



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Fwd: Use on Review for 3343 Dewine Rd.**

---

**Betty Jo Mahan** <bettyjo.mahan@knoxmpc.org>  
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fri, Mar 3, 2017 at 8:19 AM

**From:** Rae Ann Guinn <jrguinn1@bellsouth.net>  
**Date:** 3/3/17 7:08 AM (GMT-05:00)  
**To:** Jrguinn1 <jrguinn1@bellsouth.net>  
**Subject:** Use on Review for 3343 Dewine Rd.

Jeff and Rae Ann Guinn  
4309 Deerfield Rd.

Knoxville, TN 37921

March 3, 2017

Subject: "Use of Review at 3343 Dewine Rd"

MPC Committee, I am writing to request the denial of changing the use-on- review of 3343 Dewine Rd. which is proposed for a drug/alcohol/safety center. We are Knoxville's largest neighborhood and live within 1/8th mile of this proposed site, this is a family/residential location. There are 8 Churches, 2 City Parks, numerous daycares, Pre-schools, Public Schools, Private Schools and 24,000 residents in this immediate area (1mile). We as a neighborhood agree that Knoxville needs a facility like this but NOT in our neighborhood. NOT 20ft. from our backdoors. NOT next to two of Knoxville's city parks. NOT HERE!! You as the MPC do realize the road leading in and out of this facility had no stripes (no median stripes, no lane stripes), it is a NEIGHBORHOOD Rd.

We as a community have asked repeatedly for proof and examples of other centers like this proposed one to show effectiveness and impact on the community...we have recieved NOTHING. I ask that each of you think on this, do the research, a 3 day treatment center in NOT going to change anyone's mental health. It takes 21 days to create a habit, it takes 14 days to years to regulate medications especially brain, mood, chemical balance medications. You are voting on a 24-31 bed facility staffed by 1 Knoxville Police Officer that does not scream security to me. If these residents walk out the door of this facility they end up in our backyard! Do you want that in your backyard?

There is plenty of empty CITY property in Knoxville that is NOT residential and better suited for a facility of this type. The old St. Mary's building is a perfect place this this type of facility. NOT OUR NEIGHBORHOOD.

So in conclusion I ask that you deny this use on review for the property at 3343 Dewine Rd.

Thank you from a concerned citizen, tax payer, Mother and KNOXVILLE resident,

Rae Ann Guinn



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

**[MPC Comment] Fwd: Helen Ross Mcnabb 72-Hour Jail Diversion Program**

1 message

**Mike Reynolds** <mike.reynolds@knoxmpc.org>  
Reply-To: mike.reynolds@knoxmpc.org  
To: Commission <commission@knoxmpc.org>

Tue, Mar 7, 2017 at 8:46 AM

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

From: **John Zimmerman** <johnczim@gmail.com>  
Date: Tue, Mar 7, 2017 at 8:26 AM  
Subject: Helen Ross Mcnabb 72-Hour Jail Diversion Program  
To: pahrens@knoxvilletn.gov, gerald.green@knoxmpc.com, Mpc Mike Reynolds <mike.reynolds@knoxmpc.org>, knoxcc@knox.vic.gov.au

Peter,

Our community is strongly against the proposed HRM 72-hour jail diversion program. Our group, Northwest Community, is reviewing the MPC file# 3-L-17-UR and the Procurement Proposal #2404. Based on the documents cited below, we are officially appealing the current 0-1 zoning for the property.

Along with this appeal, we are requesting that the MPC use on review for file 3-L-17-UR on March 9th, 2017 be postponed until the services and the use of the facility are clearly defined as a hospital according to state, city, and county code. If this cannot be determined, how can the MPC consider it to be "in harmony with the general purpose and intent of these zoning regulations" according to UOR Standards Sec. 3 A.2. or any of the other standards under Sec. A. (1,3,4,5,6) General standards.

1. The MPC report states that "The proposed Behavioral Health Urgent Care Center is classified as a hospital". The statement conflicts with the Procurement Proposal which to our knowledge does not refer to it as a hospital. How did the MPC determine that the Care center is a hospital?

a.) MPC file# 3-L-17-UR. "The proposed Behavioral Health Urgent Care Center is classified as a hospital".

b.) Procurement Proposal #2404 section IV, 4.1. The scope refers to it as "an alternative to jail for qualified low risk offenders who, in the opinion of the arresting officer or Judge, have exhibited signs of mental illness and/or substance abuse, and for whom treatment rather than incarceration will be beneficial. This facility is not currently envisioned to be an open facility for any individual or their families to seek care."

2. The descriptions of the jail alternative differ from the description of a hospital.

a.) A hospital defined by state code 26 A ""Hospital" means any institution, place, building, or agency represented and held out to the general public". E. "It is unlawful for any institution, place, building or agency to be called a hospital if it is not defined in this section;"

b.) Procurement proposal #2404 section IV, 4.1. The scope refers to "This facility is not currently envisioned to be an open facility for any individual or their families to seek care."

3. Both documents agree that the proposed facility will operate differently than the current rehab center which is zoned 0-1. Use of the proposed 72-hour alternative to jail facility differs from the current rehab center as cited below.

a.) Procurement proposal #2404 section IV, 4.1. The scope refers to it as "an alternative to jail for qualified low risk offenders who, in the opinion of the arresting officer or Judge, have exhibited signs of mental illness and/or substance abuse, and for whom treatment rather than incarceration will be beneficial. This facility is not currently envisioned to be an open facility for any individual or their families to seek care."

b.) MPC UOR Report file #3-L-17-UR. Pg. 2 under comments section. "The difference between two services is that the existing facility accepts adults that arrive voluntarily on their own and the proposed facility will accept adults that are brought only by law enforcement personnel and that voluntarily choose rehabilitation treatment instead of being taken to jail...."

Again, this is our official appeal of the 0-1 zoning based on the cited documents. We are asking for the UOR file #3-L-17-UR on March 9th to be postponed. The MPC cannot determine if the proposed Helen Ross Mcnabb 72-Hour Jail Diversion Program is "in harmony with the general purpose and intent of these zoning regulations" according to UOR Standards Sec. 3 A.2., or any of the other standards under Sec. A. (1,3,4,5,6) General standards, until the facility use

3/7/2017

KnoxMPC Mail - [MPC Comment] Fwd: Helen Ross Mcnabb 72-Hour Jail Diversion Program

and practices are clearly defined and meet all requirements of the state, city and county.

John C. Zimmerman  
Northwest Community  
[865-385-5898](tel:865-385-5898)

--

---

This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

**[MPC Comment] 3343 Dewine**

1 message

Carol Zimmerman &lt;czimmerman@advantagetn.com&gt;

Mon, Mar 6, 2017 at 7:29 AM

Reply-To: czimmerman@advantagetn.com

To: Mpc Mike Reynolds &lt;mike.reynolds@knoxmpc.org&gt;, commission@knoxmpc.org, commission@knoxcounty.org, houston.smelcer@mcnabb.org

Good morning, Mike,

In my email Friday, I put the wrong address for the use on review- it is 3343 Dewine Rd - not Devine rd! Sorry, so, I am re-sending my email below for your official records & for the commissioners. Please use this dated email of March 6 to replace my Friday, March 3, email.

Mike,

Thank you for attending our meeting last night. I know you said that our input last night (March 2) didn't change your mind & that you will approve this plan to the MPC Board. We feel our time was wasted. I hope you will reconsider "to recommend to deny" until you research the zoning for methadone & other drugs that might be used in the detox period for the inmate residents.

Since there is no current zoning for this type of facility- I think you said it is somewhere between Medical & hospital. More research needs to be done to make sure this recommended type of facility fits the proper zone, since there is no code for this type. This facility is called "72 hr jail Diversion Program" by the office, Knox County Procurement Division. To locate a Jail in this R-1 / O-1 is out of character with this neighborhood. The use on review should be denied for this reason alone.

The type of drugs in the detox program is a grave concern to us. HRM denied the use of methadone as a detox drug was not used by HRM. We have talked to an employee who said methadone is used regularly at some facilities. We would like for you to prove by the medical records of the Ball Camp Rd drug rehab centerpoint to confirm what drugs they use or have used in the last 3-5 years as a detox drug. We understand it takes 5-7 days to detox before any drugs can be given to help suppress the desire for drugs & before HRM can begin to help them. Below is the code document that was sent to me by one of our members. Please research if this applies & what detox drugs are being used. I would like copies of the medical records that HRM Ball Camp facility has used in the last 3-5 years & what it uses currently. Will you please provide this documentation? The following is the description of requirements for this type of facility:

#### **4.81. - Requirements for the location and development of methadone treatment clinics or facilities as uses permitted on review in the OA, Office Park, and OB, Office, Medical and Related Services, Zones.**

This section prescribes the conditions under which methadone treatment clinics or facilities may be permitted as uses permitted on review in the OA, Office Park, and OB, Office, Medical, and Related Services, Zones.

##### *4.81.01. Minimum requirements.*

A.

The approval by the planning commission of a methadone treatment clinic or facility shall be contingent upon the receipt of the appropriate license and certificate of need by the state department of health.

B.

Applicants seeking approval of a methadone treatment facility shall provide written documentation that the county sheriff's department has been notified in writing regarding the facility's proposed

location, hours of operation, programs and treatment methods offered, and staffing levels and qualifications. This same information shall be made available to the planning commission as part of the use-on-review application.

C.

The clinic or facility shall not be located within one thousand (1,000) feet of any school, day care facility, park, church, residential use, pharmacy, or similar facility that sells or dispenses either prescription drugs or over the counter drugs, as measured from property line to property line.

D.

The clinic or facility shall not be located within one thousand (1,000) feet of any establishment that sells alcoholic beverages, for either on- or off-premise consumption, measured from property line to property line.

E.

The facility shall be located on and have access to an arterial street as shown on the Major Road Plan for Knoxville and Knox County, Tennessee.

F.

In reviewing each application, the planning commission may establish additional requirements or conditions of approval to further reduce the impact such a facility may have on surrounding properties.

(Ord. No. O-04-4-101, § 1(Exh. A), 5-24-04; Ord. No. O-12-9-102, § 1(Exh. A), 10-22-12)

Also, please send me the description of HRM plan & program details that will be used in the Dewine rd facility. I want to know what will be happening as to the type of treatment & how it will administered. I hope there are more details than what was said last night, March 2, at Cumberland Baptist Church. There was quite a bit of contradiction as to the program scope, so I/we would like to get this communicated in writing.

Again, our community supports the work of HRM & commends the programs that are available, but we are not in favor of a Jail in this location to treat inmates, whether they are non violent or violent.. This proposed location is right in the middle of a residential neighborhood. Children's Gymtek(dance, ninja & gymnastics) is right across the street, Trinity Development Daycare Center is a few 100 yards, as well as the Bowling Ally, grocery stores, other business. Also, 4 churches are within 100 yds.

There are approx. 10 subdivisions within 1 mile of 3343 Dewine Rd. It is enough for this community to have 1 drug & alcohol center at Ball Camp rd which is right next door to this proposal. You should not be asking us to use our tax monies to support a Jail in our neighborhood. It just doesn't fit this low density residential area. We will continue to oppose our tax monies (State, county & city) to be used for this Jail drug & alcohol rehab in the Dewine Rd location. Thank you very much,  
Carol Zimmerman, March 6, 2017



**Carol Zimmerman**

Realtor, Weichert Realtors Advantage Plus

865-474-7100 | 865-386-7157 | 1-888-689-4866 |  
czimmerman@advantagetn.com | www.carolzim.com |  
10160 Parkside Drive Knoxville, TN 37922

Get a signature like this: [Click here!](#)

--

This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**[MPC Comment] Behavioral Health Center @ Dewine and Ball Camp Pike**

1 message

---

**Jayne Knittle** <jayneknittle@gmail.com>

Mon, Mar 6, 2017 at 1:48 PM

Reply-To: jayneknittle@gmail.com

To: commission@knoxmpc.org, commission@knoxcounty.org, tim.burchett@knoxcounty.org, Houston.smelcer@mcnabb.org, fsaunders@knoxvilletn.gov, marshallstair@knoxvilletn.gov, gwallace@knoxvilletn.gov, mikereynolds@knoxmpc.org

Hello Metropolitan Planning Commission

I oppose this facility in my residential neighborhood, The city has a great need for this type of mental health unit but please find another home for it.

Concerned Citizen and Neighbor,  
Jayne Knittle  
3315 Cummins Lane  
Knoxville TN 37921

--

When you believe in a thing, believe in it all the way, implicitly and unquestionable.  
Walt Disney

--

---

This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**[MPC Comment] Helen Ross McNabb**

1 message

**M S HODGES** <mhodges4@bellsouth.net>

Sat, Mar 4, 2017 at 9:18 PM

Reply-To: mhodges4@bellsouth.net

To: "mike.reynolds@knoxmpc.org" &lt;mike.reynolds@knoxmpc.org&gt;, "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Cc: Mary Sue Hodges &lt;mhodges4@bellsouth.net&gt;, Jack Copeland &lt;jackcopeland45@att.net&gt;, Carolyn Rambo &lt;crambo@maplegroveknoxville.com&gt;

Mr. Reynolds and Metropolitan Planning Commission,

I attended both information meetings at Cumberland Baptist Church where we heard information regarding the proposed new Helen Ross McNabb center at 3334 Devine Road. It was disappointing to recently read in the Knoxville News-Sentinel a statement (no longer able to locate online) to the effect that we were having information meetings but it would not affect the decision. It is sad that the citizens affected have no input and such statements (if true) serve only to frustrate citizens even more.

According to the information given at <http://agenda.knoxmpc.org/2017/mar2017/3-L-17-UR.pdf> , this site is in a neighborhood (listed as low density). While this area is single homes or a PUD as where I live, we call it a neighborhood for a reason and have chosen to live in such developments. I did not see a school housed at Cumberland Baptist Church listed on the nearby facilities. Per the information from the meeting on March 2, the school has 100+ students. Per Mapquest, the church is located **.6 mile (6/10)** from 3334 Devine Road location. Discussions regarding the facility was for 24 beds but the request states 31 beds. One security is minimal if problems should develop with individuals with personality deviation. How does 3 days "fix" them enough to come back into the community?

I do not feel safe with this type facility being located near my home and believe my property value will decrease.

I sincerely request you not approve this development at this location.

Sincerely,

Mary Sue Hodges  
3461 Maple Grove Way  
Knoxville, TN. 37921

--

---

This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**[MPC Comment] Proposed Helen Ross McNabb Center**

1 message

**Denise Stahl** <dstahl05@gmail.com>

Tue, Mar 7, 2017 at 10:10 AM

Reply-To: dstahl05@gmail.com

To: commission@knoxmpc.org, Commission@knoxcounty.org

Bcc: commission@knoxmpc.org

To All, I live in a neighborhood near the proposed Behavioral Health Urgent Center and I am apposed to the center being at this location. I do agree with the need for this facility, but request that it not be here. I have attended the meetings on this subject and feel that this is an informed request.

Thank you for your consideration.

Denise Stahl  
3356 Cummins Lane (Ball Camp Villas)  
Knoxville, TN 37921

--

---

This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)