



USE ON REVIEW REPORT

▶ **FILE #:** 3-H-19-UR

AGENDA ITEM #: 40

AGENDA DATE: 3/14/2019

▶ **APPLICANT:** JOURNEYPURE KNOXVILLE, LLC

OWNER(S): Joyce W. Webb

TAX ID NUMBER: 132 L A 007

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 717 Ebenezer Rd

▶ **LOCATION:** West side of Ebenezer Rd., North of S. Peters Rd.

▶ **APPX. SIZE OF TRACT:** 2.23 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ebenezer Rd., a major collector street with 24' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

▶ **ZONING:** OB (Office, Medical, and Related Services) / F (Floodway)

▶ **EXISTING LAND USE:** Office

▶ **PROPOSED USE:** Recovery house for substance abuse - females only, 30 maximum

HISTORY OF ZONING: Property was rezoned from T (Transition) to OB (Office, Medical, and Related Services) in October 2017 (1-I-17-RZ).

SURROUNDING LAND USE AND ZONING: North: House and vacant land / A (Agricultural)

South: Indoor self-storage facility / OB (Office, Medical & Related Services)

East: Ebenezer Rd., vacant land / PR (Planned Residential)

West: Ten Mile Creek, vacant land / F (Floodway)

NEIGHBORHOOD CONTEXT: This site was once a tennis academy, then a dog boarding and grooming business. Residential uses are located to the north and east, zoned A and PR. Office uses are located to the south and west, zoned OA, OB and A.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a 30-bed recovery housing facility for outpatient substance abuse treatment, limited to female patients only, 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 Knox County Department Public Works and Engineering.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

5. Before occupation of the facility, provide documentation to Knox County Codes Administration that the recovery housing facility is licensed by the State of Tennessee, or provide a letter from the state stating how the proposed facility is such that the state does not require a license.

With the conditions noted above, this request meets all requirements for approval in the OB zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

This proposal is for a supportive recovery housing facility for outpatient substance abuse treatment. The facility will be limited females only and will have a maximum of 30 beds for patients. There are two additional office/bedrooms for house managers. There will be one full-time house manager residing at the house for up to 15 patients. When there are over 15 patients there will be two full-time house managers residing at the house.

Recovery housing facilities must meet the requirements of Article 4, Section 4.105 (Standards for use-on-review of recovery housing) in the Knox County Zoning Ordinance. This requires that there be no recovery housing facility within 1,320 feet. To the knowledge of staff and the applicant, there is not another facility within this distance. The standards also require that the facility be within 1,320 feet of a bus transit route or as an alternative, the facility must submit a transit plan describing how the target population will be transported to and from the site. The facility is not within 1,320 feet of a transit route and will provide all transportation needed by the patients either directly to their end destination or to a bus stop as needed.

Additional information about the facility and how it will operate are provided in the documentation provided by the applicant and attached to this report.

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

1. The proposed recovery housing facility is focused on serving women, pregnant women, and new mothers struggling with addiction.
2. The traffic generated by the facility should be minimal since facility staff will primarily be the only people coming and going on a daily basis. This includes trips to transport patients off-site.
3. The proposal will have no impact on schools.
4. The facility will use the Nextdoor application to notify neighbors of any important information regarding the facility. Nextdoor is a free online forum for neighborhood groups to share information.

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

1. With the recommended conditions, the proposed recovery housing facility meets the standards for development within the OB zoning district and all other requirements of the Zoning Ordinance.
2. The proposed 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 since it is located on a collector street.

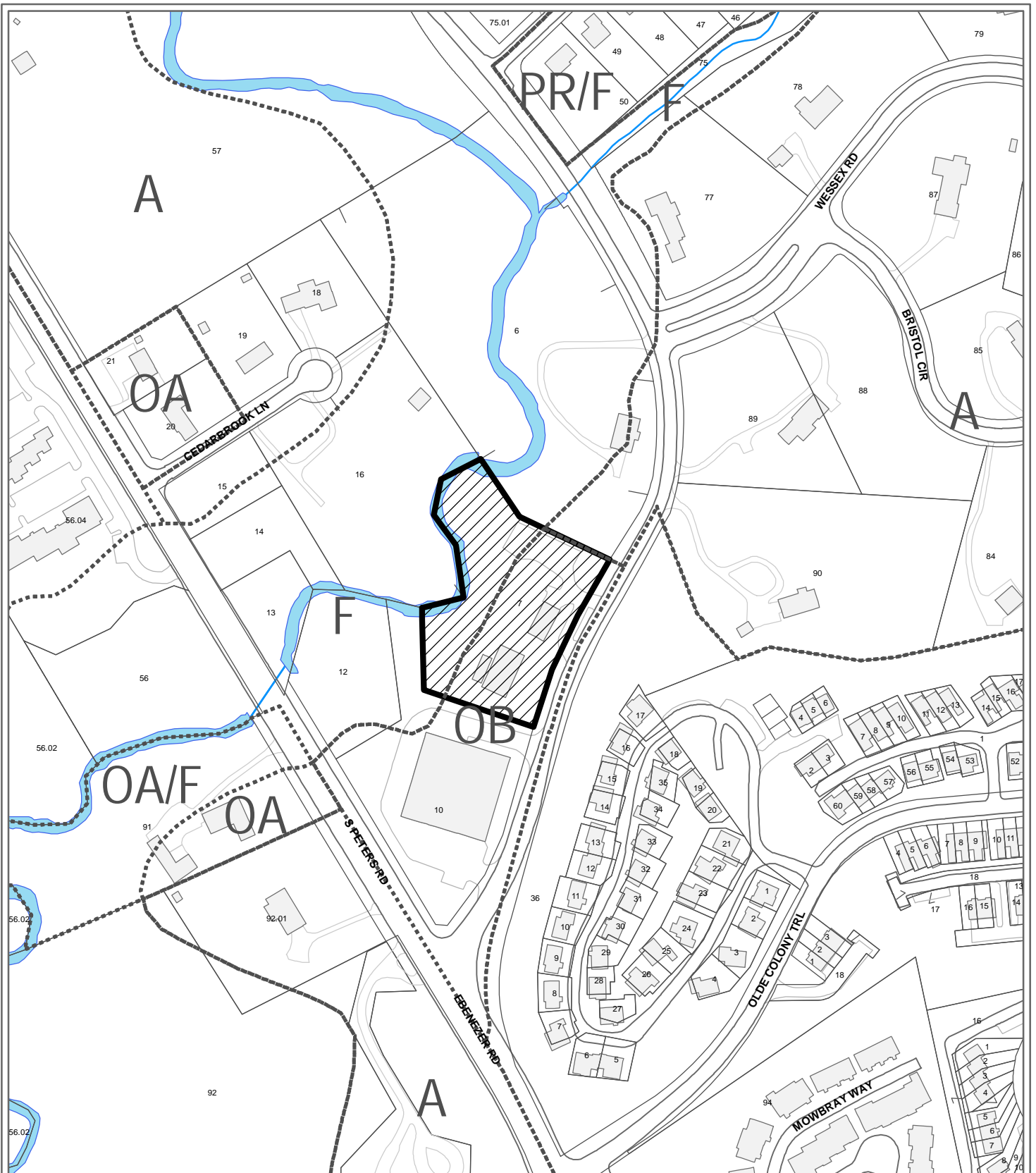
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes Medium Density Residential / Office (MDR/O) uses for this property that allows uses within the OB zone. The proposed facility is a "use permitted on review" in the OB zone.
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.

The Planning Commission'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 a Planning Commission decision in the County.



**3-H-19-UR
USE ON REVIEW**



Recovery house for substance abuse - females only, 30 maximum in OB (Office, Medical, and Related Services) / F (Floodway)

Petitioner: JourneyPure Knoxville, LLC

Map No: 132

Jurisdiction: County



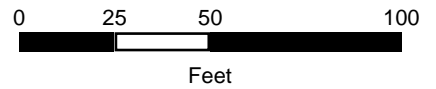
Original Print Date: 2/20/2019

Revised:

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



JourneyPure
3-H-19-UR



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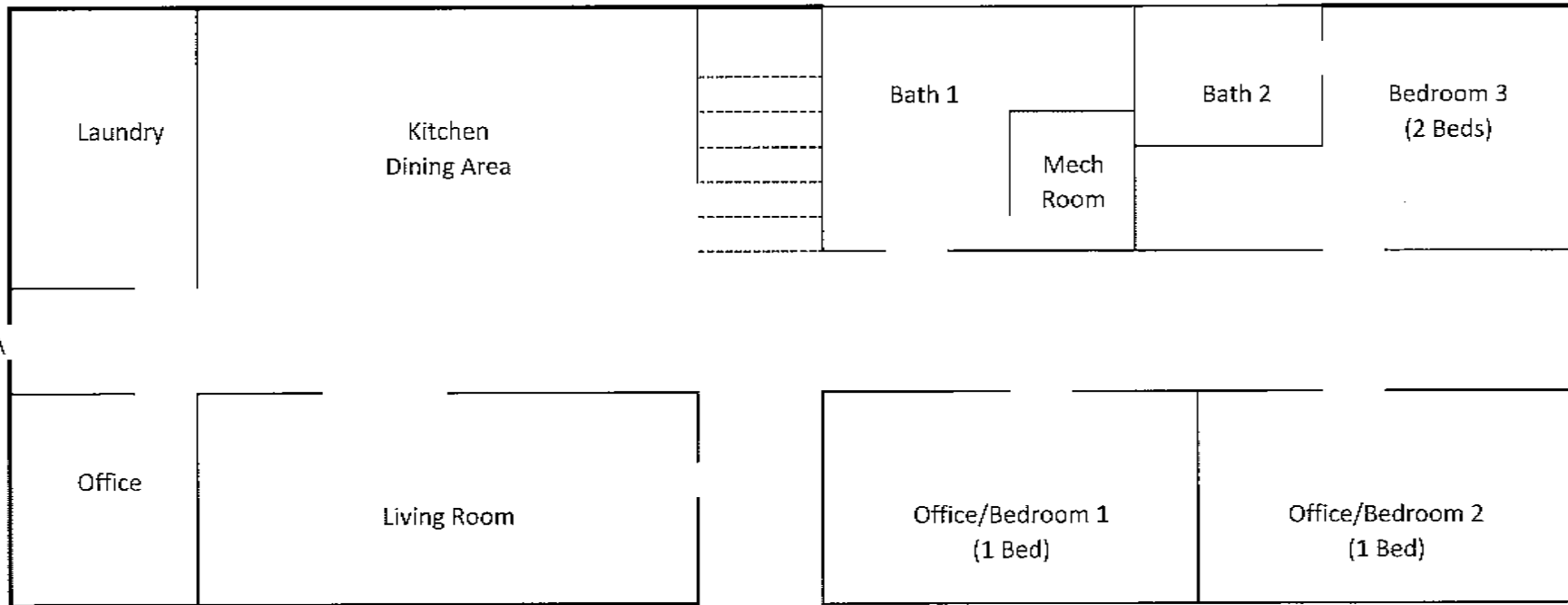
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JourneyPure Knoxville Recovery House / Residential Complex

First Floor - House

717 Ebenezer Rd.



Not To Scale

Not For Construction

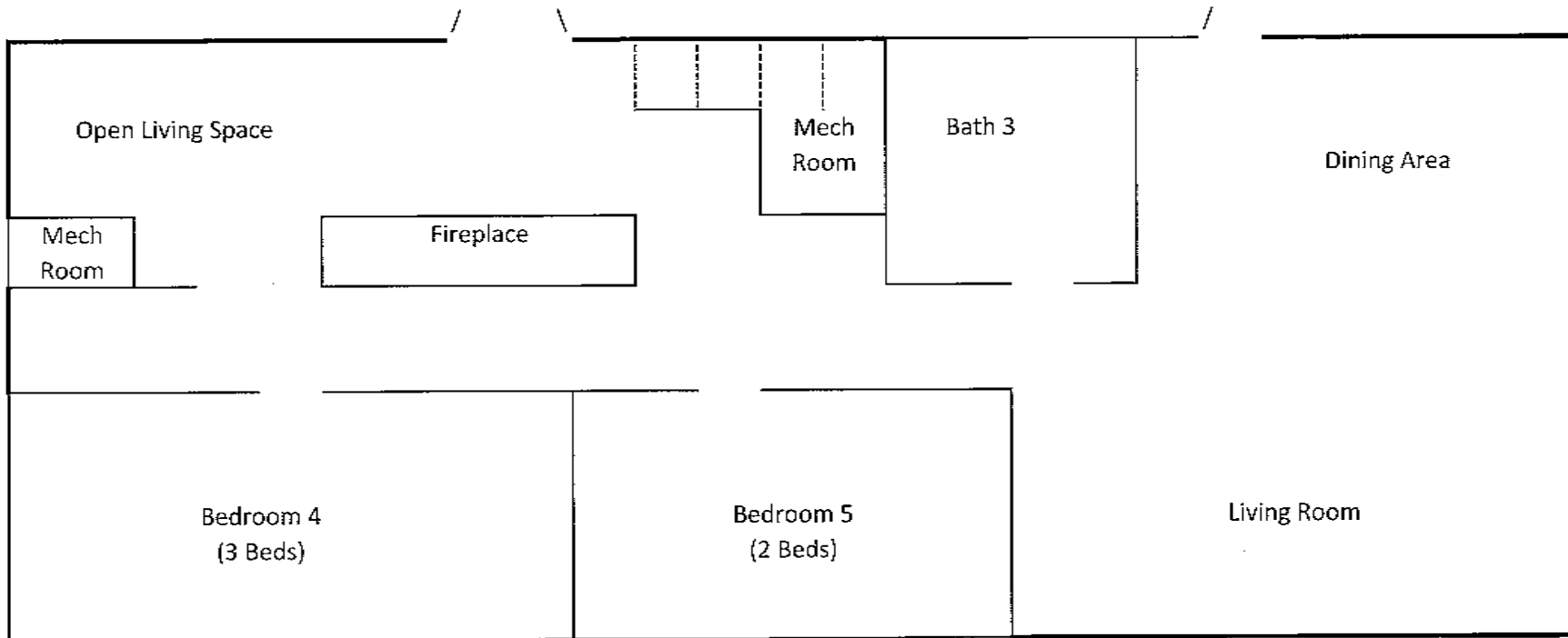


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Revised: 3/5/2019

JourneyPure Knoxville Recovery House /Residential Complex

2nd Floor _ House

717 Ebenezer Rd.



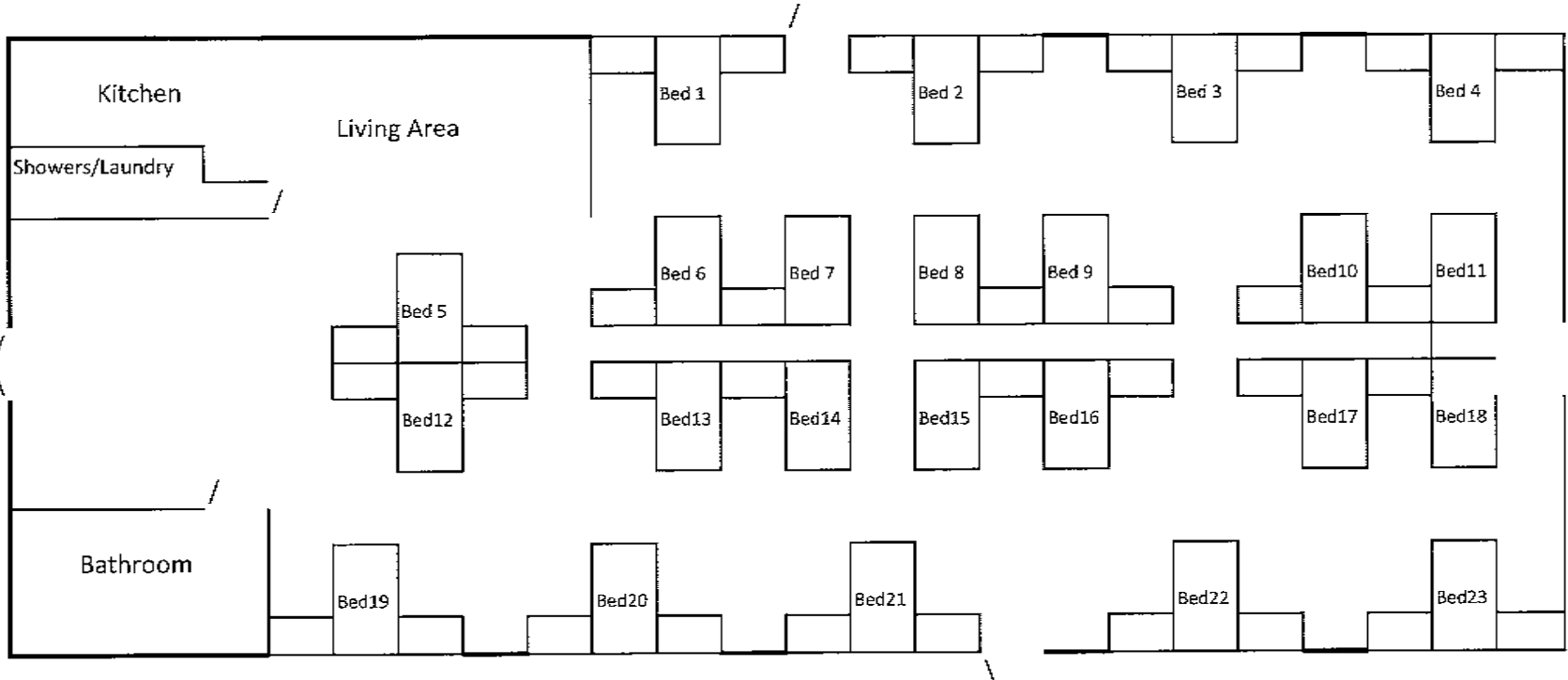
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Revised: 3/5/2019

JourneyPure Knoxville Recovery House / Residential Complex
Dorm Layout
725 Ebenezer Rd.



Not To Scale

Not For Construction



3-H-19-UR
Revised: 3/5/2019



Recovery House

Entry Process

1. A deposit of \$100 is required to become a guest at the JourneyPure Recovery House.
2. Rent is \$75 per week. Rent is due weekly on Mondays. Rent will be accepted in the form of cash or money order made payable to JourneyPure.
3. A guest agreement must be signed and returned before moving into the property.
4. All paperwork must be filled out entirely. An emergency contact must be listed.
5. All personal belongings and clothing must be subjected to bed bug treatment and placed in the dryer for a minimum of 30 minutes.
6. All personal items will be searched by staff upon admission. All rooms and belongings are subject to search at any time by JourneyPure staff.
7. Guests are not permitted to have cell phones for the first 14 days at the JourneyPure Recovery House. Phone calls will be facilitated by staff to ensure residents can make contact with family and any other important parties such as employers, doctors or probation officers. Staff must approve all phone calls for the first 14 days.
8. A urine drug screen will be administered to each guest upon entry into the facility and staff can administer subsequent urine drug screens as necessary.

Regulations

1. All guests will adhere to a zero-tolerance policy regarding alcohol, illicit/illegal drugs and any other mood-altering substances or chemicals of abuse.
2. Guests will be permitted to ONLY take drugs/medications that are prescribed to them and MUST take them only as directed by the provider who has written the prescription.
3. Any guest who is found to be under the influence or with whom there is sufficient evidence of drug/alcohol use will be discharged from the facility effective immediately.
4. No guest will be segregated into any race, sexual orientation, religious, legal or financial class.
5. There is a zero-tolerance policy concerning theft. Any guest found stealing property of any other guest or of the facility will be discharged immediately.

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6. Any guest found to have knowledge of illegal/illicit drug or alcohol use by another guest AND does not report to staff will be subject to disciplinary action.
7. Discrimination and abuse of any kind will not be tolerated. This includes physical, mental, verbal, emotional and sexual abuse. Any guest who is found to be abusive will be discharged immediately.
8. There is a ZERO tolerance policy regarding romantic or intimate relationships between guests. There is to be no intimate or touching of a sexual nature between guests.

Daily Living Guidelines

1. Guests are expected to follow the basic daily schedule as outlined below. Guests are to follow the basic guide that if the guest is not at the facility she is to be either at the outpatient office to participate in group, at work or at an outside 12-step meeting. There will be no picking up and dropping off "at will" to the JourneyPure Recovery House. All transportation must be facilitated by or pre-approved by staff.
2. Guests are to awake by 7:00AM Monday-Friday. Morning meditation will take place at 7:30AM. It is expected that all guests attend morning meditation.
3. Guests will be expected to participate in daily chores. Staff will post weekly chore schedule. Chores are to be completed by guests daily by 5:00PM.
4. Guests who working are expected to coordinate employment schedule around programming schedule at the Cedar Bluff Outpatient office. Guests will be expected to take public transit (KAT bus) when the facility van is not available to transport. Assistance to and from a local bus stop will be provided.
5. Guests are expected to provide their own food and beverages. Guests may apply for food stamps and JourneyPure staff will assist in this process. If awarded food stamps each guest will maintain possession of her own card. Guests are not permitted to use personal food stamps for any other purpose than buying food. It will be the facility policy that food stamps belonging to one guest cannot be used to purchase food for another guest.
6. Guests are not permitted to date or openly seek a romantic relationship. If a guest enters the facility with a significant other she may maintain that relationship per the visitation guidelines.
7. There is to be no use of personal electronics (including phones, tablets, laptops, radios or televisions) between the hours of 10:00PM and 7:00AM.
8. Guests are to be inside the facility between the hours of 10:00PM and 7:00AM.
9. Tobacco is permitted on site at the JourneyPure Recovery House. There is NO SMOKING inside the facility. Smoking will be designated to the outside covered porch area on the back of property. All cigarette butts are to be disposed of in properly labeled receptacles.

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10. Guests must agree to a disciplinary plan established by staff for those guests who do not follow rules, participate in chores or attend meditation. Disciplinary plan is subject to change at staff discretion.
11. Guests will be afforded opportunity to have visitation with “approved visitors” on Saturdays and Sundays between 2:00PM-4:00PM. All visitors must be willing to take a urine drug screen if staff has suspicions about health and wellness of community. All visitors must stay in common areas. There is a ZERO tolerance policy for guests to take visitors into bedroom areas. JourneyPure is not responsible for the safety or well being of any visitor. This is including children under the age of 18. Children visiting the facility must have adult supervision at all times.
12. Guests are expected to participate in a 12-step fellowship of her choosing. This expectation includes attending a minimum of 3 outside meetings (AA, NA, Celebrate Recovery, etc.) per week. Additionally, as outlined as a requirement of the JourneyPure policies at the Cedar Bluff Outpatient program guests need to actively search for and obtain a sponsor in a 12-step fellowship.

I agree to abide by all Entry Processes, Regulations and Daily Living Guidelines:

Guest Signature	Date	Staff Signature	Date
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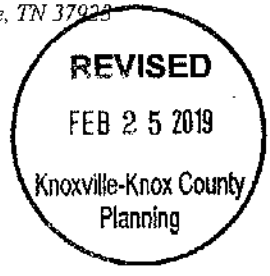
3-4-19-UR



*JourneyPure Knoxville
A Network of Recovering Communities*

*JourneyPure Knoxville 17 Ridgeway Road Norris, TN 37828
JourneyPure Knoxville Women's Center 2636 Maryville Pike Knoxville, TN 37920
JourneyPure Knoxville Outpatient 9050 Executive Park Drive, Suite B100 Knoxville, TN 37923*

**Knoxville/Knox County Planning Department:
Questions & JourneyPure Knoxville Answers**



Is the facility within 1,320 feet of another recovery housing facility?

No

The facility is more than 1,320 feet from a transit stop (approximately 1.5 miles). You state transportation will be provided to and from the outpatient location. Will the patients go anywhere else while they stay at this facility, and if so, will you provide all transportation needs? How many vehicles will be located on-site to provide transit?

JourneyPure Knoxville staff will provide all transportation needs for house guests even if this means taking house guests to the bus stop.

No more than two (2) 15 passenger vans will be located onsite at any time, along with a four-passenger automobile, and those vehicles will be driven only by JourneyPure staff. In addition, up to two house manager vehicles will be parked routinely at the site. JourneyPure management staff may be on the property from time to time to monitor services offered and provide any maintenance or housekeeping needs.

Will there be any security other than the house manager? How many employees will be on-site during different times of day / shifts?

Yes, there will be a camera security system.

One house manager will reside (live full-time) at the house for up to 15 house guests. For example, if there are 24 house guests in temporary residence at the house, two full-time managers will reside in the house.

When would you expect to receive a letter of certification of final approval from the state? If certification is not required, provide a letter from the state stating why the proposed use does not require certification.

Recovery housing as contemplated for this recovery housing facility does not require licensing by the State of Tennessee.

The letter has been requested.

Alcohol and illegal drugs are not allowed. Please state in your facility summary that these will not be allowed on-site.

Its listed in the lease that each temporary resident executes that no drugs or alcohol will be allowed on the property. Additionally, house guests will be required to sign an agreement with "zero tolerance" stipulations regarding alcohol, drugs and firearms.

Provide a neighborhood communication plan that states how you will communicate to adjacent property owners about significant changes in operations and make available emergency contact information.

For any member of the community that would like to stay informed about perceived threats or emergencies regarding the recovery house, we will use the Next-Door App. This social media app allows the recovery house to update the neighbors with applicable emergency information contacts and report changes to operations. This app offers a wide range of communication options.

A scaled site plan of the property showing parking areas (including bus or shuttle service circulation), landscaping and open space, and perimeter fencing or screening. I provided Joyce Webb (I think) a printout of one of the previous site plans for the property when it was approved to be a kennel. This can be used as an example of the type of information that is needed. I requested that this information be submitted as soon as possible at the time of application but have not received anything yet. For your proposal, the information provided may primarily include only existing conditions if modifications to the property are proposed, but please make sure it includes all the information required. A general floorplan of the buildings should also be included. This does not need to be architectural plans, but just a general representation of what is intended for sleeping quarters, office uses, etc. - **attached.**

1. Will patients be able to have vehicles parked on-site?

No

2. Will visitors be allowed?

House guests will only be permitted to have visitors two hours on Saturdays and two hours on Sundays.

3. How are patients discharged? Are they taken to a specific location or picked up by family?

House guests will not be discharged from the house unless rules are broken or has completed treatment. At that time the house guest will be taken to the outpatient facility located at 9050 Executive Park Drive, Suite B100 Knoxville, TN 37923 where arrangements will be made for the discharged house guest to be transported to another location of their choice.

4. How many parking stalls are on the site? There appears to be plenty of parking on-site to handle your needs for the facility but please provide a breakdown of your anticipated parking need.

There will be a minimum of four marked parking stalls on site. Those are for two vans and two for house managers' vehicles.

5. Provide a comment response document with revisions. Also notify staff of any changes to the plan that were not requested.

There will be no revisions made to the structure of the property.

Use on Review **Development Plan**

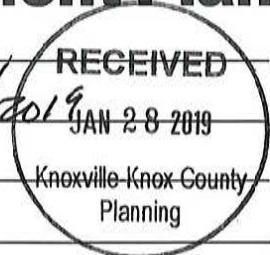
Name of Applicant: JourneyPure Knoxville, LLC

Date Filed: 1/28/2019 Meeting Date: 3/14/2019

Application Accepted by: Mike Reynolds

Fee Amount: _____ File Number: Development Plan

Fee Amount: \$1500.00 File Number: Use on Review 3-11-19-UR



PROPERTY INFORMATION

Address: 717 & 725 Ebenezer Road

General Location: W/S Ebenezer Road Due North of Peters Road

Tract Size: 2.23acrs No. of Units: N/A

Zoning District: OB

Existing Land Use: Office

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification: Recovery House

Growth Policy Plan Designation: Planned

Census Tract: 57.07

Traffic Zone: 234

Parcel ID Number(s): 132LA007

Jurisdiction: City Council _____ District
 County Commission 5th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Joyce W. Webb

Company: None

Address: 10116 Grande Shore Way

City: Knoxville State: TN Zip: 37922

Telephone: 865-966-8555

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Kevin Lee

Company: JourneyPure Knoxville, LLC

Address: 17 Ridgeway Road

City: Norris State: TN Zip: 37828

Telephone: 865-247-5196

Fax: _____

E-mail: Klee@journeypure.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)
Recovery House

Other (Be Specific)
Recovery house for substance abuse - Females only 30 max.

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: Joyce W. Webb

PLEASE PRINT

Name: Joyce W. Webb

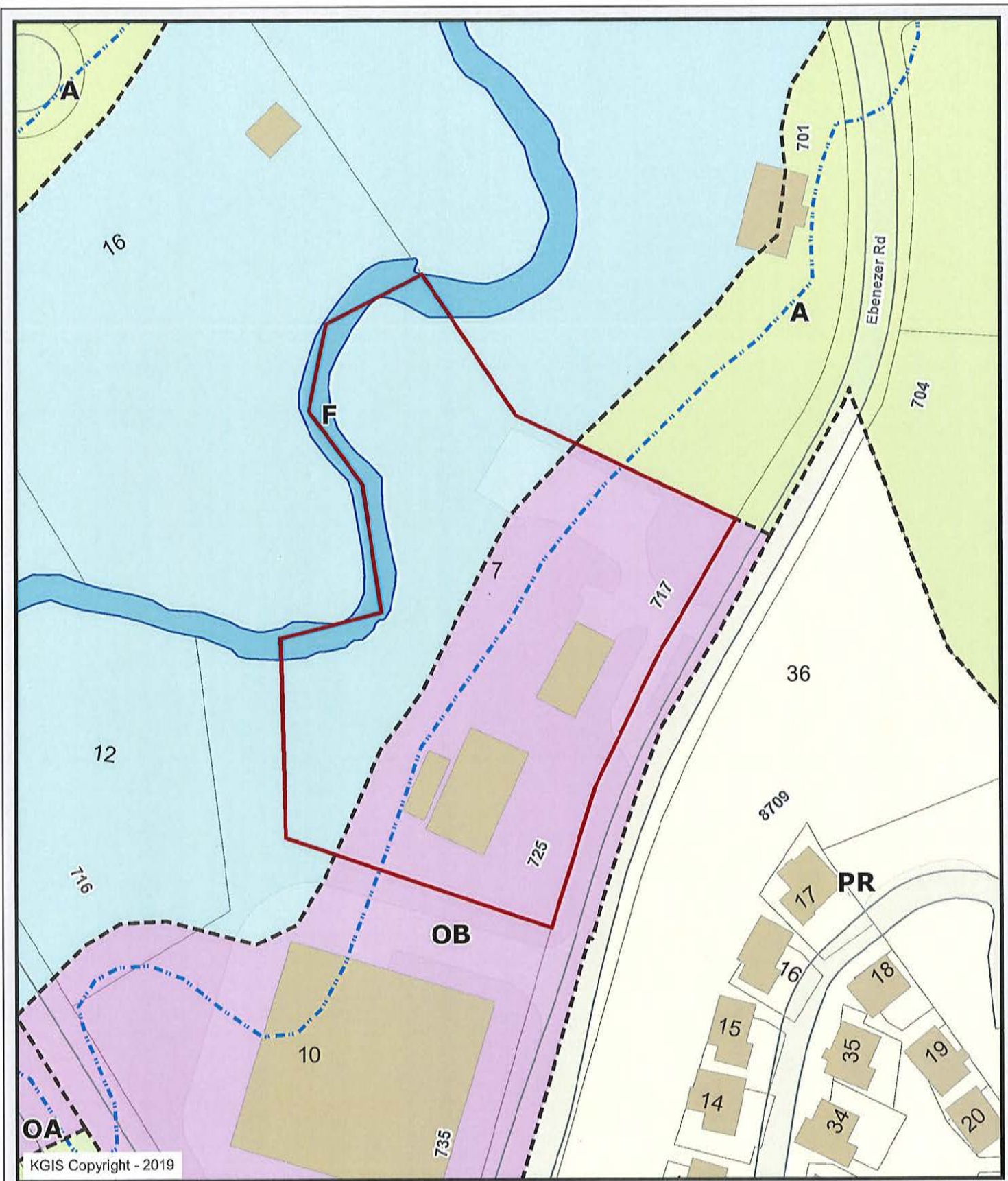
Company: _____

Address: 10116 GRANDE SHORES WAY

City: Knoxville State: TN Zip: 37922

Telephone: (865) 966-8555

E-mail: _____



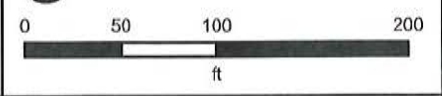
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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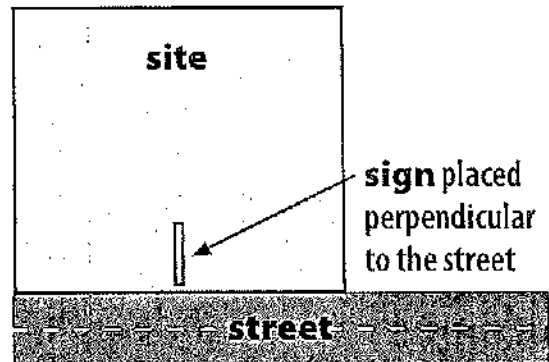
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

2/27/2019 and 3/15/2019
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Tiffany Lutz

Printed Name: Tiffany Lutz

Phone: (865) 304-1656 Email: tlutz@journeypure.com

Date: 01/28/2019

MPC File Number: 3-A-19-UR