



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 10-E-06-UR

AGENDA ITEM #: 103

AGENDA DATE: 10/12/2006

▶ **APPLICANT:** HELEN ROSS MCNABB CENTER

OWNER(S): HELEN ROSS MCNABB CENTER INC.

TAX ID NUMBER: 93 H B 55

JURISDICTION: City Council District 3

▶ **LOCATION:** South side of Ball Camp Pike, east side of Matlock Dr.

▶ **APPX. SIZE OF TRACT:** 6.47 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Ball Camp Pike, a minor collector street with a 20' pavement width within a 40' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Treatment center for drug and alcohol dependent patients

▶ **PROPOSED USE:** Patient rooms and office addition

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / R-1 (Low Density Residential)

South: Residences / RP-1 (Planned Residential)

East: Church and residences / R-1 (Low Density Residential)

West: Residence and vacant land / A-1 (General Agricultural) & RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is in an area of established and new detached residential development just south of Western Ave.

STAFF RECOMMENDATION:

▶ **APPROVE** the proposed development plan for additional patient beds and out-patient facility space for the existing treatment facility in the O-1 zoning district, subject to the following 5 conditions:

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 to expand the Helen Ross McNabb Center, an existing treatment center for drug and alcohol dependent patients by adding a new 12 bed addition and a 2400 square foot addition for out-patient services. The existing facility is licensed for 30 beds. The 12 bed addition will be added on to the front of the building. The 2400 square foot addition will be located on the east side of the building and will provide additional space for out-patient counseling. The proposed site plan also includes a circular drop-off at the front of the building and an expansion of the parking lot for a total of 59 spaces. Due to the mix of in and out-patient treatment services, the required number of parking spaces will be determined by the Knoxville Inspections Division during the building plans review stage of the project.

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

1. The proposed additions will have minimal impact on local services since all utilities are available to serve this site.
2. The existing treatment facility was approved by the Planning Commission in 1997. The additions should have minimal impact on adjoining development. The developer of the residential subdivision directly to the south has submitted a letter in support of the request (Copy attached).
3. The proposal will have no impact on schools.

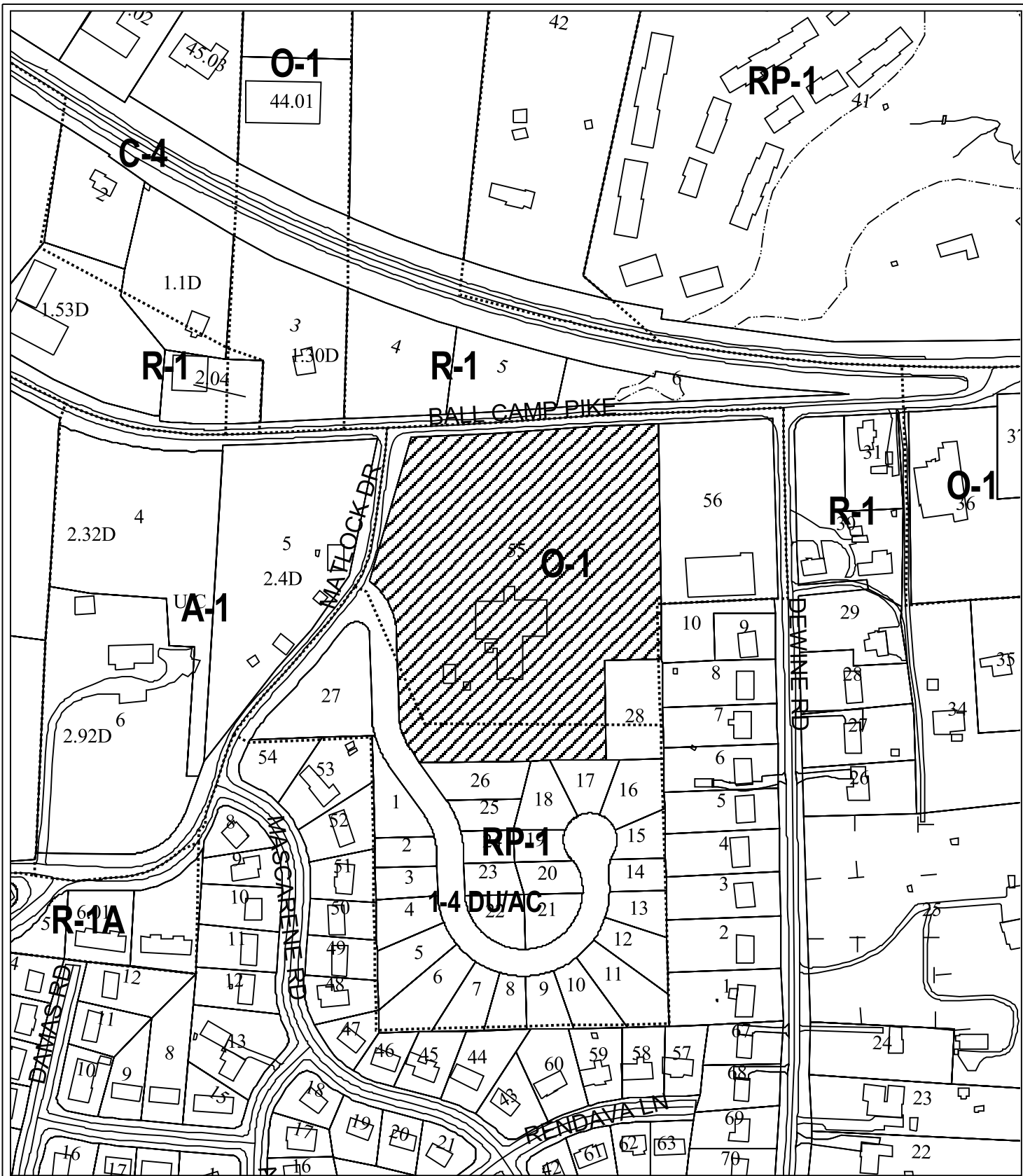
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed treatment center additions meet the standards for development within the O-1 zoning district and all other requirements of the Zoning Ordinance..
2. The proposed treatment center additions are 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 is consistent with both the Sector and One Year plans.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.




10-E-06-UR
 USE ON REVIEW

Petitioner: Helen Ross McNabb Center

Map No: 93

Jurisdiction: City

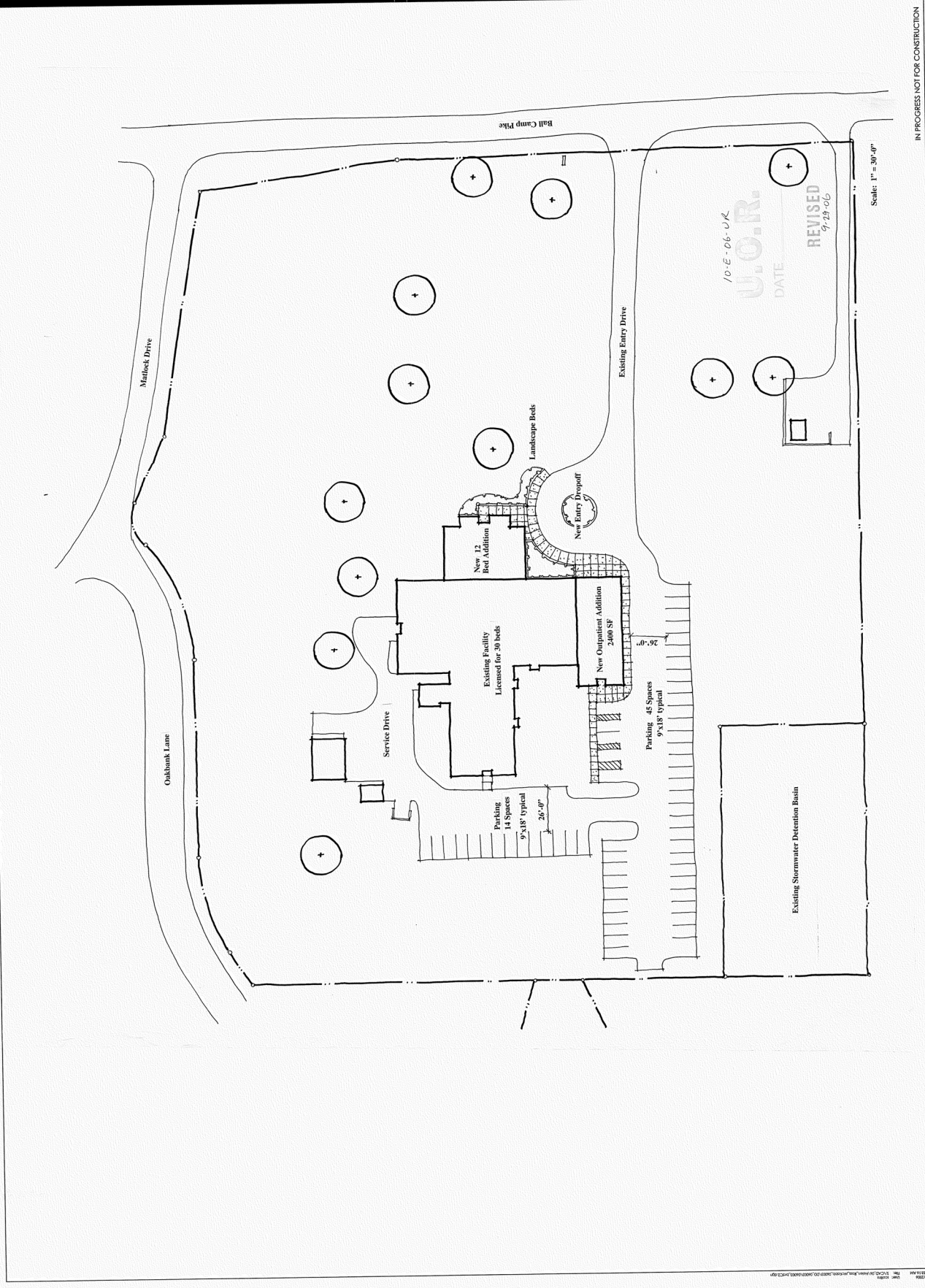
 Patient rooms and office addition in O-1 (Office, Medical, and Related Services)

Original Print Date: 09/27/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





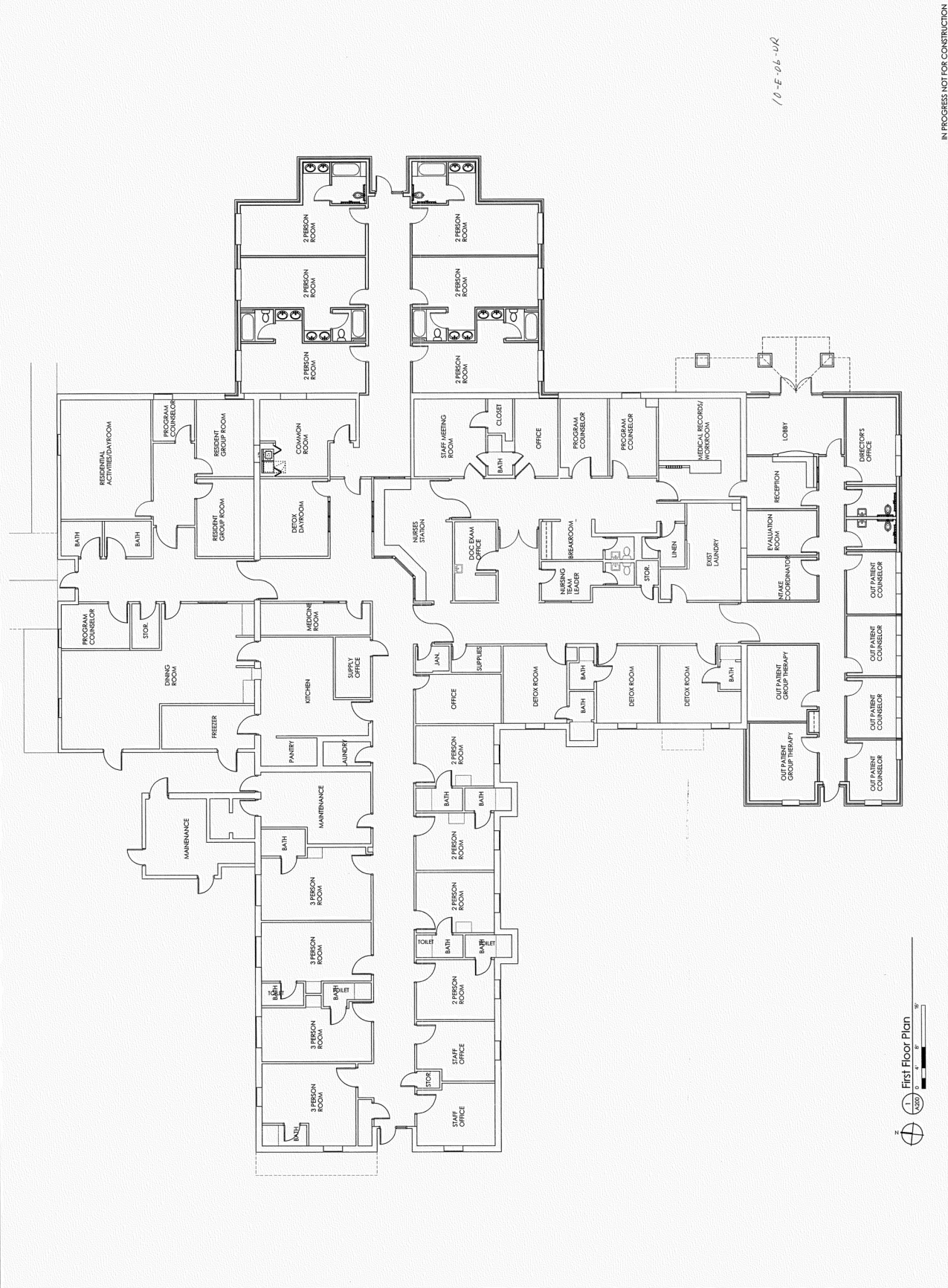
DATE:	09/27/06
DESIGNED BY:	DL
CHECKED BY:	DL
PROJECT NO.:	0000
DRAWING NO.:	



© 2006 MCCARTY HOLSAPLE MCCARTY, INC.
 PLOT: 10/12/06
 FILE: 10000
 TITLE: 10000
 SCALE: 1"=30'-0"



DATE:	APR 20, 2006
DRAWN BY:	DEC
CHECKED BY:	DK
PROJECT NO.:	0000
DRAWING NO.:	A200



10-E-06-02

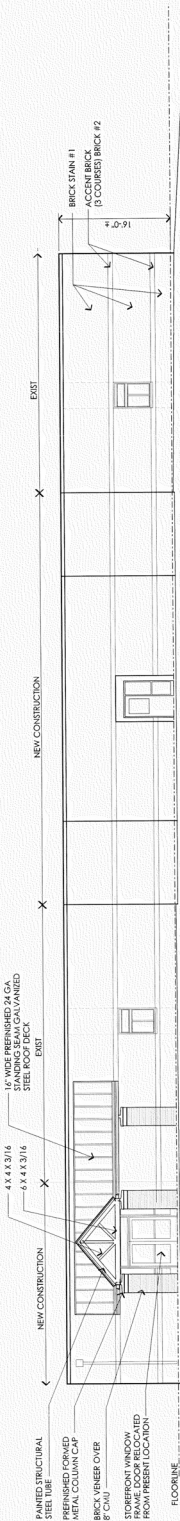
IN PROGRESS NOT FOR CONSTRUCTION



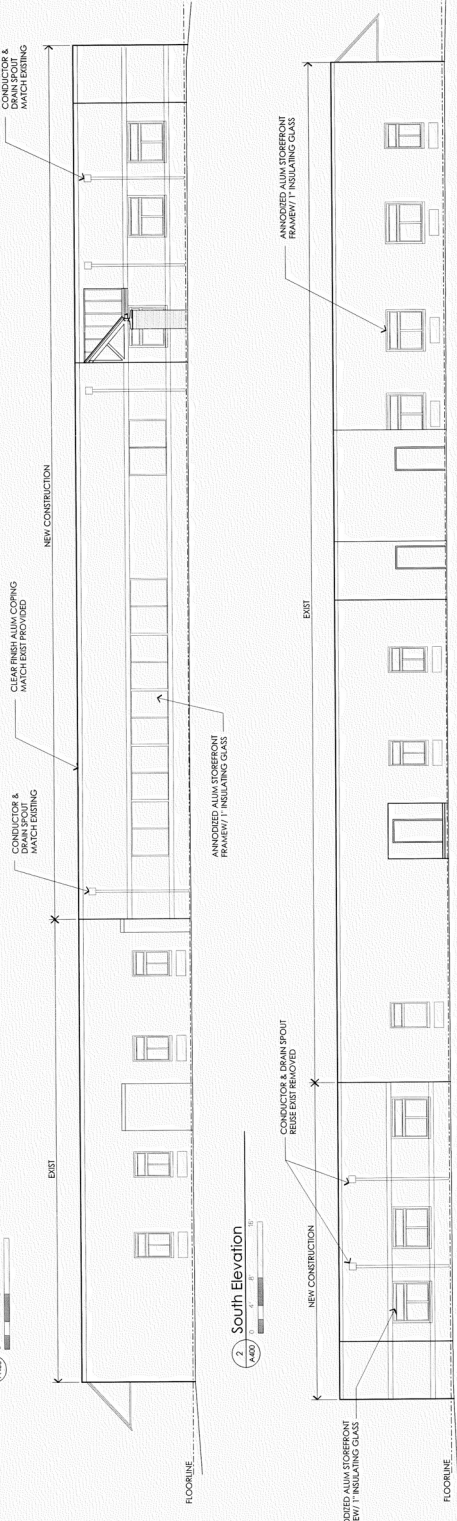
First Floor Plan



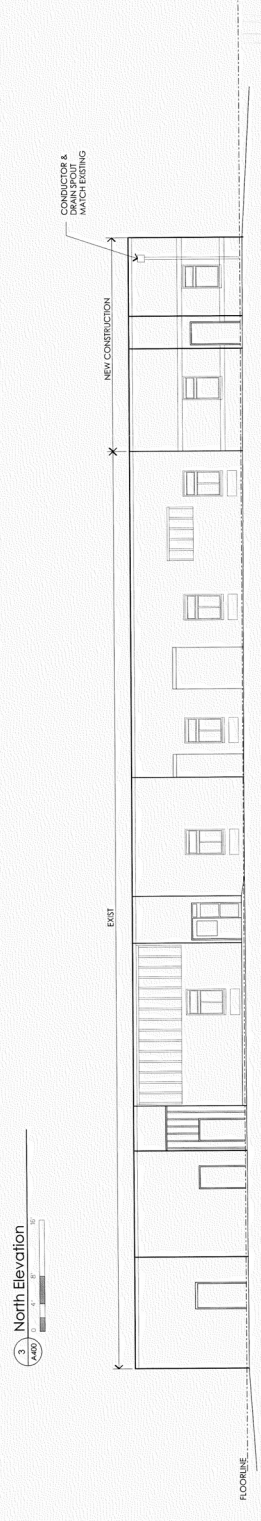
DATE	APR 20, 2006
DRAWN BY	DN
CHECKED BY	DN
PROJECT NO.	0603
DRAWING NO.	A400



1 East Elevation
 1/8" = 1'-0"



2 South Elevation
 1/8" = 1'-0"



3 North Elevation
 1/8" = 1'-0"



4 West Elevation
 1/8" = 1'-0"

DATE 10-E-06-1/2

IN PROGRESS NOT FOR CONSTRUCTION

Luttrell Development LLC

7529 Northshore Drive
Knoxville, Tennessee 37919
Phone 865-539-0032
Fax 865-539-4661
Mobile 865-389-0611



September 20, 2006

Mr. Dan Kelly
Metropolitan Planning Commission
400 Main Street
Suite 40339
Knoxville, TN 37902

10-E-06-UR

RE: Use on Review- CenterPointe

Dear Dan,

I am writing to express my full support for the Use on Review petition to expand the Helen Ross McNabb CenterPointe facility on Ball Camp Pike. As the developer of the adjoining Oakdale Ridge Subdivision and president of the Oakdale Ridge Homeowners Association, I have found the Helen Ross McNabb Center to be in full compliance with both the spirit and intent of all pre-development agreements. The Center's expansion and upgrade of their building will only enhance the overall presence of the facility. I have found that the Helen Ross McNabb Center has always been a good neighbor as we have built our new homes next door to the existing facility as we as within the larger community.

Please call with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "John M. Luttrell".

John M. Luttrell
Chief Manager

cc: William A. Black, President/CEO, Helen Ross McNabb Center