



USE ON REVIEW REPORT

▶ **FILE #:** 11-H-20-UR

AGENDA ITEM #: 39

AGENDA DATE: 11/12/2020

▶ **APPLICANT:** TAYLOR FORRESTER O/B/O JOURNEYPURE

OWNER(S): Knoxville Home Care Services LLC

TAX ID NUMBER: 28 205

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7447 Andersonville Pk.

▶ **LOCATION:** West side of Andersonville Pike, northwest of E. Emory Road

▶ **APPX. SIZE OF TRACT:** 4.51 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Andersonville Pike, a major collector street with a three lane street section with a pavement width of 33' within a 40' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Medical facility (Hospice)

▶ **PROPOSED USE:** Recovery housing

HISTORY OF ZONING: The property was zoned OB in 1995 (8-H-96-RZ).

SURROUNDING LAND USE AND ZONING: North: Assisted living facility / OB (Office, Medical, and Related Services)

South: Residences / A (Agricultural)

East: Halls Elementary School / A (Agricultural)

West: Shopping center / SC (Shopping Center)

NEIGHBORHOOD CONTEXT: This site is located near the intersection of Andersonville Pike and E. Emory Rd. in an area with a mix of commercial, office, institutional and residential development.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a 44-bed recovery housing facility for substance abuse treatment, limited to the individuals seeking treatment voluntarily and are not compelled by court order or other involuntary action, subject to 4 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.

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 substance abuse treatment. The facility will have a maximum of 44 residents/clients in 18 patient rooms. There will be 60-70 employees total, with a minimum of 20 employees during the day and a minimum of 4 employees overnight. The target population for this facility are individuals between 18 and 64 years of age that are seeking treatment for abuse of alcohol and/or other drugs. The individuals go into treatment voluntarily and are not compelled by court order or other involuntary action.

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.

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

----- SUMMARY OF REVISION (11/10/2020) -----

The term "outpatient" was removed when describing the proposed facility in the staff recommendation and the staff comments. The description originally stated that the proposal is a recovery housing facility for "outpatient substance abuse treatment". This term was added in error by staff.

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 individuals that go into treatment voluntarily and are not compelled by court order or other involuntary action.
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 site is located across from an elementary school and is near two other schools. This use is not restricted in regard to proximity to a school.
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 major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North 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.