



SPECIAL USE REPORT

▶ **FILE #:** 1-C-21-SU

AGENDA ITEM #: 37

AGENDA DATE: 1/14/2021

▶ **APPLICANT:** BENJAMIN MULLINS OBO HELEN ROSS MCNABB

OWNER(S): Helen Ross McNabb Center Inc

TAX ID NUMBER: 93 H B 055

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 5310 Ball Camp Pk.

▶ **LOCATION:** South side of Ball Camp Pk., east side of Matlock Dr., northeast side of Oakbank Ln.

▶ **APPX. SIZE OF TRACT:** 5.68 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Ball Camp Pike, is a minor collector with 28' of pavement width within a right-of-way with varying width.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** O (Office)

▶ **EXISTING LAND USE:** Rehabilitation center

▶ **PROPOSED USE:** Expansion of an existing alcohol and drug rehabilitation facility

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Western Avenue, Office, Apartments -- O (Office) and RN-6 (Multi-Family Residential Neighborhood) with PD (Planned District overlay)

South: Single-family residential -- RN-2 (Single-Family Residential Neighborhood)

East: Behavioral Health Center, Single-family residential -- O (Office) and RN-2 (Single-Family Residential Neighborhood)

West: Matlock Drive, Vacant land, Rural residential -- RN-2 (Single-Family Residential Neighborhood) and AG (General Agricultural)

NEIGHBORHOOD CONTEXT: The site is in an area of established attached and detached residential development south of Western Ave. The site is adjacent to the Helen Ross McNabb Behavioral Health Urgent Care Center which provides a variety of residential behavioral health treatment services and houses the Center's Mobile Crisis Unit, Crisis Stabilization Unit and diversion drop-off center.

STAFF RECOMMENDATION:

► **APPROVE the request to expand the existing residential drug/alcohol treatment facility from 46 to 61 beds and a total floor area of approximately 22,000 square feet and the conversion of an existing accessory structure to a group room that is approximately 768 square feet, subject to 6 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 City of Knoxville Department of Engineering.
4. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 11 (Off-Street Parking), Article 10.3.L. (Fences and Walls), and Article 10.3.O. (Freestanding Roofed Structures, Pergola, or Gazebo).
5. Installing a 6-foot tall fence in approximately the same location as shown on the site plan near the Oakbank Lane frontage of the property. If the fence is required to be an "open fence" because it is located in a corner side yard, evergreen landscaping with a minimum mature height of 6 feet tall must be installed between the fence and Oakbank Lane to visually screen the rear yard, and a landscape plan must be provided to Planning Commission staff for review and approval before building permits issued for the additions to the building. The landscaping must meet the requirements of Article 12.3 (Selection, Installation and Maintenance) and Article 12.4 (Landscape Design Standards) of the City of Knoxville Zoning Ordinance.
6. Showing the blue-line stream that runs along the eastern property line on the plans submitted for permitting and providing the stream buffers as required by the City of Knoxville Engineering and Public Works.

With the conditions noted above, this request meets all requirements for approval in the O (Office) zoning district, as well as the criteria for approval of a special use, as outlined below.

COMMENTS:

This special use request is for an expansion of the current operations for CenterPointe Alcohol & Drug Adult Services at 5310 Ball Camp Pike. The facility was originally approved in 2006 as a use permitted on review in the previous O-1 (Office, medical, and related services) zoning district (10-E-06-UR). Per this expansion, CenterPointe is adding six bedrooms with two beds each in a 2,288 square foot addition to the north (front) side of the building and repurposing existing office space in the south (rear) side of the building for one bedroom with three beds. Overall, the site will be expanded from 46 beds to 61 beds. There is also a 2,000 square foot expansion on the southeast side of the building for staff/office space. Additionally, the internal spaces will be reworked to allow for larger common rooms, cafeteria, and lobby.

The current use is residential addiction treatment for adults, both men and women, medically monitored detoxification, and some outpatient addiction treatment. The operator, Helen Ross McNabb, plans to move the outpatient treatment to a different location so at the end of the project this facility will only house residential services. All residential clients are in treatment on a voluntary basis.

The existing metal accessory structure in the rear yard will be converted into a group room with approximately 768 square feet of floor area. This group room will include restrooms and a kitchenette.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

a. The One Year Plan and Northwest City Sector Plan designations for this site are O (Office). The current O (Office) zoning district on the property is consistent with these plans.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

a. The O (Office) zoning district is intended to provide for an environment of low intensity office and service uses, mixed with residential uses. The O District may additionally serve as a transition between single-family residential areas and more intensely developed commercial or industrial areas within the City of Knoxville.

b. The O (Office) zoning district allows consideration of a Residential Drug/Alcohol Treatment Facility as a Special Use.

c. The request will expand the number of beds at the facility from 46 to 61. The operator, Helen Ross McNabb, also plans to move the existing outpatient services to a different location so this facility will only house residential services when the expansion is completed.

d. The proposed 6-foot wood, shadow box privacy fence in the rear yard is located near the Oakbank Lane frontage of the property. If it is determined that this frontage is considered a corner side yard, then the fence

must have an open design if it is taller than 42 inches. Staff is recommending additional evergreen landscape screening if an open fence must be installed (see condition #5).

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

- a. The existing facility is one-story and the two additions will also be one-story and will have a similar exterior design and finish as the existing facility.
- b. The addition to the rear of the facility will be no closer to the adjacent residential neighborhood than the existing building and it will house office space for the staff.
- c. The rear yard will be enclosed with a 6-foot tall privacy fence, or 6-foot tall fence with landscaping, along the western side of the property. This will provide screening for the new amenities in the rear yard that include a gazebo and a walking trail loop.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

- a. The additions to the structure should be no closer to the adjacent residential neighborhood than the existing building and will house office space for the staff.
- b. The proposed privacy fencing, or fencing with evergreen landscaping, will provide visual screening and privacy for both the residents of the CenterPointe facility and the adjacent residential neighborhood.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

- a. Additional traffic will not be drawn through residential streets because access to the site is limited to Ball Camp Pike which is a minor collector street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

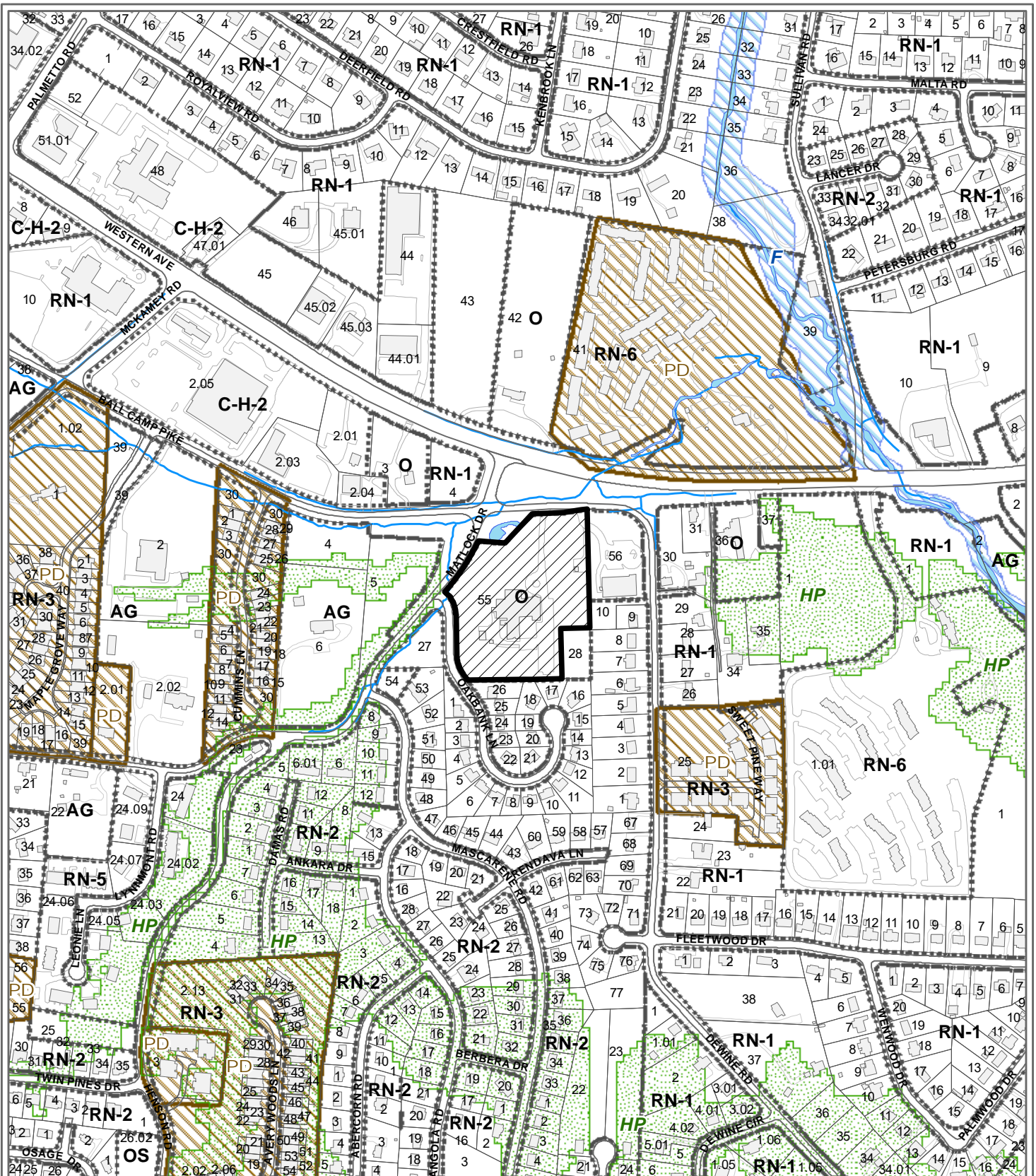
- a. The adjacent uses to the south and southeast are residential and will not pose a potential hazard or undesirable environment.
- b. The Behavioral Health Urgent Care Center to the east is also operated by Helen Ross McNabb.

ESTIMATED TRAFFIC IMPACT: 123 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**1-C-21-SU
SPECIAL USE**

Petitioner: Mullins obo Helen Ross McNabb



Expansion of existing Centerpointe operations in O (Office)

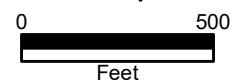
Map No: 93

Jurisdiction: City

Original Print Date: 12/7/2020

Revised:

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



ROBERT L. KAHN
REGGIE E. KEATON
DONALD D. HOWELL
DENRA L. FULTON
MICHAEL W. EWELL
JOHN M. LAWHORN
JAMES F. WAGNER
BEVERLY D. NELMS
MARY ELIZABETH MADDOX
BENJAMIN C. MULLINS
RICHARD T. SCRUGHAM, JR.
MATTHEW A. GROSSMAN
KEVIN A. DEAN
DANIEL P. ZYDEL
SHARON H. KIM
RICHARD E. GRAVES



client-centric & committed to success

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Direct Fax: 865-541-4609

550 W. Main Street
Suite 500
Knoxville, Tennessee
37902

office 865.546.9321
fax 865.637.5249
web fmsllp.com

ARTHUR G. SEYMOUR, JR.
(1945 - 2019)

of counsel
JASON I. MURPHY

November 30, 2020

Knoxville-Knox County Planning
City-County Building
400 Main Street
Suite 403
Knoxville, TN 37902

Via Hand Delivery

Re: Special Use for Centerpointe

Dear Planning Staff:

Attached is Helen Ross McNabb's application for Special Use approval of an expansion of its current and existing operations for Centerpointe Alcohol & Drug Adult Services at 5310 Ball Camp Pike. The current operation conforms with the existing office zoning and the prior operations were approved through a prior use on review approval (reference file no. 10-E-06-UR). Per this expansion, Centerpointe is adding six rooms with two beds each as an addition to the north side of the building. They are also repurposing existing office space to the south side of the building to add three additional beds. Overall, the site will be expanded from 46 current beds to 61 beds. There is an additional expansion on the rear (south side) of the building; however, this addition will be all staff/office space. Additionally, there will be re-working of existing internal walls and internal spaces to allow for larger common rooms, cafeteria, and lobby.

The current use is residential addiction treatment for adults, both men and women, medically monitored detoxification, and some outpatient addiction facility. Please note the plans are to move the outpatient treatment to a different location so at the end of the project this facility will only house residential services. Also, please note that all residential clients are in treatment on a voluntary basis.

I am attaching architectural plans prepared by Allan Associates Architects for this expansion. Please let me know if you require any additional information for consideration and approval of this expansion through Special Use review.

Sincerely,

Benjamin C. Mullins
FRANTZ, MCCONNELL & SEYMOUR, LLP

BCM:erf
Enc.

CAD FILE:	
DESIGN BY: MGA	
CHECK BY: MGA	
APPR. BY: MGA	
DATE: 12-08-20	
REVISIONS	

HELEN ROSS McNABB CENTER/POINTE SITE LAYOUT PLAN
 5310 BALL CAMP PIKE
 KNOXVILLE, TENNESSEE

ALLAN ASSOCIATES ARCHITECTS

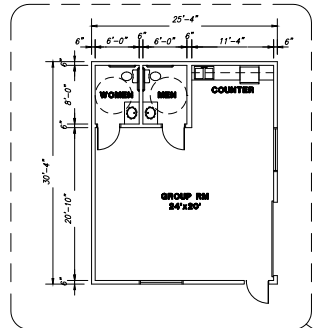
6518 WALLWOOD ROAD
 37612 KNOXVILLE, TENNESSEE
 605 / 689-1302



FILE NUMBER
1-C-21-SU

SHEET NUMBER
PR-1

1-C-21-SU
 12/21/2020

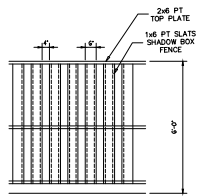
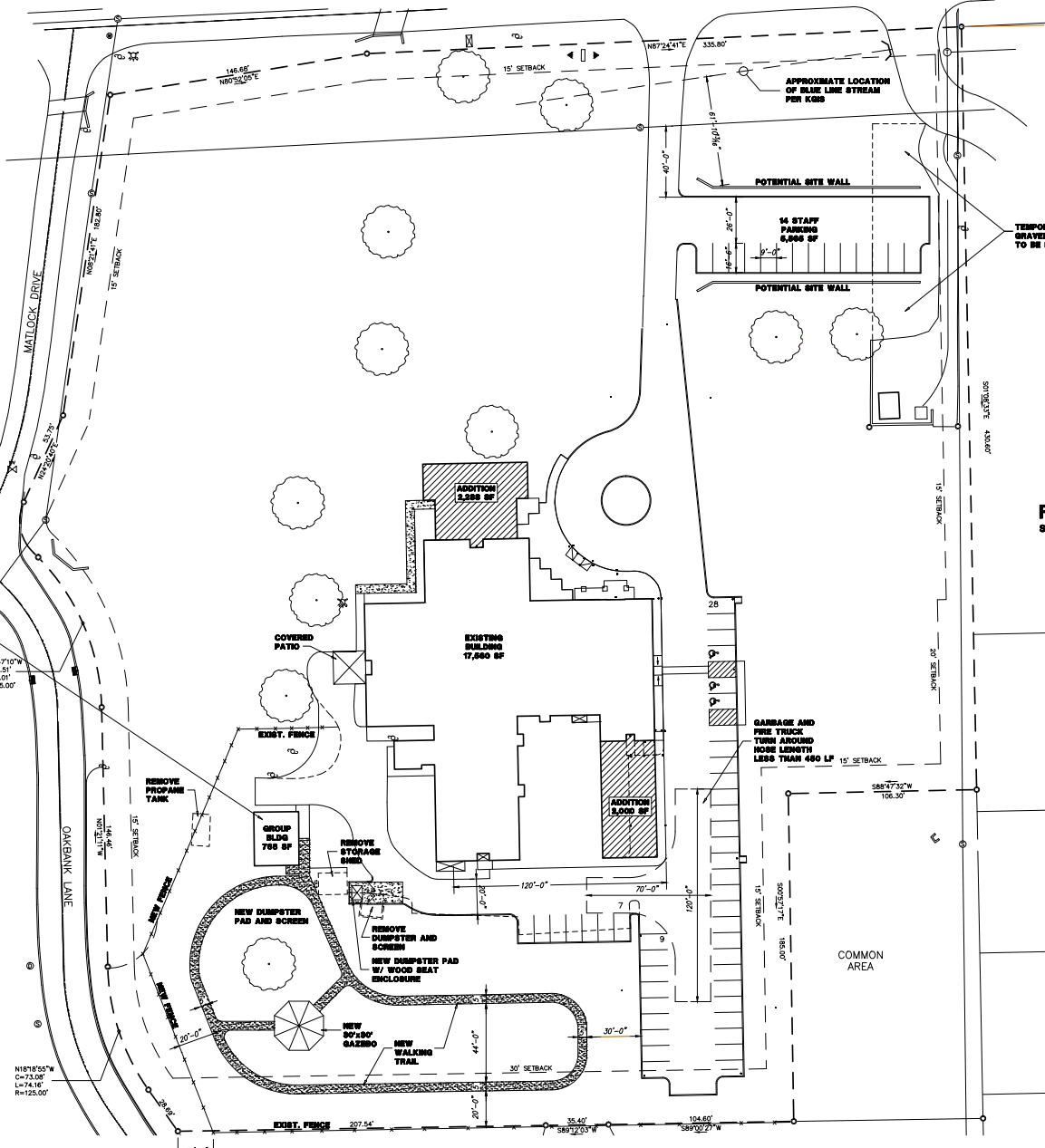


GROUP BUILDING RENOVATION
 SCALE: 1/8"=1'-0"

N23°47'10"W
 C=95.51'
 L=98.01'
 R=125.00'

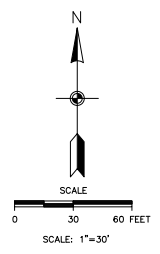
N18°18'55"W
 C=73.08'
 L=74.16'
 R=125.00'

SITE LAYOUT PLAN
 SCALE: 1"=30'-0"



FENCE DETAIL
 SCALE: 3/8"=1'-0"

BUILDING	
MAIN BLDG. EXST	17,800
ADDITION	4,500
DETACHED EXSTING	750
TOTAL	23,050
PARKING	
EXISTING TYPICAL	62
SPACES REMOVED	-11
SPACES ADDED	56
TOTAL	107
PARKING REQUIRED	
D/A TREATMENT RESIDENTIAL	100
REQ. 1 PER ROOM	22xPEZ
MAX. LF PER ROOM	22x2.0-65



FILE NUMBER
1-C-21-SU




1-C-21-SU
12/21/2020

FLOOR PLAN
SCALE: 1/8"=1'-0"

WALL LEGEND
 ——— EXISTING
 - - - - - DEMO
 = = = = = NEW

FRONT FACADE TRANSPARENCY BETWEEN
TWO AND TEN FEET
WINDOWS 3611 X 8 + 3441 / 419 + 30%

FILE NUMBER
1-C-21-SU

CAD FILE:	
DESIGN BY: MGA	
CHECK BY: MGA	
APPRO. BY: MGA	
DATE: 12-18-20	
REVISIONS	
HELEN ROSS McNABB CENTERPOINTE FLOOR PLAN	
5310 BALL CAMP PKE KNOXVILLE, TENNESSEE	
ALLAN ASSOCIATES ARCHITECTS	
KNOXVILLE, TENNESSEE 37912	
865 / 689-1302	
5518 WALLWOOD ROAD	
	
SHEET NUMBER	
PR-2	



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Benjamin C. Mullins o/b/o Helen Ross McNabb

AttorneyApplicant

Applicant Name

Affiliation

November 30, 2020

January 14, 2021

File Number(s)

Date Filed

Meeting Date (if applicable)

1-C-21-SU

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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37922

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

Helen Ross McNabb Center, Inc.

201 W. Springdale Ave. Knoxville, TN 37917 800-255-9711

Owner Name (if different)

Owner Address

Owner Phone

5310 Ball Camp Pike Knoxville, TN 37921

093HB055

Property Address

Parcel ID

STAFF USE ONLY

South side of Ball Camp Pike, east side of Matlock Dr.

+/- 5.68

General Location

Tract Size

District 3

O (Office)

Jurisdiction (specify district above)

- City
- County

Zoning District

Northwest City

O (Office)

Urban Growth (In City)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

CO

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Home Occupation (specify) _____

Expansion of existing Centerpointe operations (See attached)

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

- Combine Parcels
 Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change _____
 Proposed Zoning

Plan Amendment Change _____
 Proposed Plan Designation(s)

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
0401 1500.00	
Fee 2	
Fee 3	
	\$1500.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Benjamin C. Mullins
 Applicant Signature

Benjamin C. Mullins

11-30-2020

Please Print

Date

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

Sherry Muchenzi
 Staff Signature

Sherry Muchenzi

11-30-2020

Please Print

Date

ROBERT L. KAHN
REGGIE E. KEATON
DONALD D. HOWELL
DEBRA L. FULTON
MICHAEL W. EWELL
JOHN M. LAWHORN
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November 30, 2020

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Via Hand Delivery

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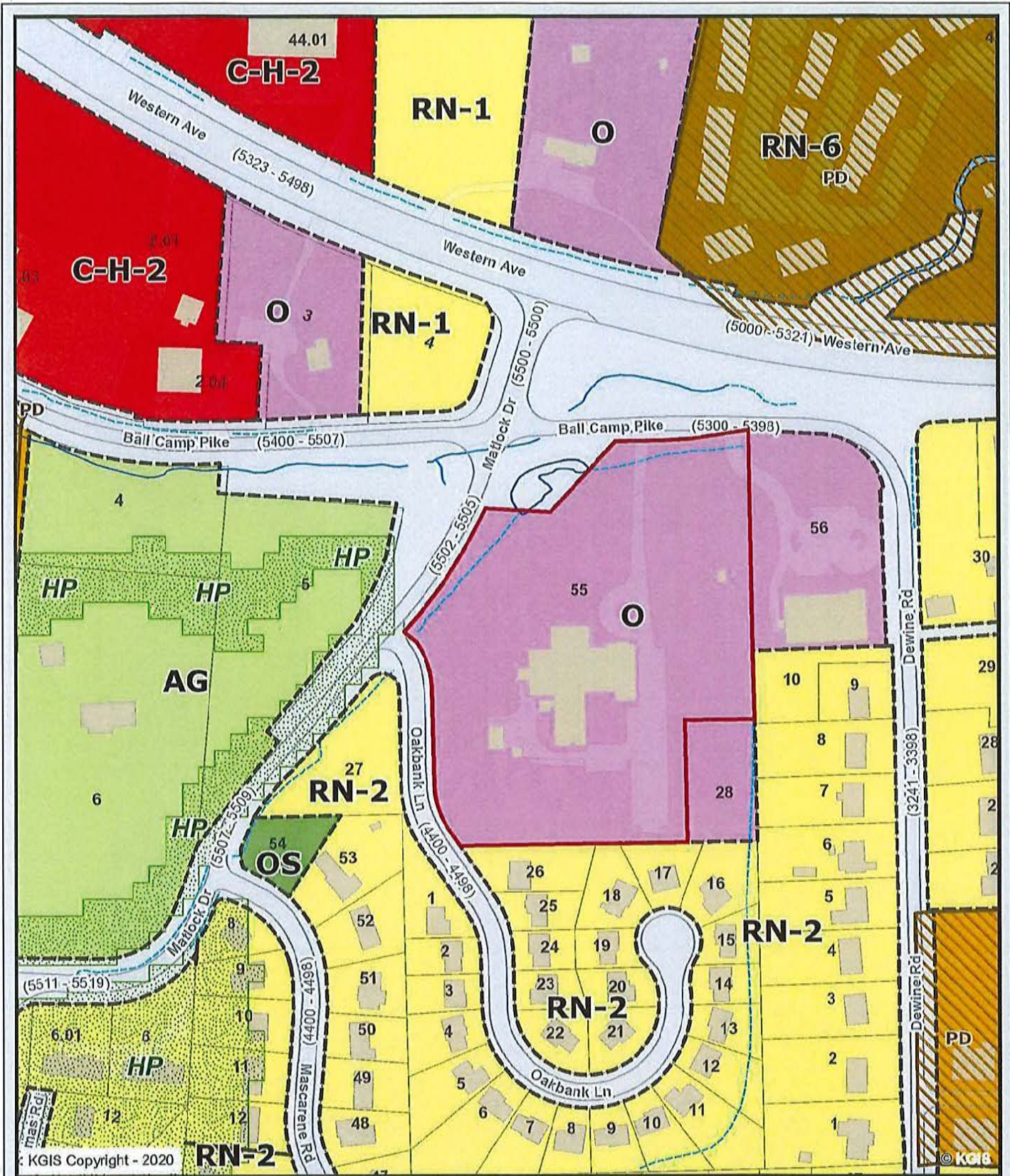
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BCM:erl
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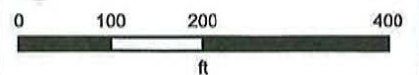


Centerpoint
Zoning

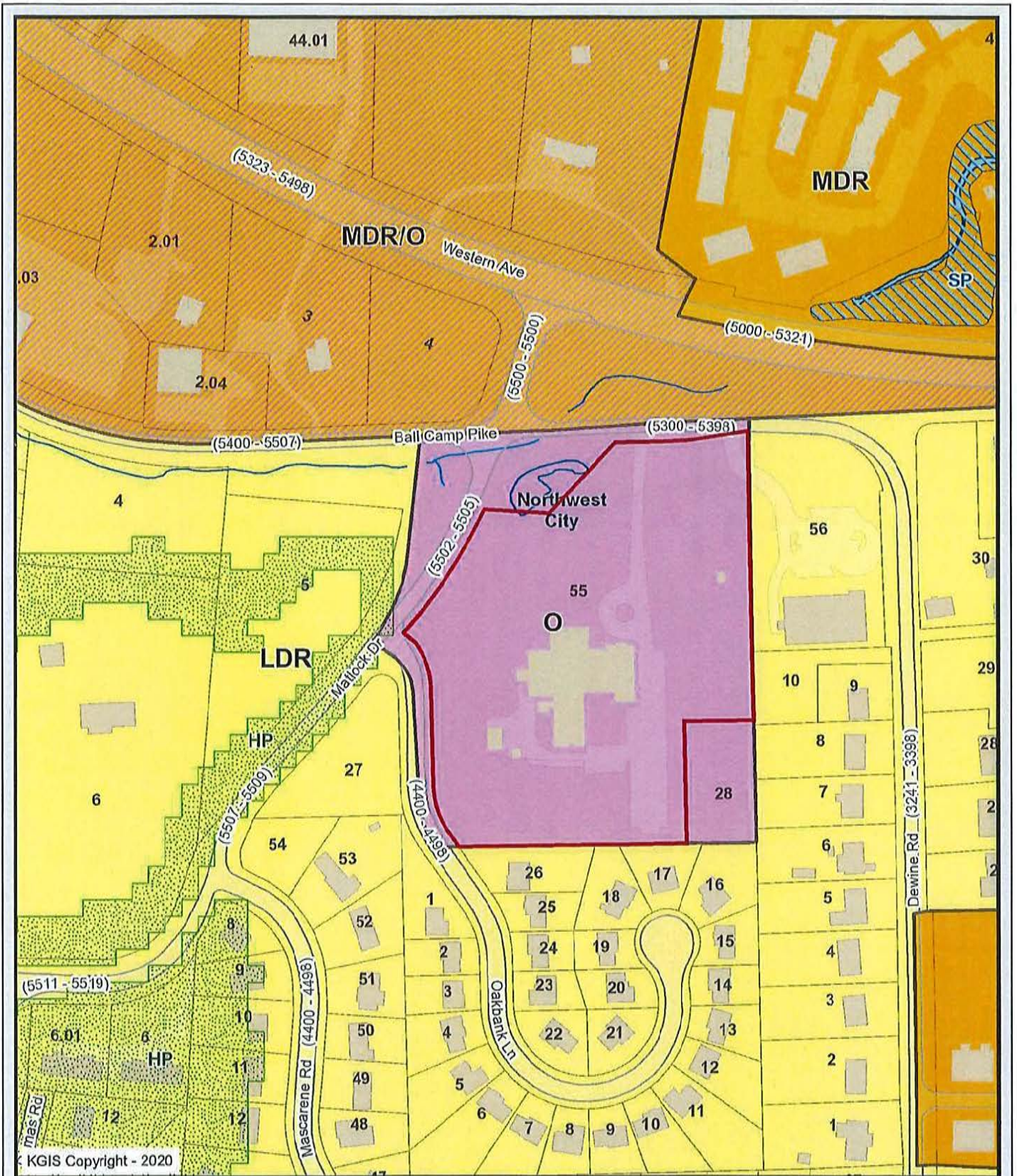
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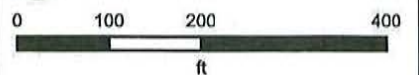
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Centerpoint
Sector Plan

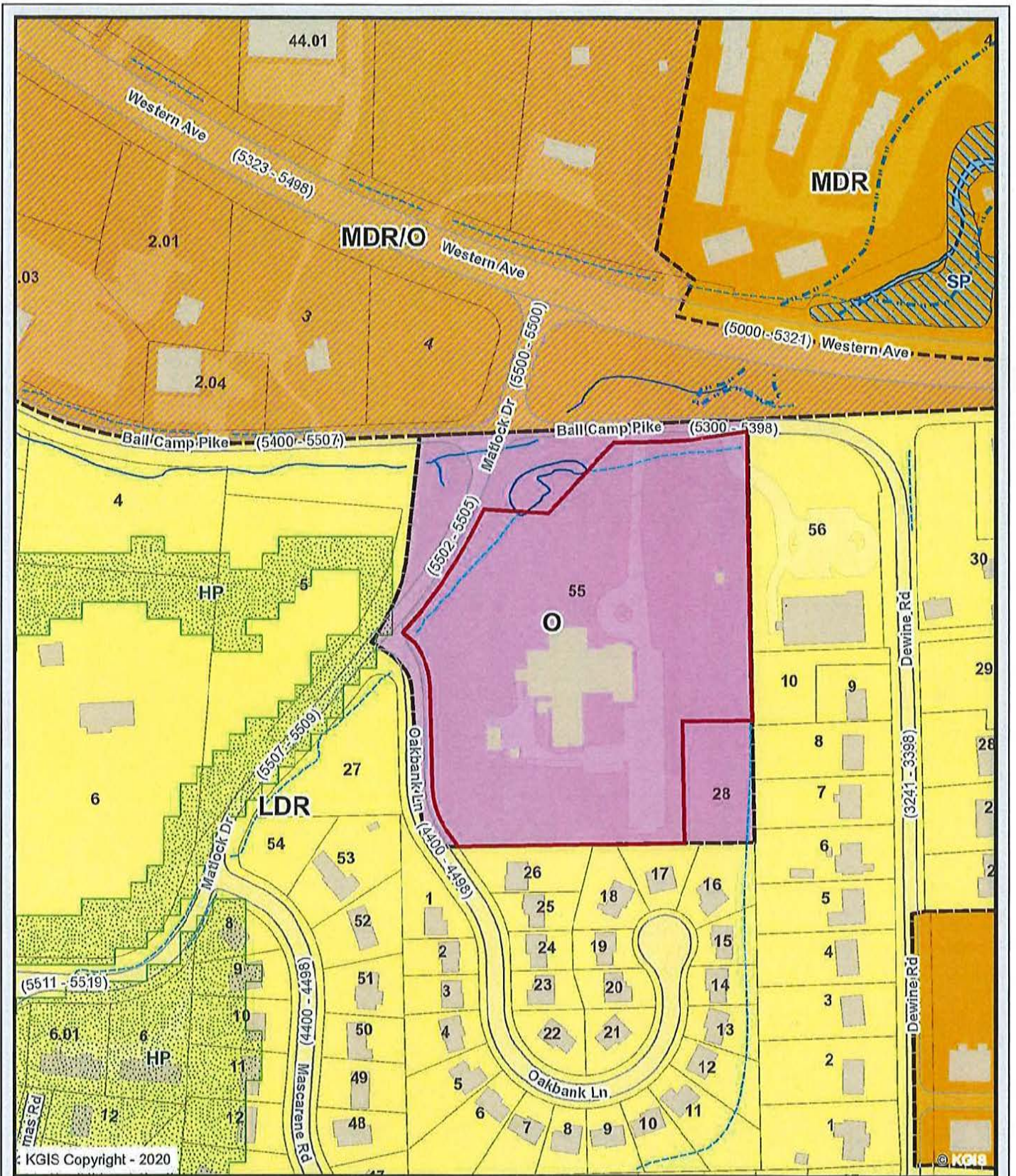
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Centerpointe
One Year Plan

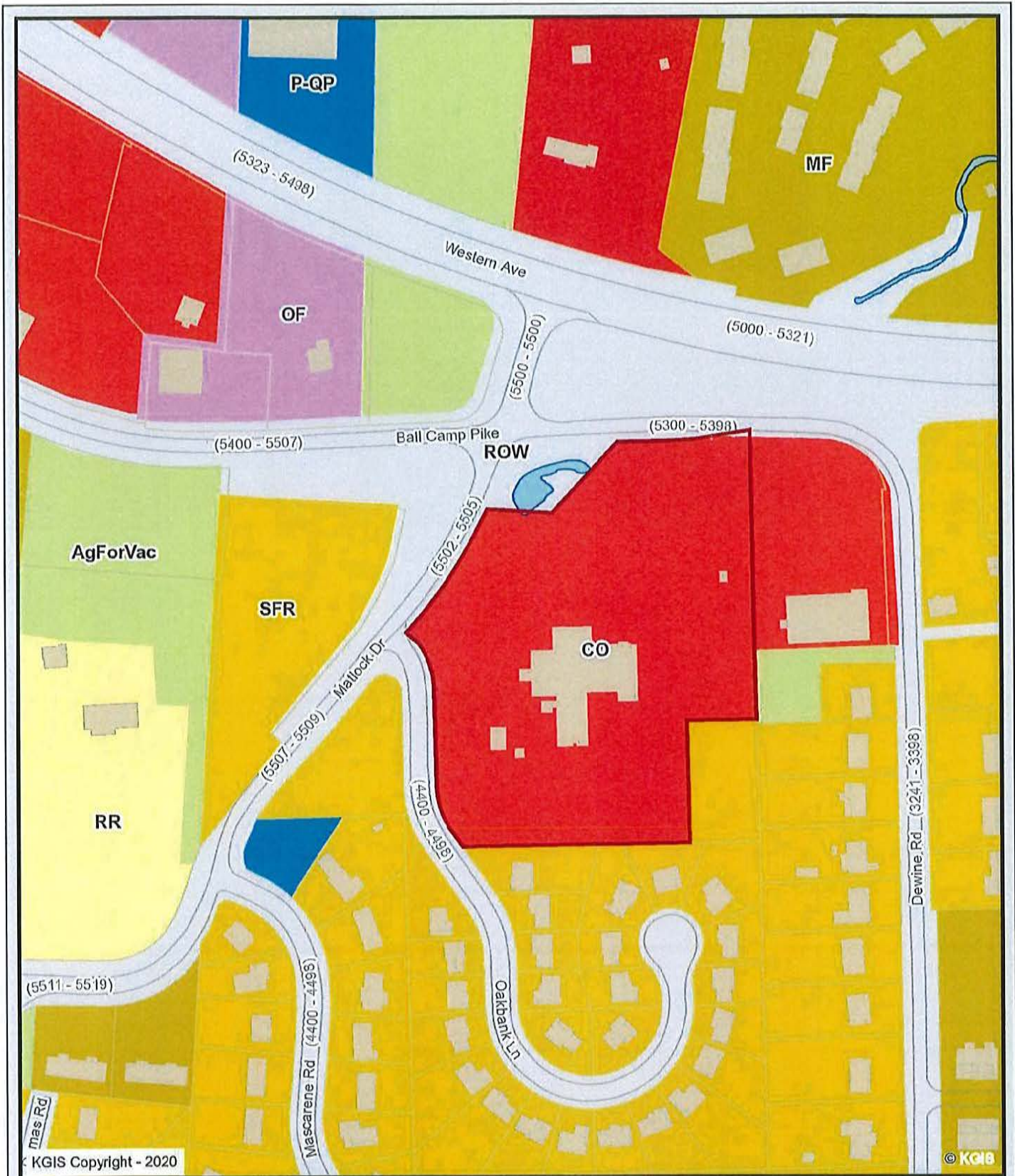
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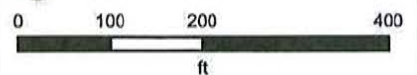


Centerpoint
Existing Land Use

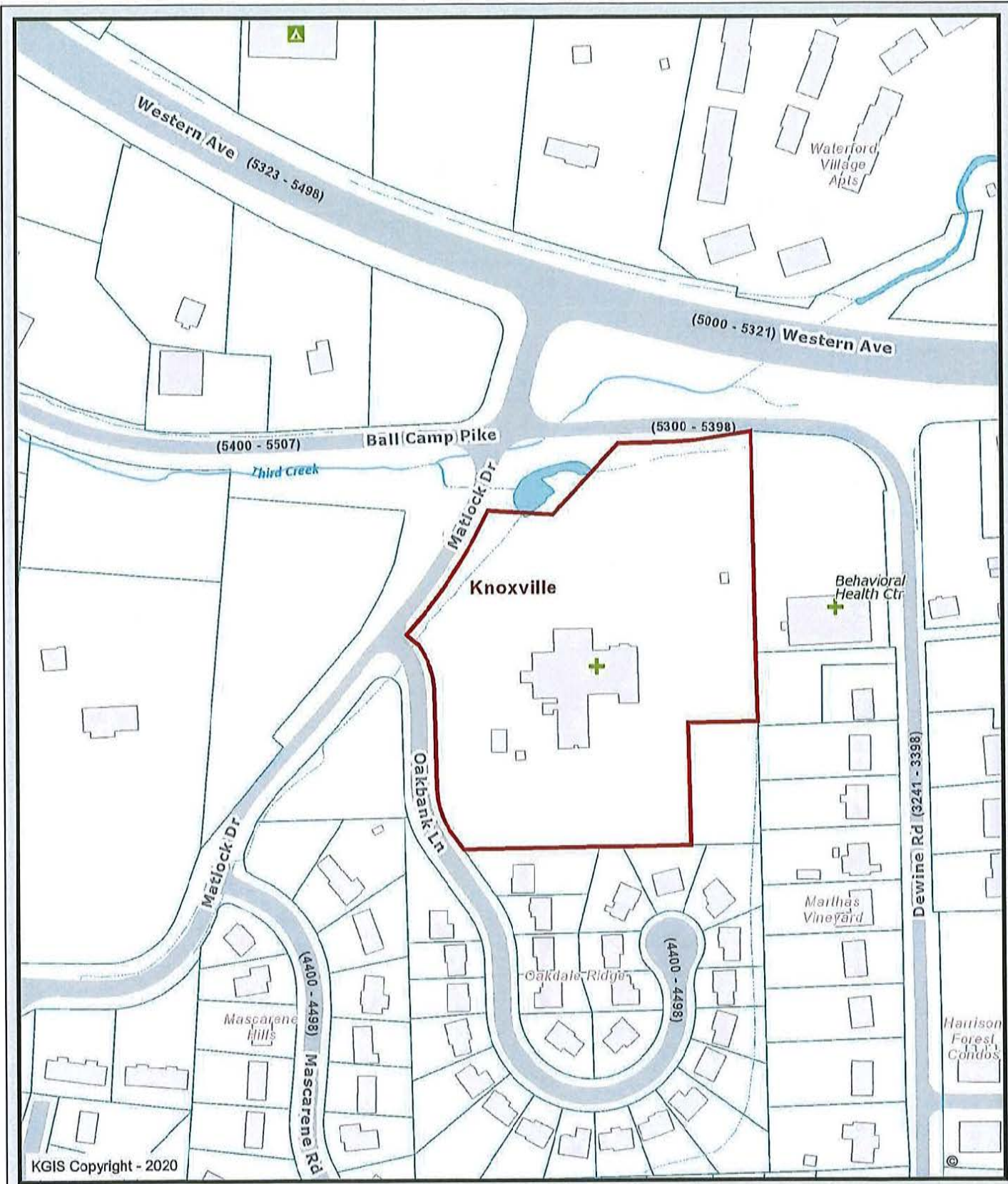
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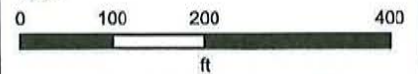
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Centerpointe
Standard Map

Knoxville - Knox County - KUB Geographic Information System



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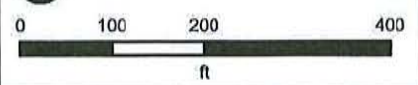


Centerpoint
Aerial

Knoxville - Knox County - KUB Geographic Information System



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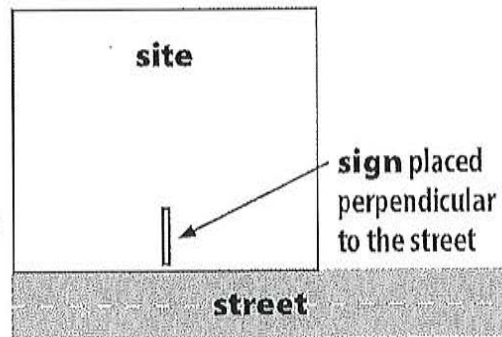
REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

Dec 30th (Wed) and Jan 15th (Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: *Benjamin C. Mullins*

Printed Name: Benjamin C. Mullins

Phone: 865-546-9321 Email: bmullins@fmsllp.com

Date: 11-30-2020

File Number: 1-C-20-5U