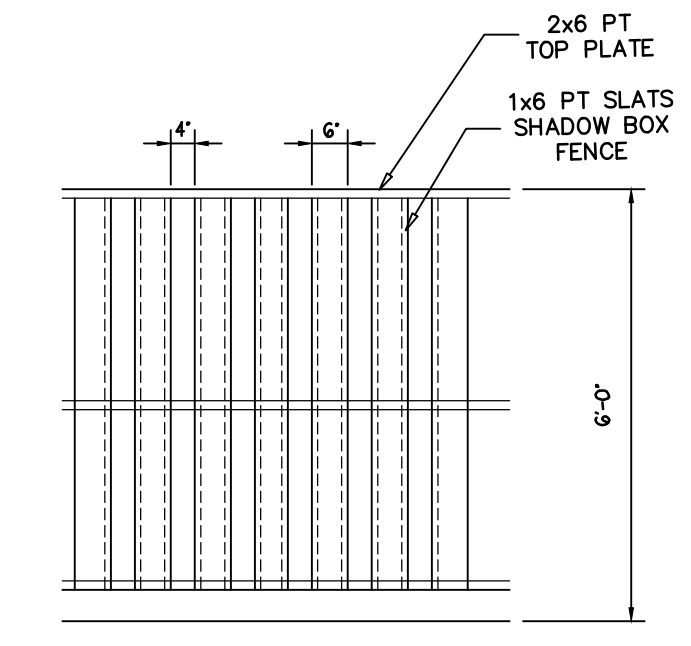
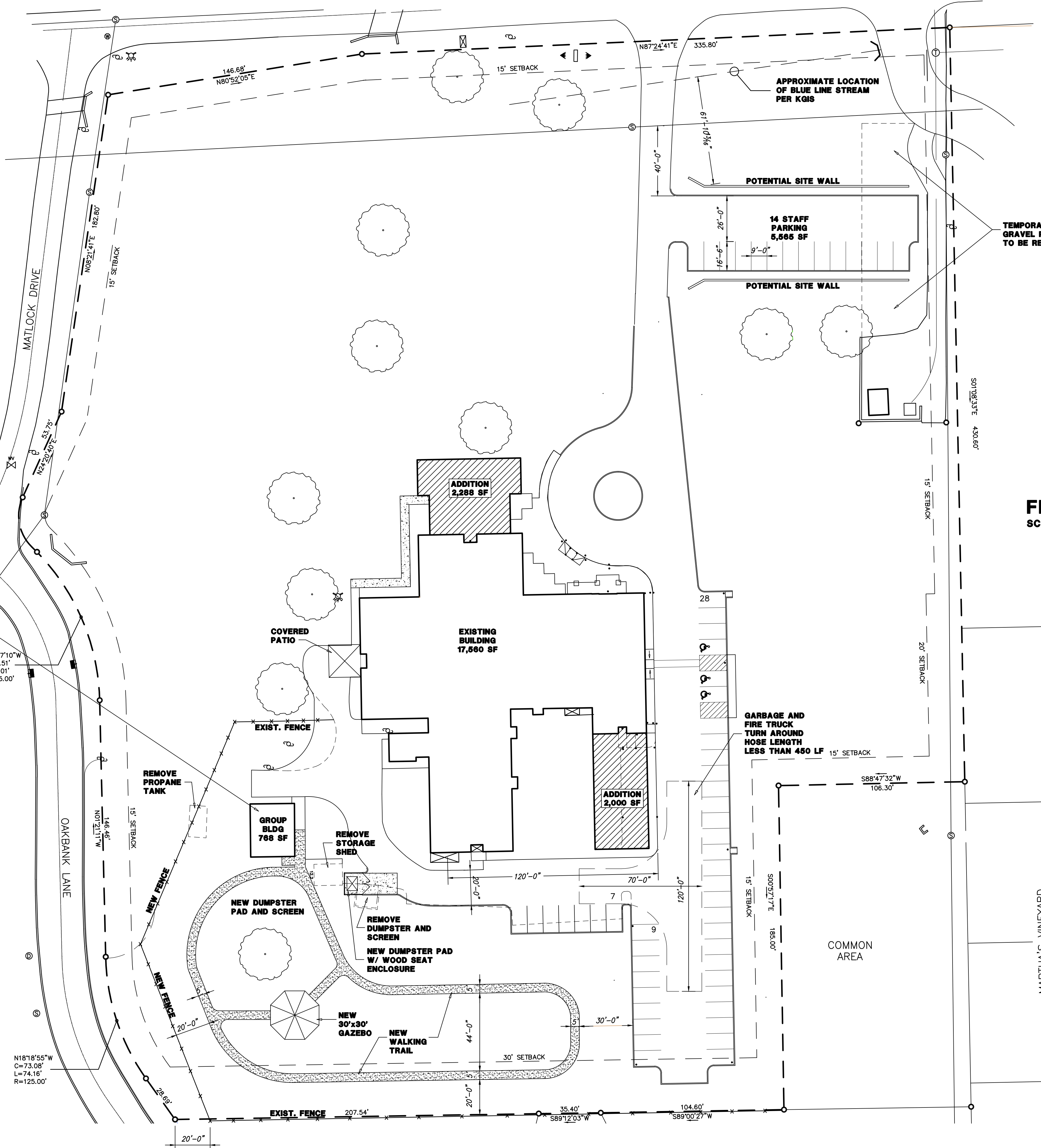


GROUP BUILDING RENOVATION
SCALE: 1/8"=1'-0"

N23°47'10"W
C=95.51'
L=98.01'
R=125.00'

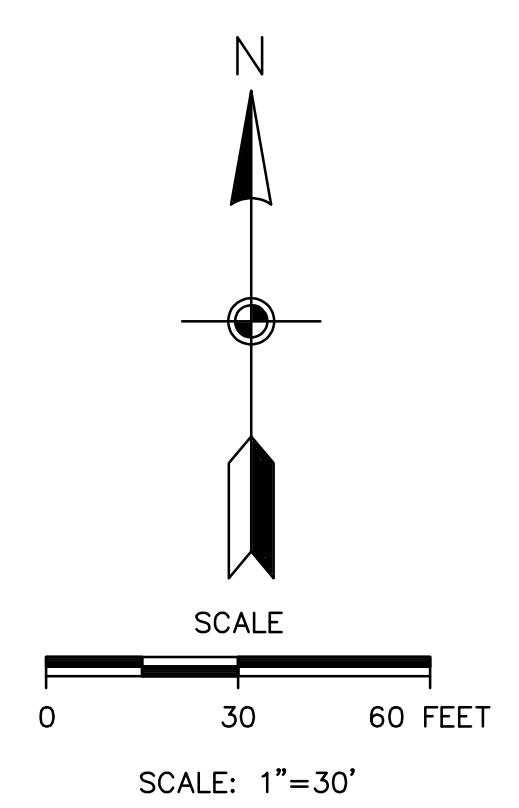
N18°18'55"W
C=73.08'
L=74.16'
R=125.00'

SITE LAYOUT PLAN
SCALE: 1"=30'-0"



FENCE DETAIL
SCALE: 3/8"=1'-0"

BUILDING	
MAIN BLDG. EXIST	17,580
ADDITIONS	4,288
DETACHED EXISTING	788
TOTAL	22,656
PARKING	
EXISTING TYPICAL	52
EXISTING ACCESSIBLE	3
SPACES DEMO'D	-11
SPACES ADDED	14
TOTAL	58
PARKING REQUIRED	
D/A TREATMENT RESIDENTIAL	
MIN: 1 PER ROOM 22x19-22	
MAX: 2.5 PER ROOM 22x2.5+55	



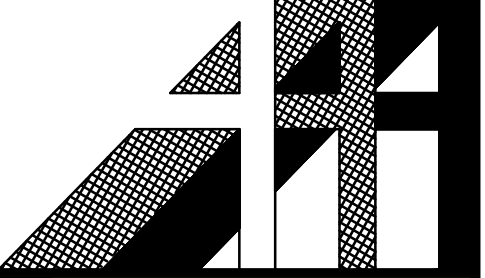
FILE NUMBER
1-C-21-SU

CAD FILE:	
DRWN. BY: MGA	
CHKD. BY: MDA	
APPR. BY: MDA	
DATE: 12-16-20	
REVISIONS	

HELEN ROSS McNABB CENTERPOINTE
 KNOXVILLE, TENNESSEE
 5310 BALL CAMP PIKE

FLOOR PLAN

ALLAN ASSOCIATES ARCHITECTS
 KNOXVILLE, TENNESSEE 37912
 865 / 889-1302
 5516 WALLWOOD ROAD



SHEET NUMBER
PR-2

1-C-21-SU
 12/21/2020



FRONT FACADE TRANSPARENCY BETWEEN TWO AND TEN FEET
 WINDOWS 3661 x 4 = 14464 / 475 = 30%

FLOOR PLAN
 SCALE: 1/8" = 1'-0"

WALL LEGEND
 — EXISTING
 - - - DEMO
 = NEW

FILE NUMBER
 1-C-21-SU