



11-A-22-SU
11.3.22

Liz Albertson <liz.albertson@knoxplanning.org>

Fwd: 1133 Moody Ave. Floor Plan

Jody McClurg <jodymcclurg8596@gmail.com>

Thu, Oct 27, 2022 at 2:05 AM

To: "liz.albertson@knoxplanning.org" <liz.albertson@knoxplanning.org>

Liz Albertson,

Please see the attached files for a special use permit for The Steps House Inc.
thanks for all your help on this subject.

Jody L McClurg
CEO / Residential Program Director
Steps House Inc.
[712 Boggs Ave. Knoxville, TN 37920](#)
865-237-2827 Cell
865-573-7152 Office

----- Forwarded message -----

From: **Julie Sutter** <sutter.julie@gmail.com>
Date: Thu, Oct 27, 2022 at 1:50 AM
Subject: Fwd: 1133 Moody Ave. Floor Plan
To: Jody McClurg <jodymcclurg8596@gmail.com>

A Special Use Permit was filed with Knox Planning to allow 1133 Moody Avenue to be used as a Halfway House, which is an allowable use under R5 zoning.

Steps House has been providing sober living housing in the 37920 zip code for over 30 years. Steps has housing contracts with the Department of Veterans Affairs, Tennessee Department of Corrections, and Tennessee Department of Mental Health and Substance Abuse Services. We recently purchased 1133 Moody Avenue, a 10 unit apartment complex, which is located .8 miles from our administrative offices. This location is intended for use with Tennessee Department of Corrections residents who are being released from prison. These residents will be on supervised probation, meaning they are subject to random home visits by their probation officers and are subject to random drug screens numerous times per week. Most of these residents are involved with Knox Drug Court, 8th Judicial Drug Court and the Daily Reporting Center, which require attendance at these programs 1-4 days per week.

Our proposed housing plan is to house 3 resident staff on site, all who will share 1 of the apartments. There will be 2-4 residents living in the other 9 units, with an anticipated average of 30 occupants. Residents in our programming, residing at this location are required to attend program activities, held at our administrative offices on Boggs Ave. Program activities include our Day Program, which takes place from 8 AM to 2 PM for all residents who are not yet working. Evening group recovery meetings occur 6 days per week from 6-8 PM on Boggs Ave. Almost all residents residing at 1133 Moody Ave. will need to be transported to and from our administrative offices on Boggs Ave. 1- 2 times per day as most do not have any means of transportation. It is anticipated that the 3 resident staff members will have vehicles and we will be parking 1 of our 12 passenger vans at this location as well.

Our program case managers and resident staff members are Licensed Alcohol and Drug Abuse Counselors (LADAC), Certified Peer Recovery Specialists (CPRS) or are in supervision for one or both of these licenses/certifications.

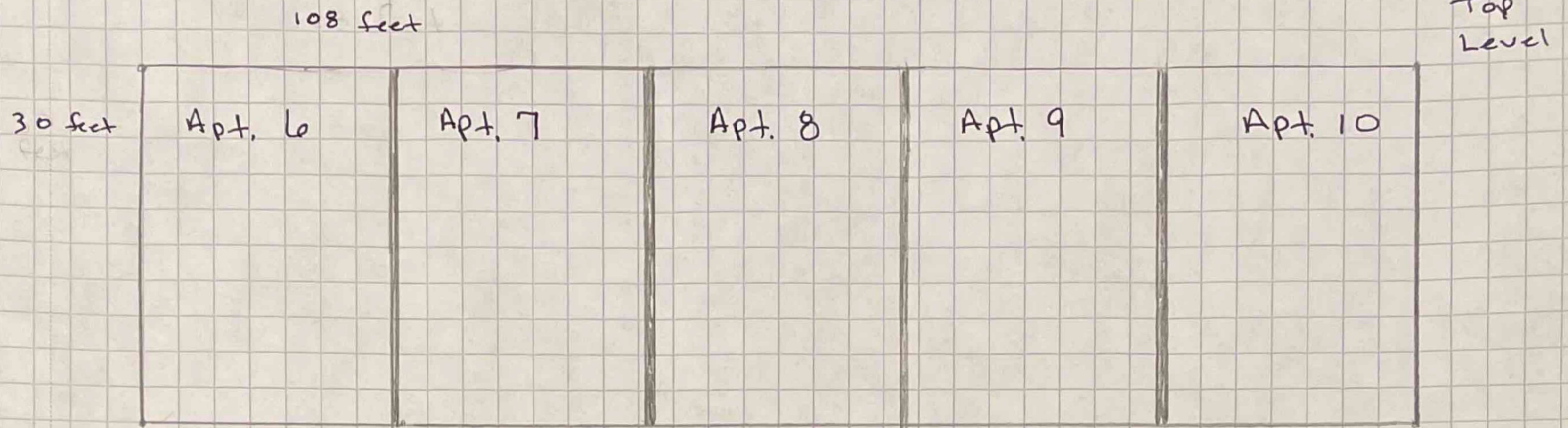
Due to the fact that our administrative offices are located in a school zone, none of our program participants/residents can be on the sex offender registry and this includes resident occupants at 1133 Moody Ave.

Should 1133 not be approved for the Halfway House zoning designation our alternate plan is to license the property as a Recovery Residence through the state and Tennessee Association of Recovery Residences. Recovery Residences are allowed to exist without Special Use permit approval in R1-R7. This license will allow us to put up to 4 residents in each of the 10 units. If we are forced to take this route, we will continue to house felons, however we will not have resident staff on site, nor will all of these residents be required to attend day time program activities at our administrative offices.

Additionally, not all of these residents housed by an approved Recovery Residence will necessarily be on probation, thus limiting our ability to supervise these residents as closely as we would be able to supervise residents who are living in a Halfway House.

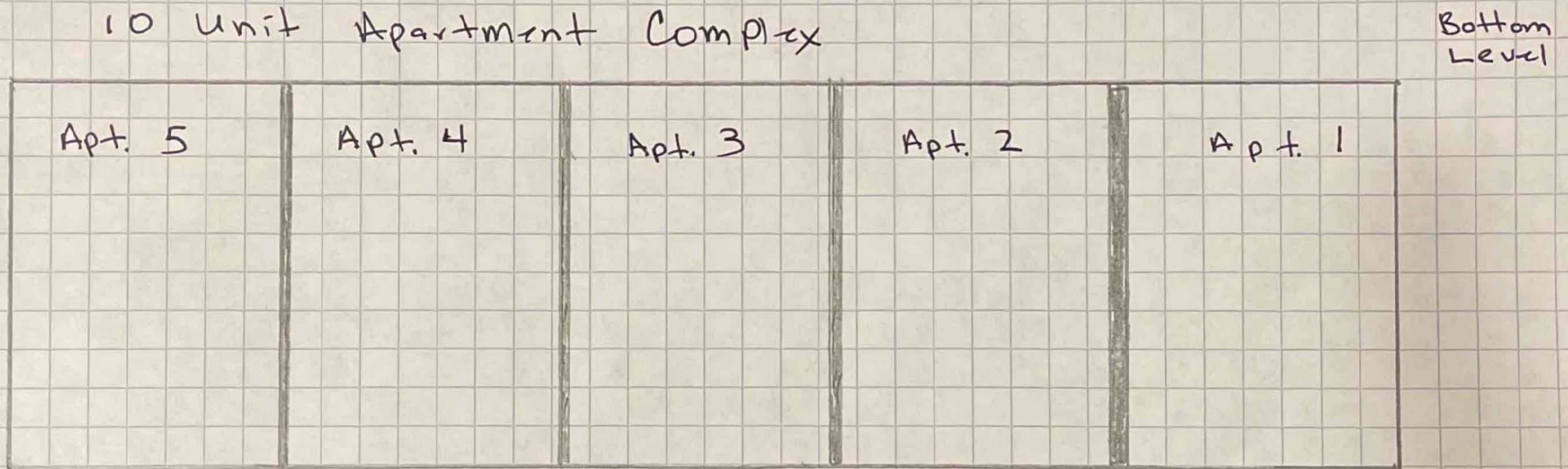


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2 Levels; 5 Apartments on each level

10 Unit Apartment Complex



1133 Moody Ave. Knoxville, TN 37920

Apartment Floor Plan

21.5 feet wide

29 feet deep

Each unit approximately 623.5 square feet

