

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

▶ **FILE #:** 9-D-11-UR

AGENDA ITEM #: 35

AGENDA DATE: 9/8/2011

▶ **APPLICANT:** HELEN ROSS MCNABB

OWNER(S): Helen Ross McNabb

TAX ID NUMBER: 93 M B 003

JURISDICTION: City Council District 3

▶ **LOCATION:** South of Middlebrook Pk., west of Keith Av.

▶ **APPX. SIZE OF TRACT:** 42000 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Middlebrook Pk., a four lane arterial street.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** R-2 (General Residential)

▶ **EXISTING LAND USE:** formerly an unapproved treatment center

▶ **PROPOSED USE:** Medical facility / alcohol and drug treatment facility

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Business office / O-1 Office

South: CSX Railroad / I-3 industrial

East: Fed Ex distribution center / I-3 industrial

West: Detached dwelling / R-2 residential

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.

STAFF RECOMMENDATION:

▶ **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**

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.

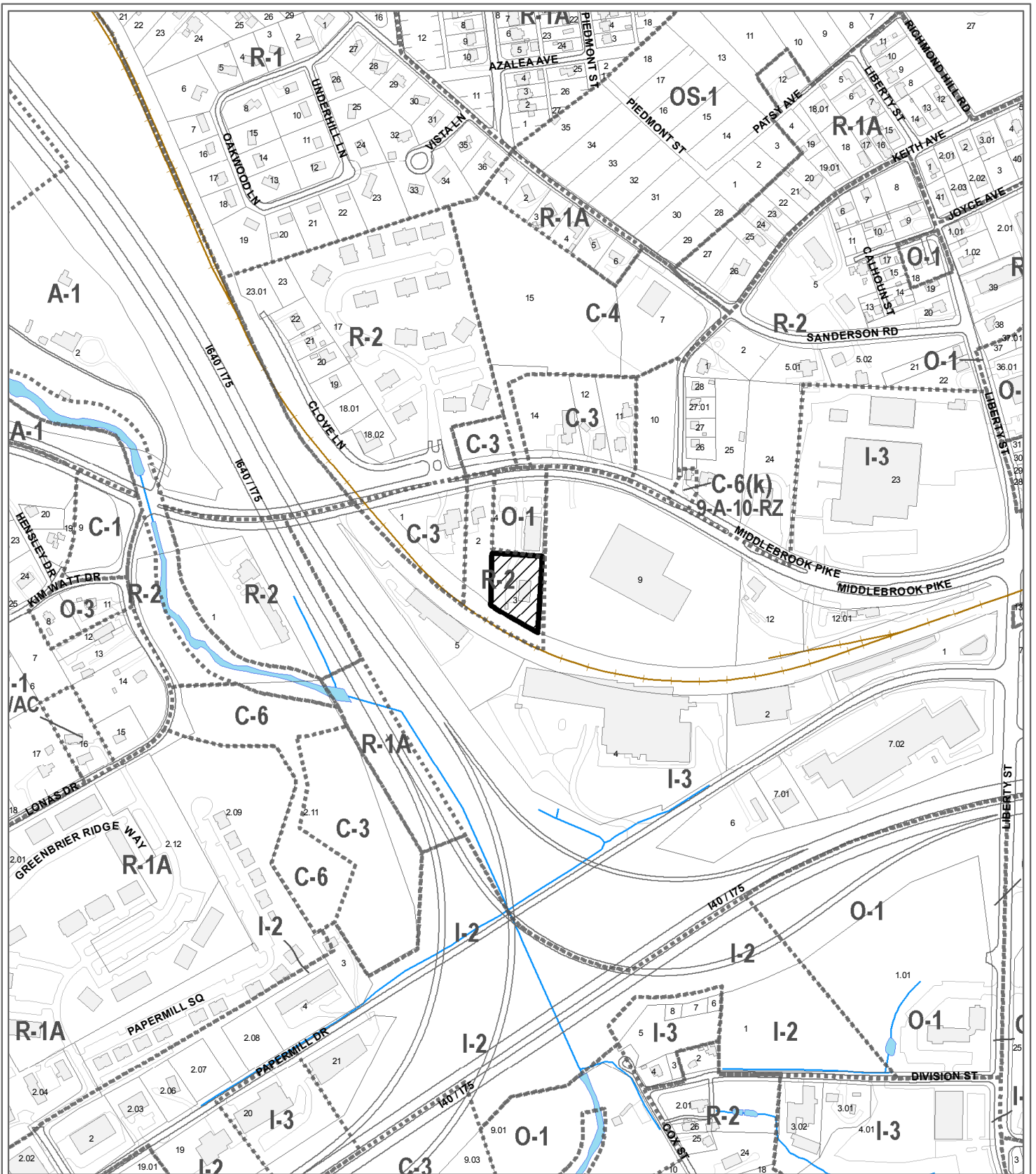
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

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.

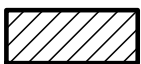
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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.



**9-D-11-UR
USE ON REVIEW**

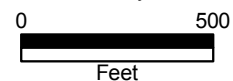


Medical Facility in R-2 (General Residential)

Original Print Date: 8/23/2011
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Helen Ross McNabb

Map No: 93
 Jurisdiction: City



Helen Ross McNabb Center, Inc.

and

Tennessee Department of Mental Health

Collaborative Proposal

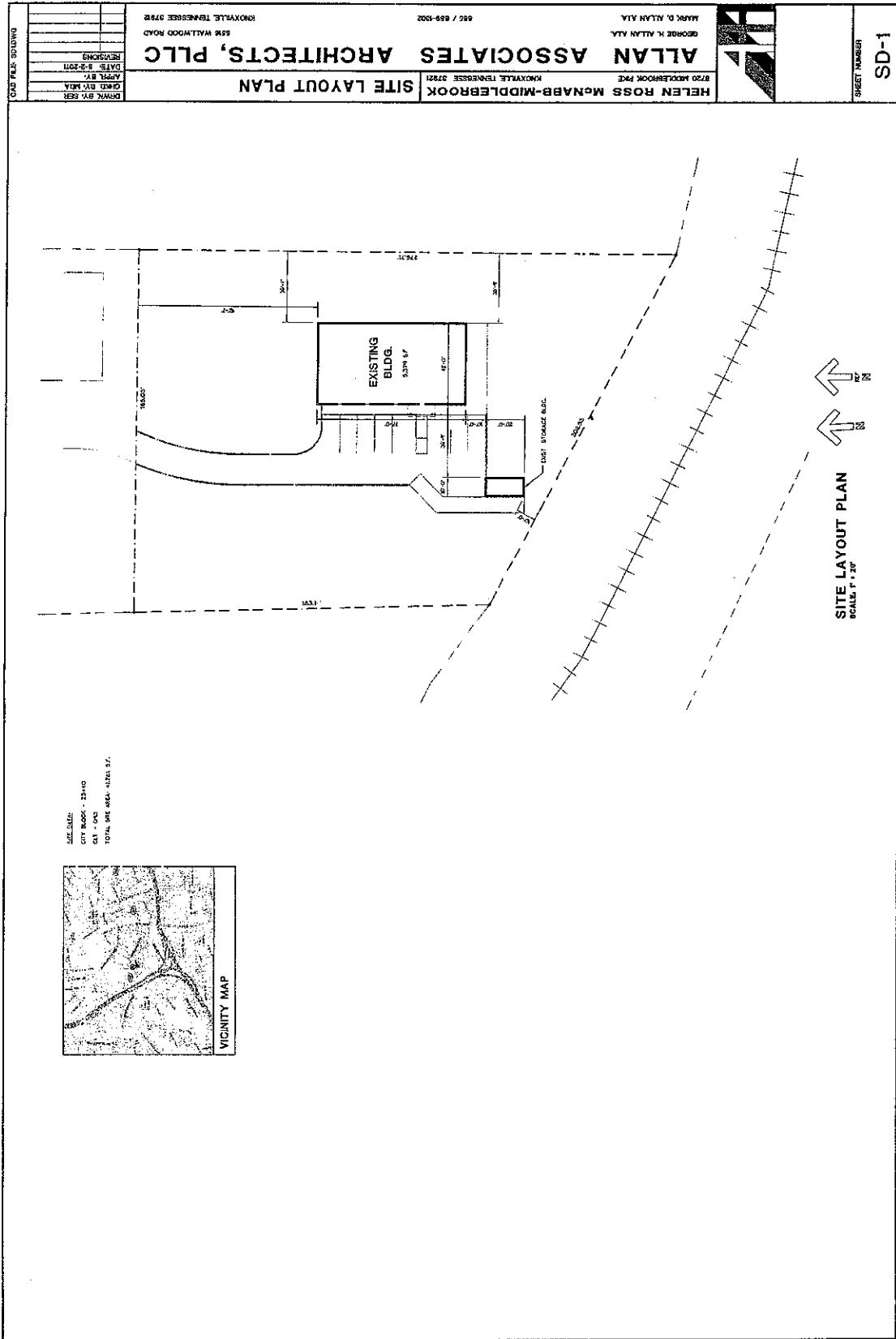
Who the project will serve: Helen Ross McNabb Center, Inc. (HRMC) will provide alcohol and drug *residential rehabilitation* treatment to adult males in Knox, Blount, and Anderson Counties who are currently living in the community and receiving services through community corrections and/or drug court for non-violent offenses. The individuals targeted for this program will be identified as needing more intensive alcohol and drug treatment. The program is voluntary admission, but is encouraged as a diversion service from more restrictive placement.

How services are provided: The program will be designed and licensed as a Residential Rehabilitation level of care through the Tennessee Department of Mental Health. As a residential rehabilitation program, services are highly structured through groups and individual sessions. Daily schedules reflect group treatment services from morning until late evening with individual treatment weaved throughout group sessions. This program will have the flexibility to lengthen the typical stay for this level of care from 28 days to an average of 3-6 months. Vocational services will be added as a program enhancement, and as the individual is successful in meeting recovery goals, he will have the opportunity to work and return to treatment in the evenings until full transition into community living is reached. This hybrid model of lengthening residential services and slowly transitioning individuals into the community has resulted in increased success rates over traditional residential rehabilitation services. HRMC will seek out opportunities to engage community supports for men in recovery such as area churches, AA/NA groups, and healthy social activities including recreation, sports, and hobbies.

Number of men to be served: The residential rehabilitation program will house up to 16 men at any given time.

Staff Provided: The Helen Ross McNabb Center (HRMC) will staff the program with two full time residential counselors 24 hours per day, seven days per week (awake staff). Wrapped around this core staff will be Bachelor's level program counselors and a team leader to oversee group services provided. A full time Master's Level Therapist will be on site to provide individual counseling daily and a Vocational Specialist will be staffed full time to provide vocational training and support for the men. In addition, case management will be provided to follow the participants back into the community and assist with transitioning successfully to work and home. A full time Master's Level Coordinator will be staffed on site to provide the overall program leadership and clinical management oversight. HRMC anticipates hiring approximately 10 staff for the program.

9-D-11-01



DATE	8-2-2011
APPR. BY	
CHKD. BY	WJA
DRWN. BY	CSB
CAD FILE	001010.DWG

HELEN ROSS McNABB-MIDDLEBROOK
8720 KNOXBROOK PKE
KNOXVILLE, TENNESSEE 37921

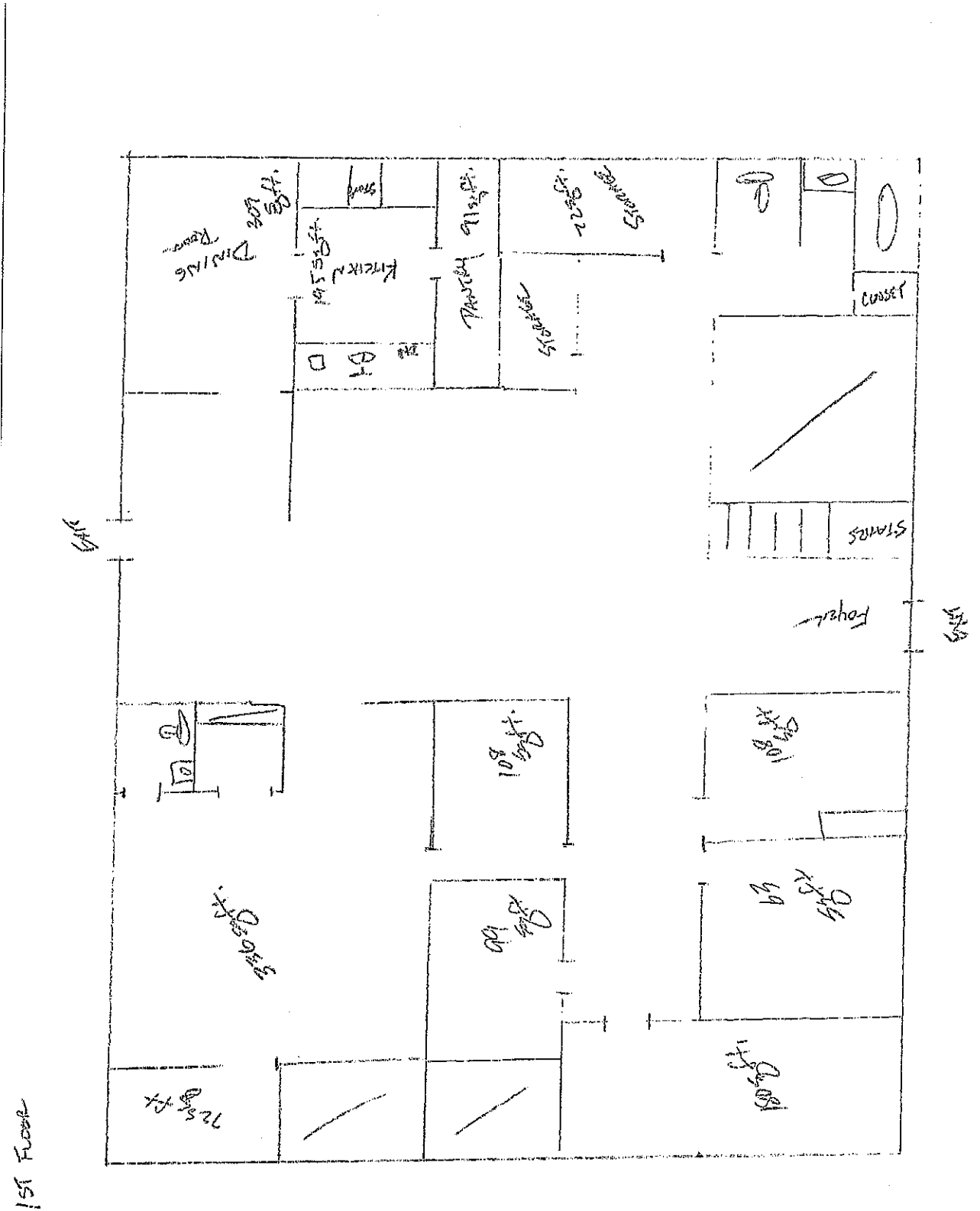
ALLAN ASSOCIATES ARCHITECTS, PLLC
55W WILLOWOOD ROAD
KNOXVILLE, TENNESSEE 37912

662 / 889-1002

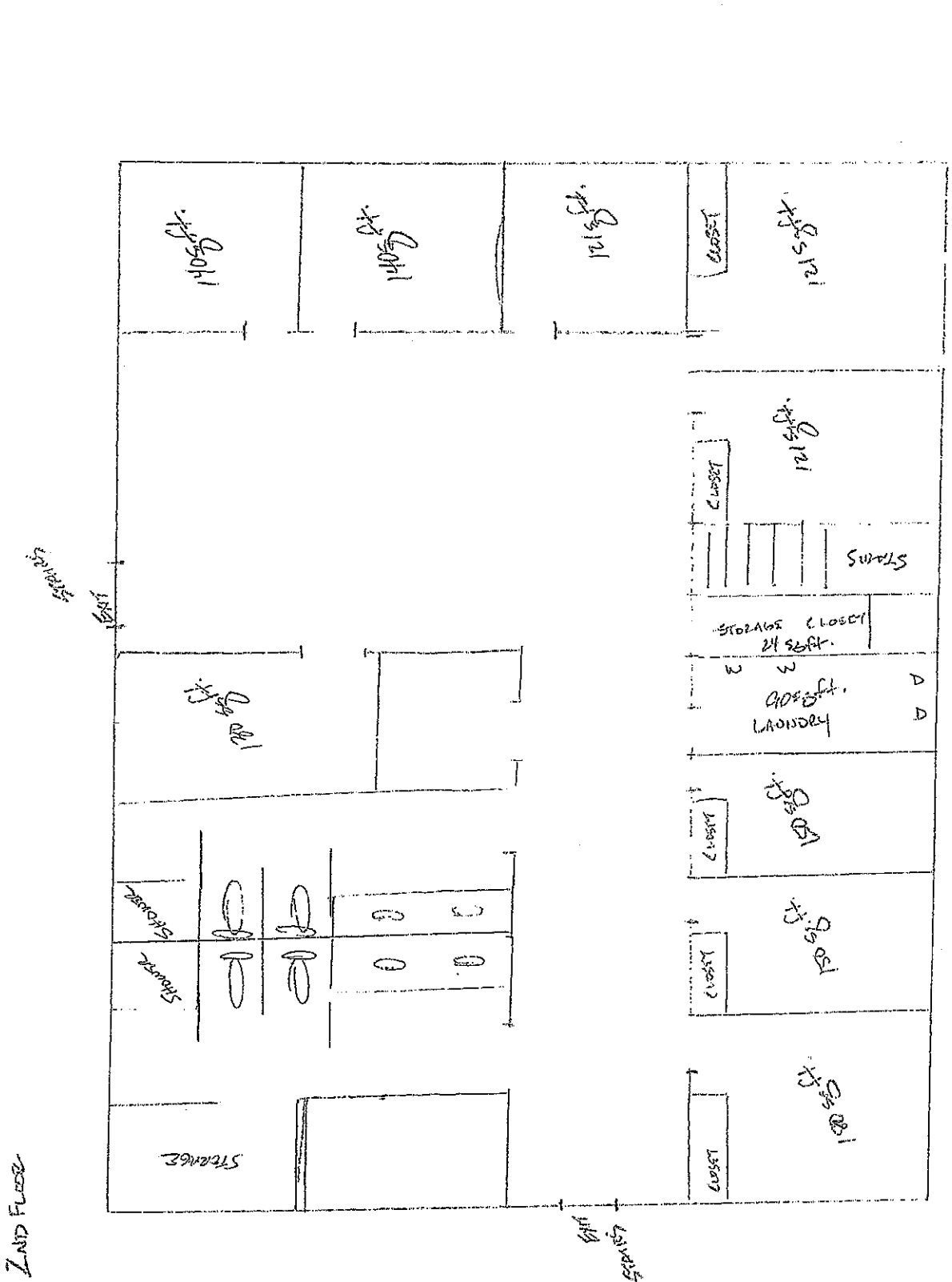
MARK D. ALLAN AIA
GEORGE K. ALLAN AIA

SD-1
SHEET NUMBER

9-D-11-UP



9-D-11-UP



W O R T H
p r o p e r t i e s L L C

9-D-11-112

FOR SALE or FOR LEASE

Group Home or Commercial Office Space
Available NOW

3720 Middlebrook Pike - Knoxville, TN



Knoxville Group Home

5,379 Square Feet

Contact: Wen Baugh
Worth Properties
615-210-2212
615-250-7880

Creative Financing or Lease Purchase Options

Property Features

- ◆ 5329 Square Foot Building on .75 Acre Lot
- ◆ Flexible Floorplan - for Group Home or Commercial Office
- ◆ Covered Front Entrance with Parking
- ◆ Reception Area at Main Entry
- ◆ Large Activity Room or Open Office off of Main Entry
- ◆ Large Classroom/Open Area with Half Bath and a Private Office
- ◆ Large Dining Room/Break Room
- ◆ Commercial Grade Kitchen with Fire Suppressant Hood
- ◆ A Full ADA Bathroom with Tub/Shower on the Main Level
- ◆ 4 Offices or Bedrooms on the Main Level
- ◆ 8 Private Bedrooms or Offices on the Second Level
- ◆ 2 Full Bathrooms with Dual Stalls and Showers on the Second Level
- ◆ Large Activity Center or Open Office Area on Second Level
- ◆ Large Commercial Style Laundry Room on the Second Level
- ◆ Custom Built to the State of Tennessee Specifications
- ◆ Private Site with Basketball Court and Outdoor Storage Shed

Information deemed reliable, but not guaranteed.