

▶ **FILE #:** 2-M-17-UR **AGENDA ITEM #:** 48  
 POSTPONEMENT(S): 2/9/2017 **AGENDA DATE:** 3/9/2017

▶ **APPLICANT:** SERENITY NETWORK  
 OWNER(S): George Massengill

TAX ID NUMBER: 135 02209 [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 2636 Maryville Pike

▶ **LOCATION:** Northeast side of Maryville Pk., north of Rudder Rd.

▶ **APPX. SIZE OF TRACT:** 5.03 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Maryville Pk. (S.R. 33), an arterial street with a pavement width of 26' -28' within a 60' wide right-of-way

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Knob Creek

▶ **ZONING:** RB (General Residential) & A (Agricultural)

▶ **EXISTING LAND USE:** Vacant Group home

▶ **PROPOSED USE:** Substance abuse treatment facility for women

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land & detached dwelling / A agricultural, RA & RB residential

South: Vacant land & detached dwelling / A agricultural, RB & PR residential

East: Vacant land / A agricultural, PR residential

West: Event facility / OB office. A agricultural & RB residential

NEIGHBORHOOD CONTEXT: The site is located in an area where there is still a lot of vacant land. Daria's Garden, an event center is located on the West side of Maryville Pk. The residential development in the immediate area is limited and has occurred at a "rural" density.

**STAFF RECOMMENDATION:**

▶ **APPROVE the reuse of the existing facility for a substance abuse residential treatment facility for up to sixteen (16) adult female clients (patients) subject to 8 conditions:**

1. Meeting all applicable requirements of the Knox County Health Department
2. Obtaining and maintaining all required licenses from the State of Tennessee Dept. of Mental Health
3. Meeting all applicable requirements of the Knox County Fire Marshall
4. Provision of parking required for a sanitarium as called out in the Knox County Zoning Ordinance

5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works
6. Meeting all applicable requirements of the Knox County Code Administration Dept. and the Chief Building Official
7. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
8. Limiting treatment to those clients in residence only (no out-patient treatment)

With the conditions noted, this plan meets the requirements for approval in the RB zoning district and the other criteria for approval of a use on review.

**COMMENTS:**

The applicant is proposing to operate a residential substance abuse treatment facility for women with an emphasis on pregnant women at this location. The Knox County Zoning Ordinance does not specifically call out the proposed use either as a permitted use or as a use permitted on review in any zoning district. The current zoning of this site is RB (General Residential) and A (Agricultural). The existing dwelling structure is located on the RB zoned portion of the site. After reviewing the Zoning Ordinance the Chief Building Official for Knox County determined that the proposed use is similar to a sanitarium which is a use permitted on review in the RB zone. A sanitarium is defined as a facility for the treatment of chronic illnesses.

The facility as proposed will have a capacity to treat up to sixteen women at any one time. The applicant has stated that the emphasis of this facility will be to provide their services to pregnant women that are early in the addiction recovery process. Detoxification which is the first step toward getting clean and sober will not be offered at this location. The clients will have already been through that process before they arrive at this facility. Their primary goal in dealing with pregnant women is to get them in their facility early enough in their pregnancy so that their baby will not have to go through the withdrawal process at birth.

The applicants propose to reuse the existing residential structure on the site. No exterior modifications to the building are proposed. The building has been occupied by some form of congregant / institutional housing since it was first built. The structure was originally occupied by the Williams - Henson Lutheran Home for Children. More recently, the staff has been told, the facility was used as a half-way house for women who were transitioning out of incarceration. The building is vacant and for sale at this time.

The South County Sector Plan designates this site for CI (Civic and Institutional) use. Daria's Garden, an event facility, is located across Maryville Pk. from the property in question. Much of the area around the site is designated for office or medium density residential use on the Sector Plan. The site has direct access to an arterial street. The facility is located approximately 800 feet from the nearest dwelling. Staff believes the proposed use can be an effective reuse of the facility with little or no greater impact than the previous uses that have occurred at this location.

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

1. The proposed use will have minimal impact on local services since utilities are available to serve this site.
2. If history is an indicator, the previous group home uses have existed at this location with minimal impact on the adjoining 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 meets the standards for development within the RB 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 South County Sector Plan calls for CI (Civic and Institutional) uses for this site. The residential

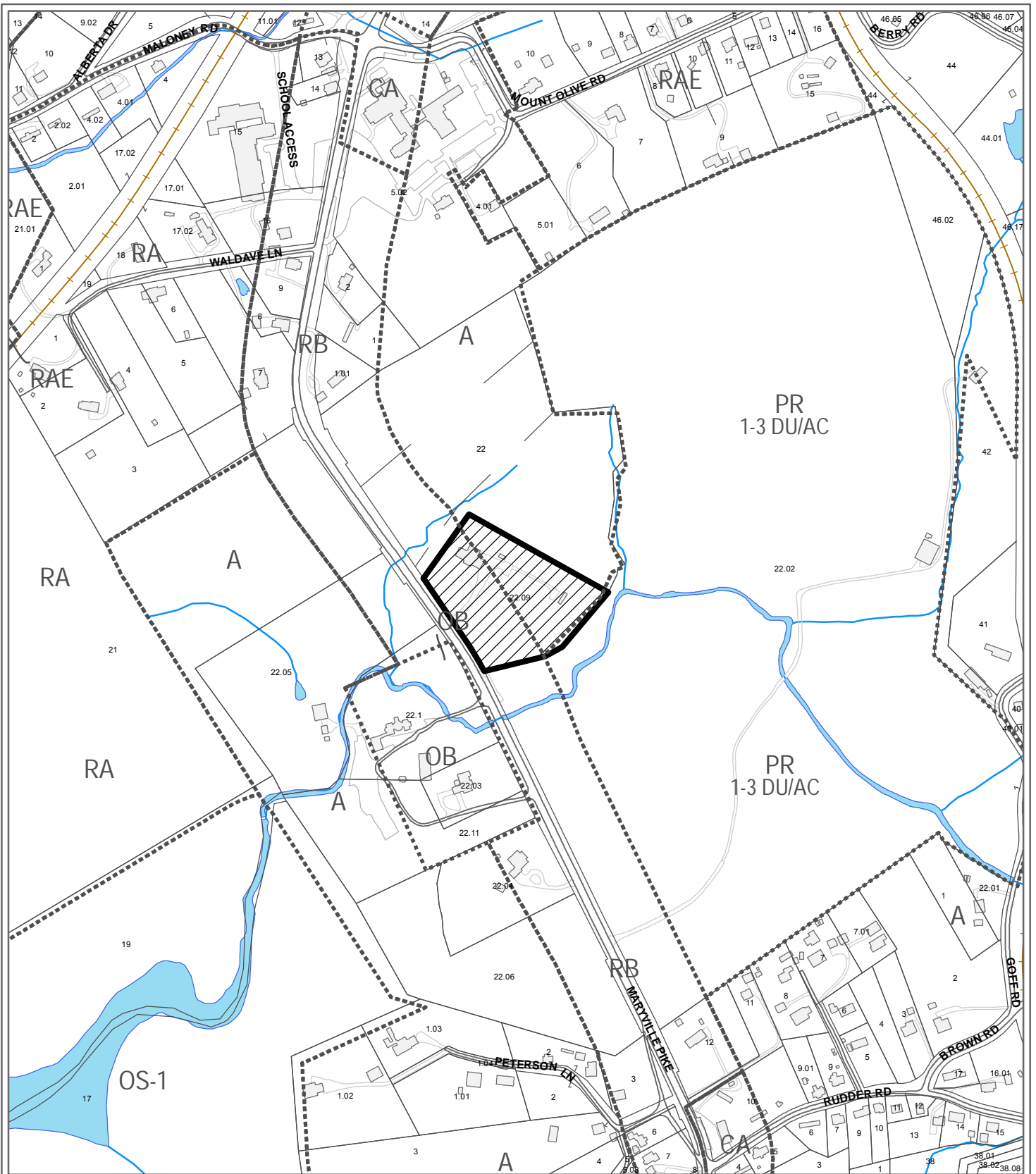
treatment facility is consistent with the sector plan.

2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**2-M-17-UR  
USE ON REVIEW**

Petitioner: Serenity Network



Substance abuse treatment facility in RB (General Residential) & A (Agricultural)

Map No: 135

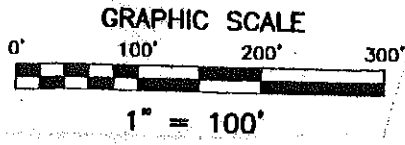
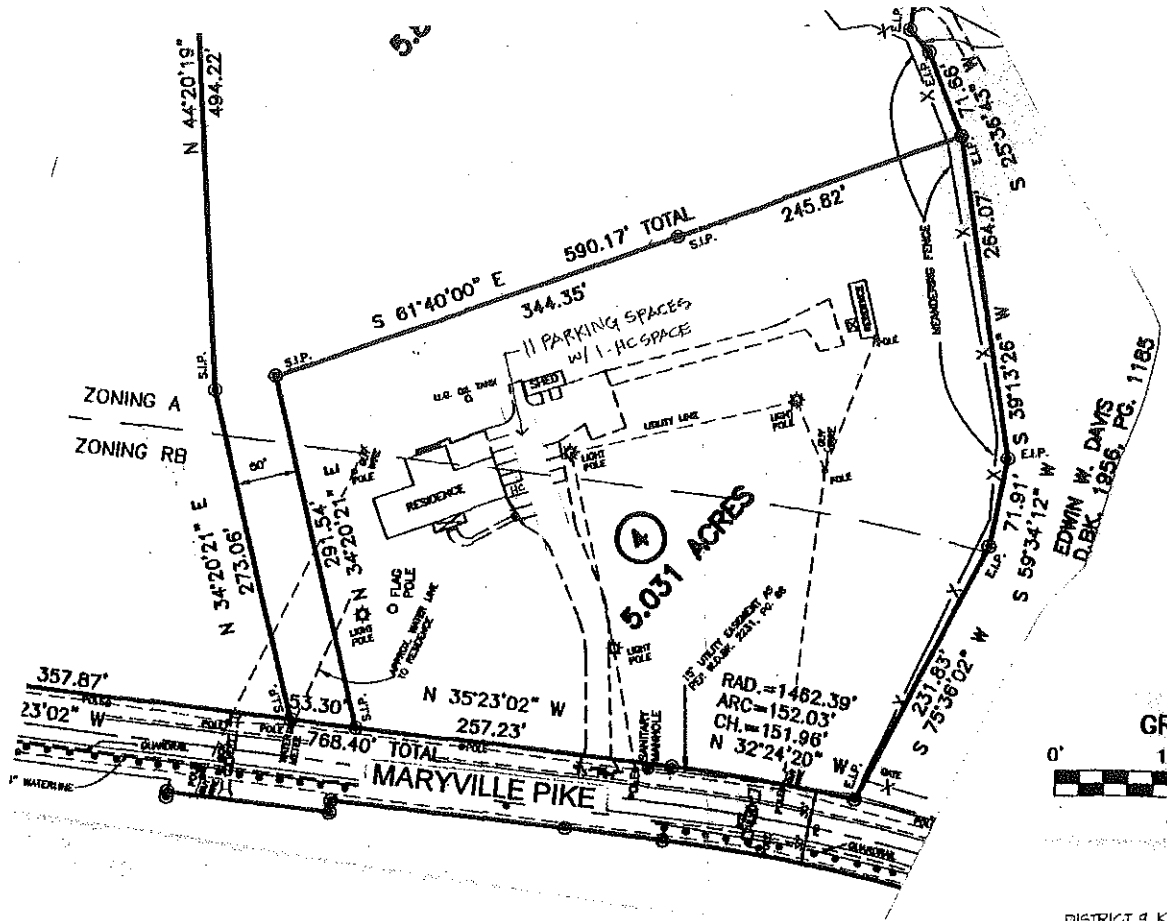
Jurisdiction: County

Original Print Date: 1/18/2017

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





DISTRICT 9, KNOX COUNTY, TN  
 TAX MAP 195, PARCEL 22  
 ZONED - RB

OCCUPANCY - SANITARIUM  
 A&D TREATMENT LICENSED BY TN DMH  
 SPRINKLED BUILDING +/- 3600 S.F.  
 DBA: SERENITY NETWORK

*2-M-17-UR*  
*12/27/2016*

SITE PLAN - LAYOUT

11 PARKING SPACES PROVIDED



TIMOTHY TODD DUNNAVANT  
 138 BUTTERNUT DRIVE  
 NORRIS, TENNESSEE 37829  
 (865) 556-6778



EXISTING SITE LAYOUT PLAN

EXISTING SITE PLAN FOR:  
**4 M PROPERTIES**

2636 MARYVILLE PIKE  
 KNOXVILLE, TENNESSEE

SHEET TITLE: PROJECT TITLE:

DATE: 12-23-16

REVISION:

DRAWING NUMBER:

**SP-1**

**Use on Review**     **Development Plan**

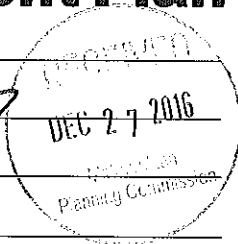
Name of Applicant: Serenity Network

Date Filed: 12/27/2016    Meeting Date: 2/9/2017

Application Accepted by: Mike Reynolds

Fee Amount: \_\_\_\_\_ File Number: Development Plan \_\_\_\_\_

Fee Amount: \$1,200 File Number: Use on Review 2-11-17-UR



**PROPERTY INFORMATION**

Address: 2636 Maryville Pike  
 General Location: South Doyle  
Res 43  
 Tract Size: 5.03 No. of Units: 1  
 Zoning District: RB  
 Existing Land Use: Group Home

Planning Sector: South County  
 Sector Plan Proposed Land Use Classification:  
RB

Growth Policy Plan Designation: \_\_\_\_\_  
 Census Tract: 56.04  
 Traffic Zone: \_\_\_\_\_  
 Parcel ID Number(s): 135 02209  
 Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 9 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
 Name: George Massengill  
 Company: YM Consulting  
 Address: 827 Virtue Road  
 City: Knoxville State: TN Zip: 37834  
 Telephone: 865-201-2705  
 Fax: \_\_\_\_\_  
 E-mail: gmassengill@gmail.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT  
 Name: Bob Stubblefield  
 Company: YM Consulting  
 Address: 827 Virtue Road  
 City: Knoxville State: TN Zip: 37834  
 Telephone: 931-979-5158  
 Fax: \_\_\_\_\_  
 E-mail: bobstub@gmail.com

**APPROVAL REQUESTED**

Development Plan: Residential Non-Residential  
 Home Occupation (Specify Occupation)  
 \_\_\_\_\_  
 Other (Be Specific)  
USE ON REVIEW  
S. D. 03 (H)  
Substance Abuse Treatment  
FACILITY

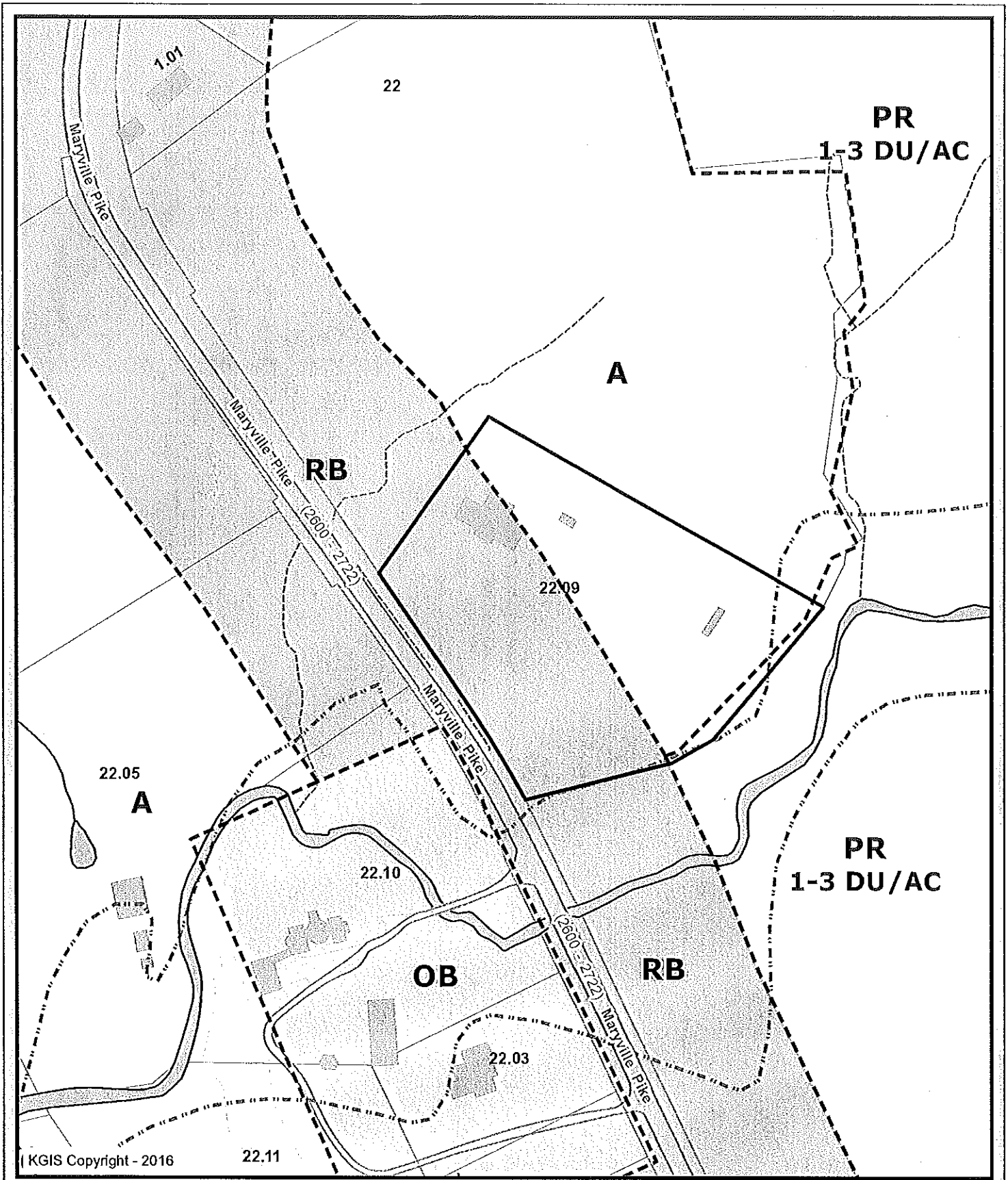
**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT  
 Name: Bob Stubblefield  
 Company: YM Consulting  
 Address: 827 Virtue Rd  
 City: Knoxville State: TN Zip: 37834  
 Telephone: 931-979-5158  
 E-mail: bobstub@gmail.com



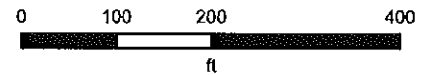


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