



USE ON REVIEW REPORT

► **FILE #:** 9-C-19-UR

AGENDA ITEM #: 33

AGENDA DATE: 9/12/2019

► **APPLICANT:** JOURNEY PURE KNOXVILLE

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 Maryville Pike, north of Peterson Lane

► **APPX. SIZE OF TRACT:** 5.03 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Maryville Pike, a minor arterial street with a 22' pavement width within a 70' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Creek

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

► **EXISTING LAND USE:** Substance abuse residential treatment facility for women.

► **PROPOSED USE:** Substance abuse residential treatment facility for men.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land - RB (General Residential) & A (Agricultural)

South: Vacant land and approved subdivision - PR (Planned Residential)

East: Vacant land - PR (Planned Residential)

West: Event facility and residence - RB (General Residential), OB (Office, Medical and Related Services) & A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located in an area that has primarily developed with rural and low density residential uses. Daria's Garden, an event center is located on the west side of Maryville Pike along with I. C. King Park. A detached residential subdivision for 77 lots on 20.6 acres was approved by the Planning Commission on June 13, 2019, just south of this site.

STAFF RECOMMENDATION:

► **WITHDRAW** as requested by the applicant.

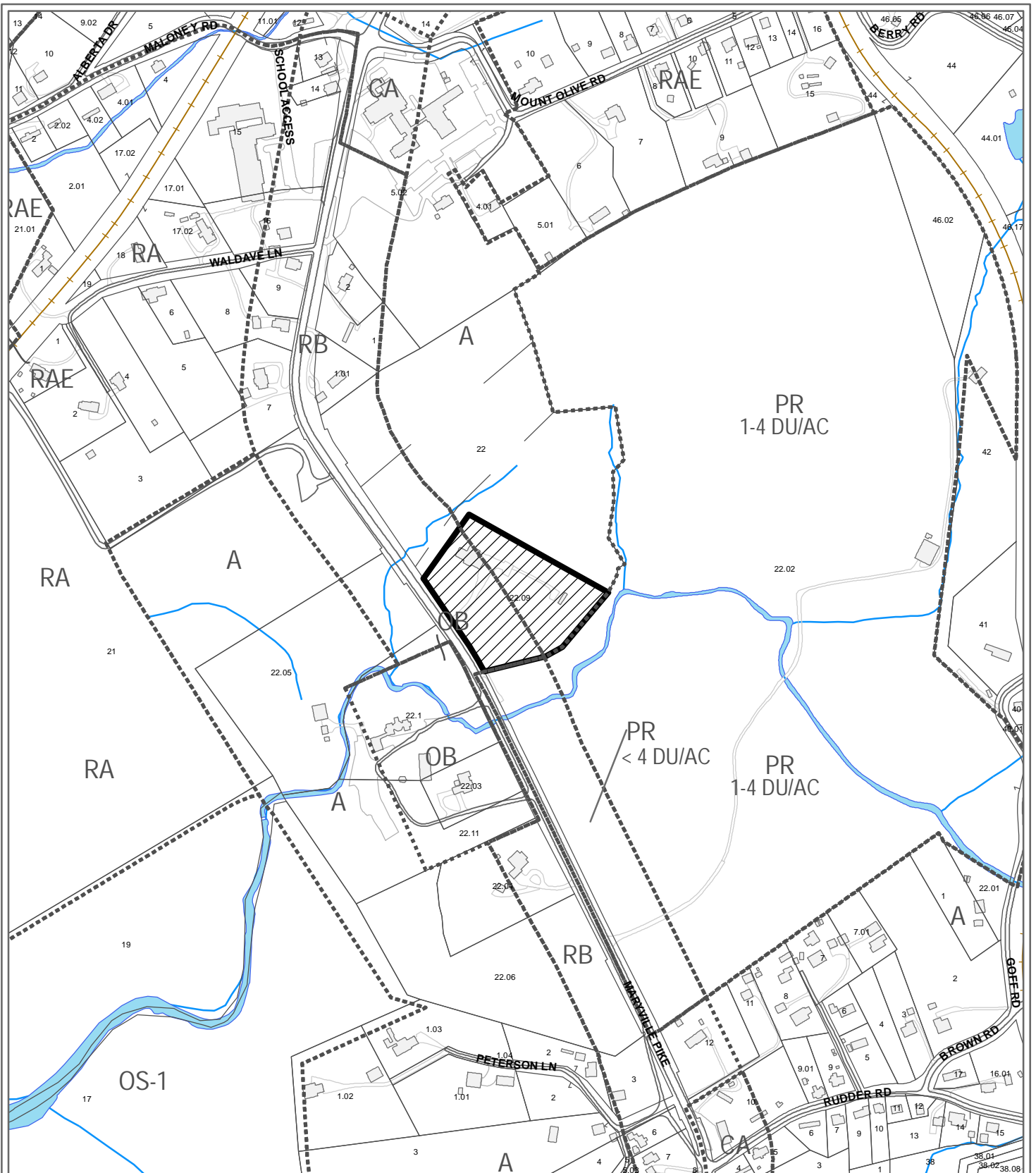
COMMENTS:

The Planning Commission had granted a Use-on-Review approval for a substance abuse residential treatment facility for up to sixteen (16) adult female clients (patients) on March 9, 2017. This facility which is located on the northeast side Maryville Pike, north of Peterson Lane was approved for women with an emphasis on pregnant women at this location. This Use-on-Review application was submitted to change the site to a facility for men.

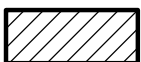
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**9-C-19-UR
USE ON REVIEW**



Substance abuse residential treatment facility for men in RB (General Residential) and A (Agricultural) zones

Original Print Date: 8/19/2019 Revised: 8/20/19
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Journey Pure Knoxville

Map No: 135
Jurisdiction: County

0 500
Feet



9/4/2019

Knoxville - Knox County Planning Mail - Fwd: JourneyPure Use on Review Application

9-C-19-UR-WD-9-12-19

Sherry Michienzi <sherry.michienzi@knoxplanning.org>



Fwd: JourneyPure- Use on Review Application

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Wed, Sep 4, 2019 at 12:18 PM

To: Sherry Michienzi <sherry.michienzi@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>



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

From: Tiffiney Lutz <TLutz@journeypure.com>

Date: Tue, Sep 3, 2019 at 3:49 PM

Subject: Re: JourneyPure- Use on Review Application

To: Tom Brechko <tom.brechko@knoxplanning.org>

Yes

Tiffiney Lutz

Regional QA / Compliance Officer / Journey Pure Knoxville

Phone (865) 304-1656

On Sep 3, 2019, at 3:37 PM, Tom Brechko <tom.brechko@knoxplanning.org> wrote:

Tiffany,

For the record, you are requesting that the Use-on-Review application (9-C-19-UR) for JourneyPure Knoxville be officially Withdrawn from consideration by the Knoxville-Knox County Planning Commission.

If so, please confirm.

Tom

On Tue, Sep 3, 2019 at 2:42 PM Tiffiney Lutz <TLutz@journeypure.com> wrote:

Good Afternoon Tom,

We will be pulling our application for the use on review to modify zoning for address 2636 Maryville Pike Knoxville, TN 37920. We have decided to leave the zoning as is at this time.

Thank you,

Tiffiney Lutz

Journey Pure Knoxville

Regional QA / Compliance Officer

Phone (865) 304-1656

<E18064047FEF4F61B9192E35D547D6B2[33256359].gif>

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Thomas Brechko, AICP
Principle Planner
865-215-3794



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

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Thomas Brechko, AICP
Principle Planner
865-215-3794



DEVELOPMENT REQUEST

DEVELOPMENT

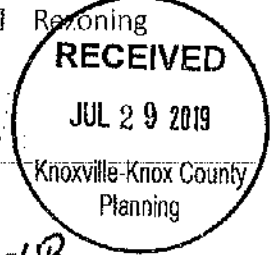
- ☐ Development Plan
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Rezoning



JourneyPure Knoxville
Applicant

07/29/2019
Date Filed

9/12/19
Meeting Date (if applicable)

9-C-19-UR
File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Tiffany Lutz JourneyPure Knoxville
Name Company
2636 Maryville Pike Knoxville TN 37920
Address City State Zip
(865) 304-1656 tlutz@journeypure.com
Phone Email

CURRENT PROPERTY INFO

George Messengill 827 Virtue Road Knox, TN 37934 (865) 201-2705
Owner Name (if different) Owner Address Owner Phone
2636 Maryville Pike Knoxville TN 37920 13500209
Property Address Parcel ID
N/E side Maryville Pike Due/N Peterson Lane 5.43 ac. +/-
General Location Tract Size
9th RB, A
Jurisdiction (specify district above) ☐ City ☒ County Zoning District
South County CI Planned
Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation
Residential Rehab. N KUB KUB
Existing Land Use Septic (Y/N) Sewer Provider Water Provider

REQUEST

DEVELOPMENT

☐ Development Plan ☒ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☒ Other (specify): To Ammend site so that the Facility will serve men (see previous U.O.R. 2-M-17-UR)
Women's location will be moved.

SUBDIVISION

☐ Proposed Subdivision Name: _____ Unit / Phase Number _____

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created: _____

☐ Other (specify): _____

☐ Attachments / Additional Requirements

ZONING

☐ Zoning Change: _____
Proposed Zoning _____

☐ Plan Amendment Change: _____
Proposed Plan Designation(s) _____

☐ Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____

☐ Other (specify): _____

STAFF USE ONLY

PLAT TYPE

☐ Administrative ☐ Meeting

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1:

(0402)

450.00

FEE 2:

FEE 3:

TOTAL:

450.00

AUTHORIZATION

Staff Signature

Please Print

Date

Applicant Signature

Please Print

Date

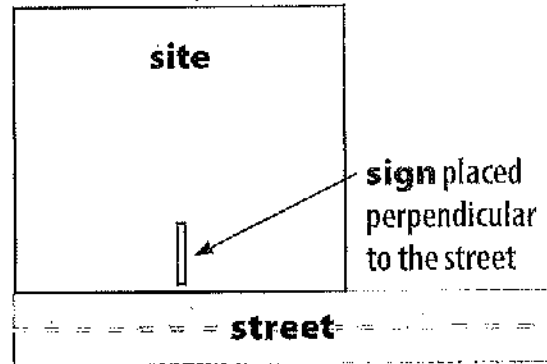
REQUIRED SIGN POSTING AGREEMENT

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:

8/29/19

(15 days before the MPC meeting)

and

9/13/19

(the day after the MPC meeting)

Signature: _____

Printed Name: _____

Phone: _____

Email: _____

Date: _____

MPC File Number: _____

9-C-19-UR



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **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

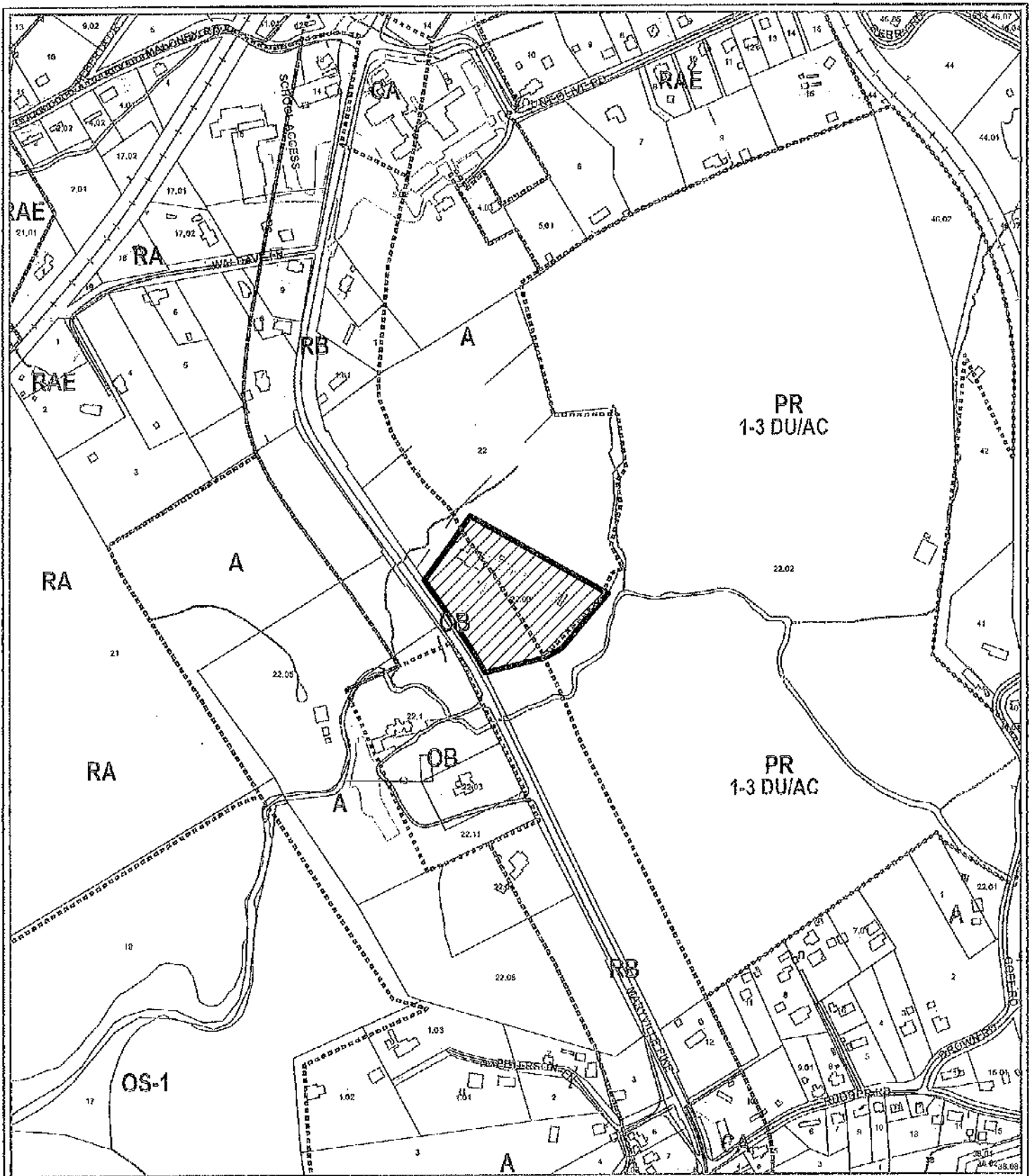
treatment facility is consistent with the sector plan.

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

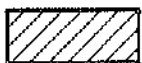
ESTIMATED TRAFFIC IMPACT: Not required.

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



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

Original Print Date: 1/18/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Serenity Network

Map No: 135

Jurisdiction: County

0 500
Feet





THOMAS DUNN ARCHITECT
118 AUTUMN DRIVE
KNOXVILLE, TN 37923
615-585-5176



EXISTING SITE LAYOUT PLAN
4 M PROJECTS
2686 MARVILLE PIKE
KNOXVILLE, TENNESSEE

DATE	12-23-16
REVISION	
DRAWING NUMBER	SP-1

GRAPHIC SCALE

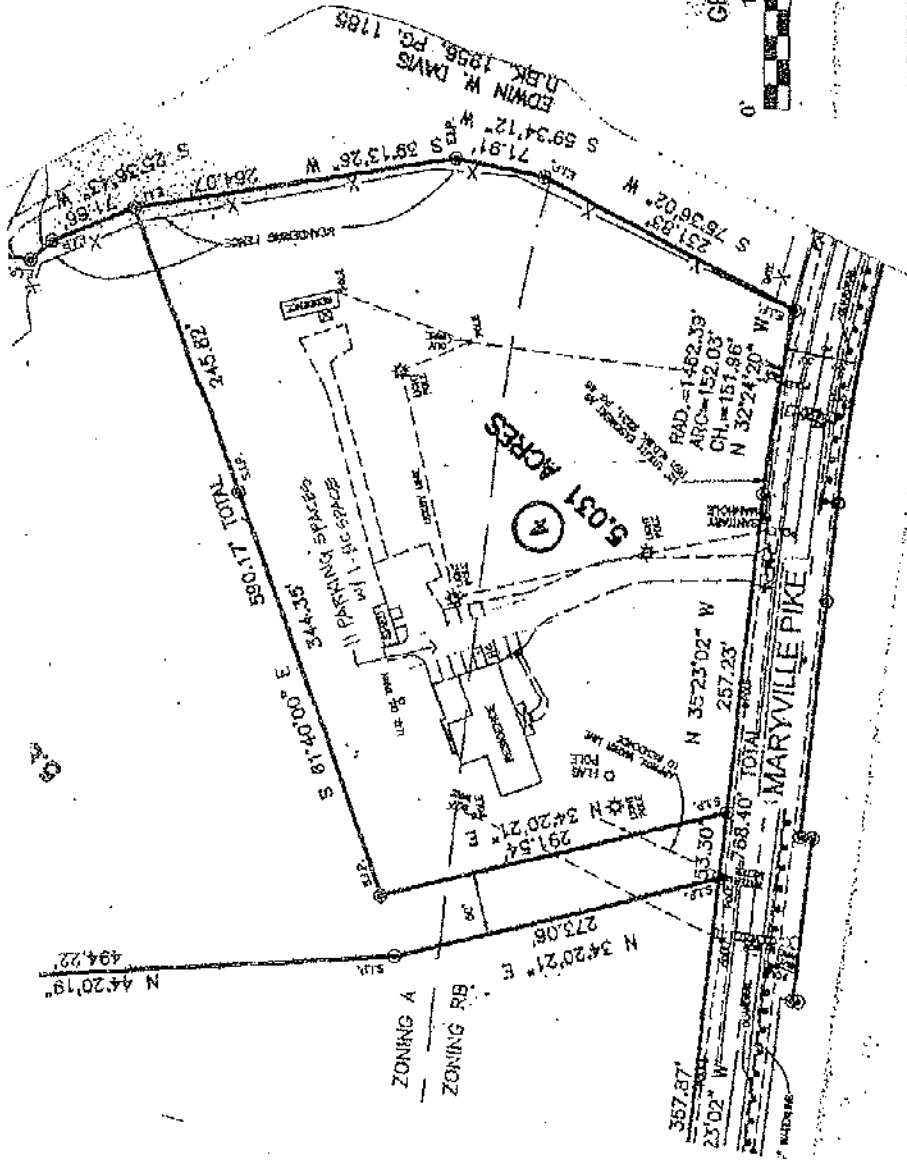


1" = 100'

DISTRICT 9, KNOX COUNTY, TN
TAX MAP 135, PARCEL 22
ZONED - RB

OCCUPANCY - SANITARIUM
A&D TREATMENT LICENSED BY TN DMH
SPRINKLED BUILDING 47-3600 SF.
33A SERENITY NETWORK

2-11-17-02
12/27/2016



SITE PLAN - LAYOUT

11 PARKING SPACES PROVIDED

KNOX COUNTY

M P C

METROPOLITAN
PLANNING
COMMISSION

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2060
www.knoxmpc.org

☒ **Use on Review** ☐ **Development Plan**

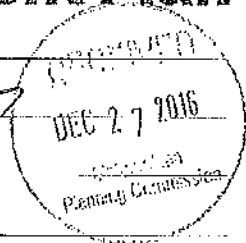
Name of Applicant: Serenity Network

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-M-17-UR



PROPERTY INFORMATION

Address: 2636 Maryville Pike

General Location: South Doyle
Res 43

Tract Size: 5.63 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): 135 022 69

Jurisdiction: ☐ City Council _____ District
☒ County Commission 9 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: George Massengill

Company: Y M 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: Y M Consulting

Address: 827 Virtue Road

City: Knoxville State: TN Zip: 37834

Telephone: 931-979-5158

Fax: _____

E-mail: bobstubble@gmail.com

APPROVAL REQUESTED

☐ Development Plan: Residential Non-Residential

☐ Home Occupation (Specify Occupation) _____

☒ Other (Be Specific)

USE ON REVIEW
S. 12.03 (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: Y M Consulting

Address: 827 Virtue Rd

City: Knoxville State: TN Zip: 37834

Telephone: 931-979-5158

E-mail: bobstubble@gmail.com

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name

Address

City

State

Zip

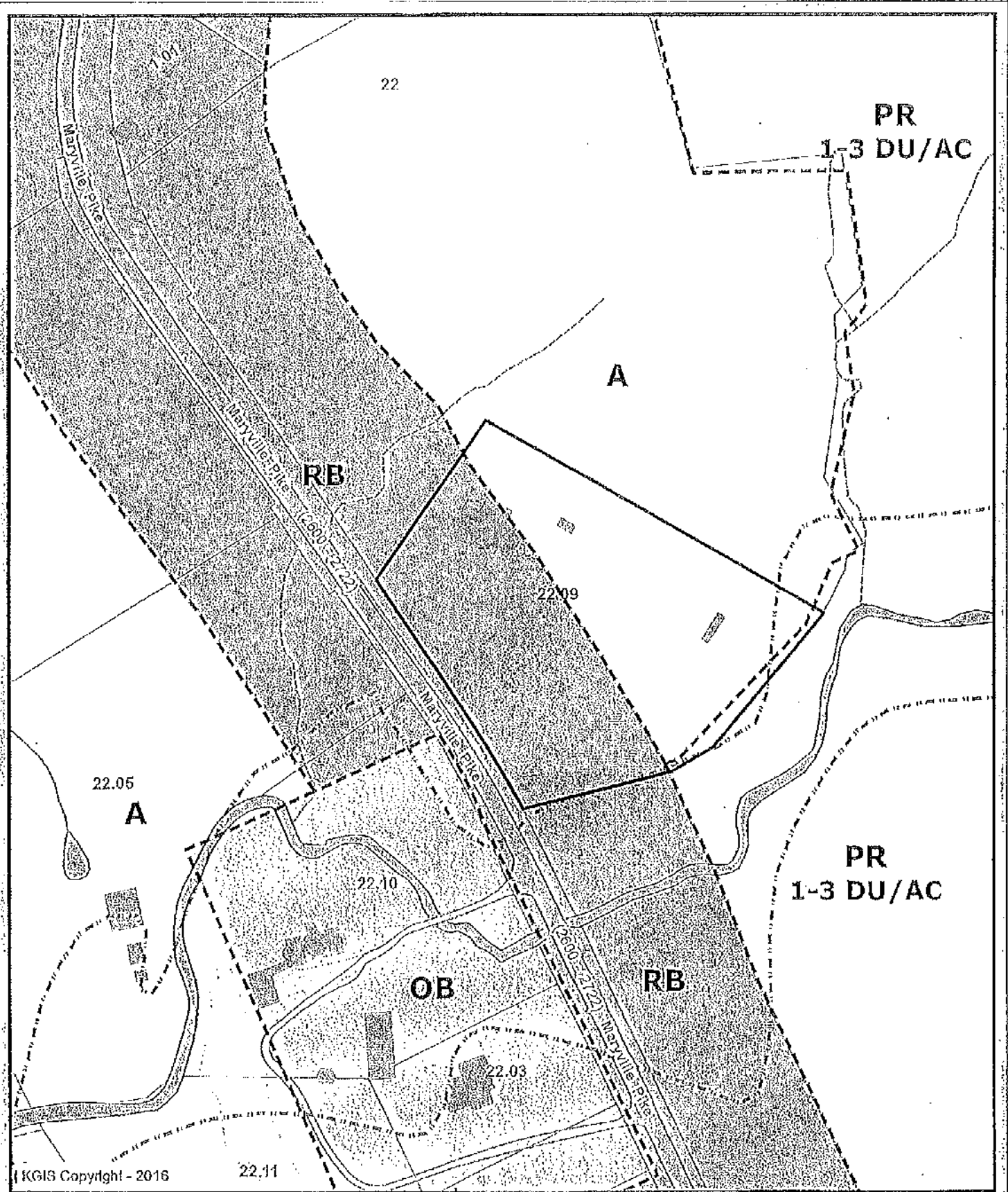
Owner

Option

827 Kristine Rd Knoxville TN

37534

✓



Letter Portrait

Printed: 12/21/2016 at 4:37:11 PM

Knoxville - Knox County - KUB Geographic Information System



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