



# SPECIAL USE REPORT

▶ **FILE #:** 6-C-21-SU

**AGENDA ITEM #:** 34

**AGENDA DATE:** 6/10/2021

▶ **APPLICANT:** PSYCHIATRIC SERVICES OF EAST TENNESSEE, LLC

OWNER(S): Tamam Harb

TAX ID NUMBER: 119 K A 008

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 201 Prosperity Dr.

▶ **LOCATION:** Southwest side of Prosperity Drive, south of Executive Park Drive

▶ **APPX. SIZE OF TRACT:** 0.89 square feet

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Prosperity Dr., a local street with 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** C-H-2 (Highway Commercial)

▶ **EXISTING LAND USE:** Small office building

▶ **PROPOSED USE:** Behavioral Health Center

HISTORY OF ZONING: The property was annexed into the City in 1993 and zoned C-3 (2-K-93-RZ). In January 2020, the zoning designation was changed to C-H-2.

SURROUNDING LAND USE AND ZONING: North: Office -- C-H-2 (Highway Commercial)

South: I-40/I-75 -- C-R-2 (Regional Commercial), I-MU (Industrial Mixed-Use)

East: Office, Assisted living facility -- C-H-2 (Highway Commercial)

West: Office -- CA (General Business)

NEIGHBORHOOD CONTEXT: This area, at the eastern end of Executive Park Dr., is developed with office and commercial uses under C-3, CA, PC, C-6 and O-1 zoning.

## STAFF RECOMMENDATION:

▶ **WITHDRAW** the application as requested by the applicant.

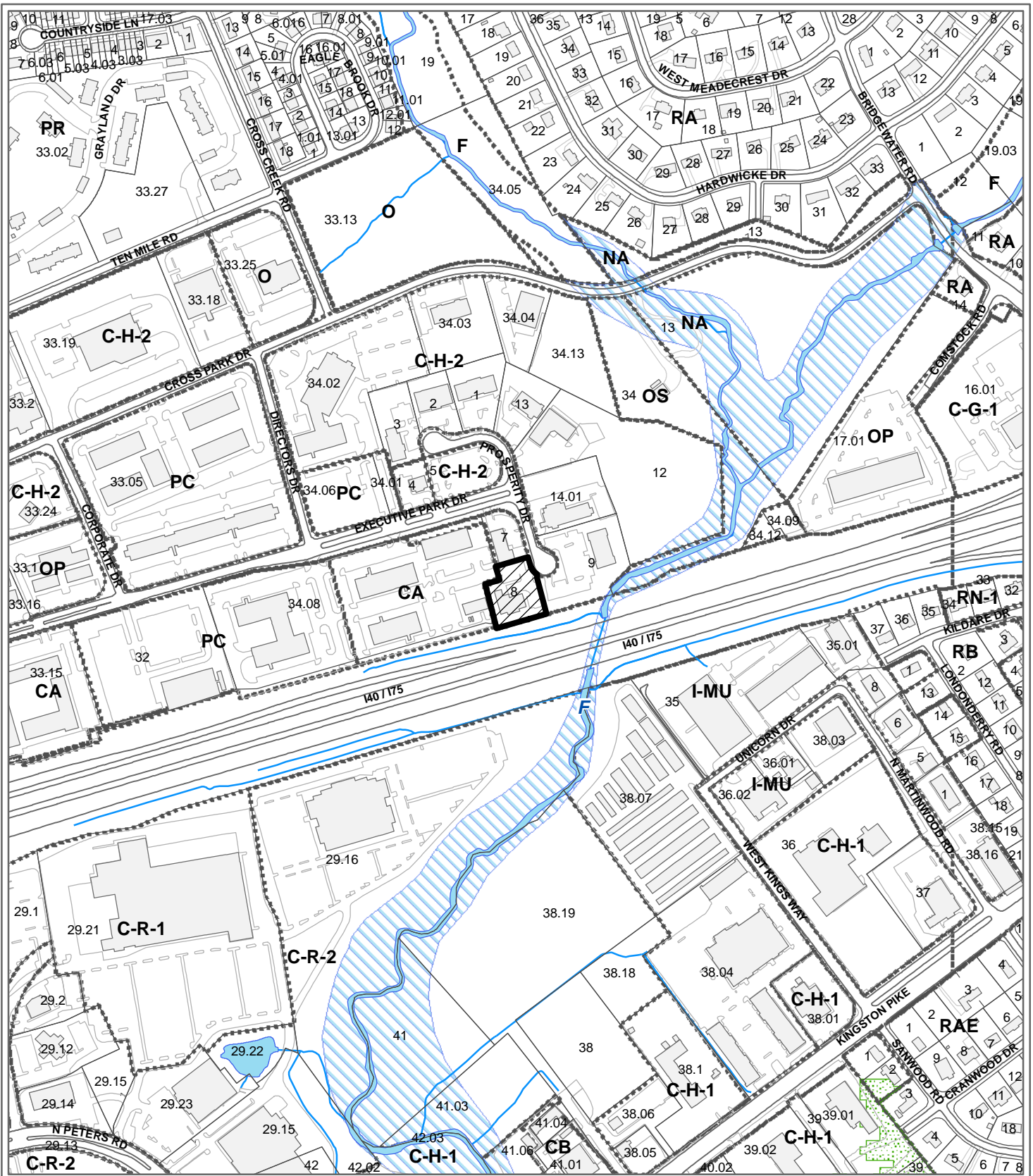
The application is being withdrawn because it was determined the proposed behavioural health office is a permitted use in the C-H-2 zone and does not require Special Use approval by the Planning Commission.

ESTIMATED TRAFFIC IMPACT: 243 (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 development.

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.



**6-C-21-SU  
SPECIAL USE**

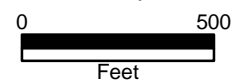


Behavioral Health Center in C-H-2 (Highway Commercial)

Petitioner: Psychiatric Services of East Tennessee, LLC

Map No: 119

Jurisdiction: City



Original Print Date: 5/6/2021

Revised:

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

NARRATIVE FOR USE UPON REVIEW BY PSYCHIATRIC SERVICES OF EAST  
TENNESSEE FOR 201 PROSPERITY PARCEL 119KA008

ZONE USE C-H-2 OCCUPANCY CLASS B

Psychiatric Services asks for approval of use upon review for the operation of an outpatient behavioral health counseling center at the subject property.

Hours of operation will be 9A-5P M-F, 9A-Noon Saturday. Closed Sunday. No overnight stays

Adults 18 and above will be served. We will provide individual therapy, family counseling as well as coping skills classes such as anger management and others such as parenting classes. A strong focus will be on expectant mothers with behavioral health issues and patients with a trauma history. Many are TennCare patients and have very limited access to many of the services we provide.

No medication will be dispensed at the site. None will be stored on site.

This drawing is the property of Keith C. Jamerson, Architect and is not to be copied or reproduced in whole or part. It is specifically intended for the project and is not to be used on any other project. It is to be returned upon request.

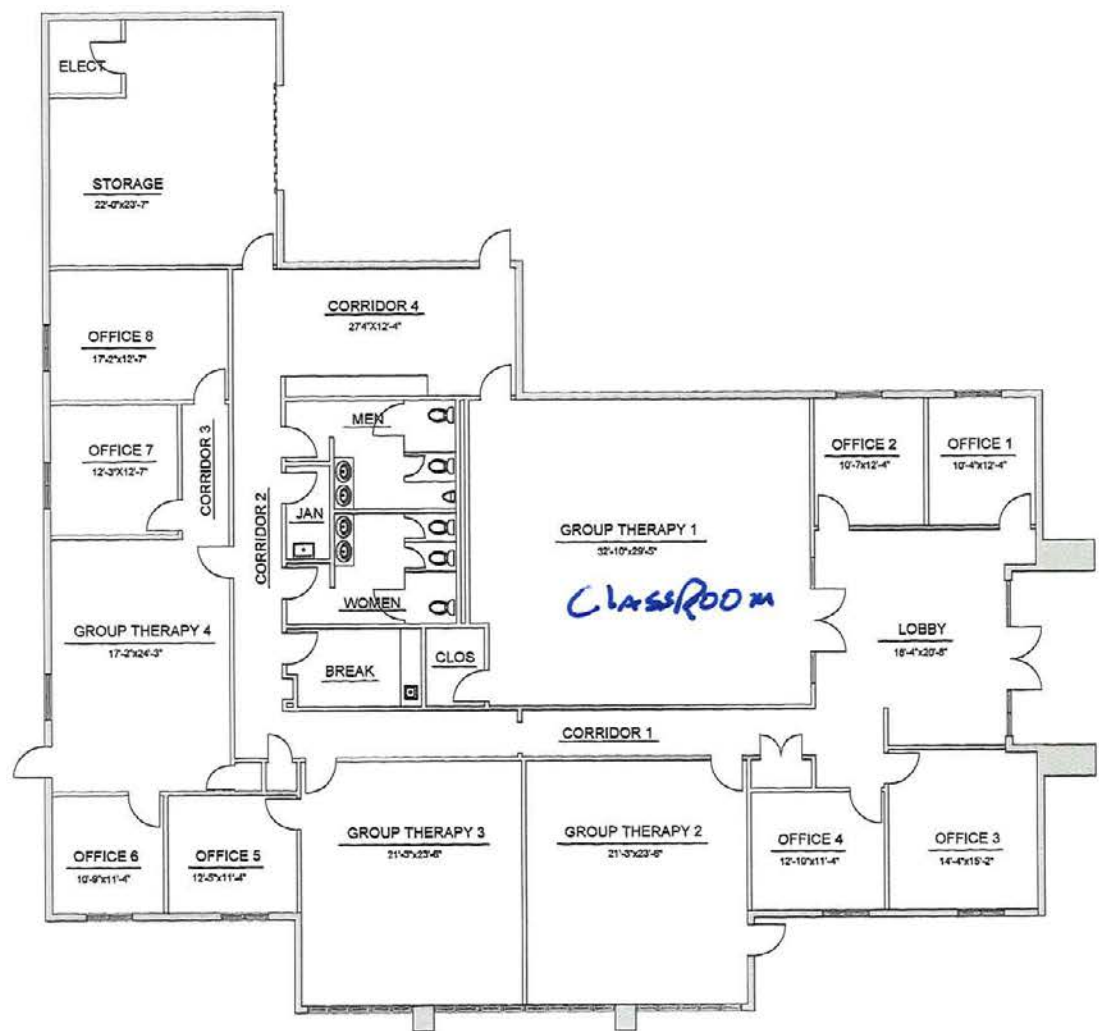
KEITH C. JAMERSON  
ARCHITECT  
237 MCFEE ROAD  
KNOXVILLE, TENNESSEE  
615.595.0000  
kj@kjamerson.com

**EXISTING CONDITIONS**  
201 PROSPERITY DRIVE  
KNOXVILLE, TN.  
**PSYCHIATRIC SERVICES**  
OF  
EAST TENNESSEE

**EXISTING FLOOR PLAN**

DRAWN  
3.27.21  
kj  
REVISIONS

SHEET  
**1 OF 2**



**CODE AND ZONING SUMMARY**

PARCEL.....	119KA008
ZONING.....	C-H-2
OCCUPANCY CLASSIFICATION.....	B (BUSINESS)
CONSTRUCTION TYPE.....	II B - NO SPRINKLER
GROSS SQUARE FOOTAGE.....	6,364
OCCUPANT LOAD.....	SEE SHEET 2
NUMBER OF STORIES.....	1



**EXISTING FLOOR PLAN**

SCALE 1/8" = 1'-0"

6-C-21-SU  
4/26/2021



# 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

Psychiatric Services of East Tennessee, LLC

Applicant Name

Affiliation

April 23, 2021

*April 26, 2021 June 10, 2021*

Date Filed

Meeting Date (if applicable)

File Number(s)

*6-C-21-54*

### 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

Bob Stubblefield

Psychiatric Services of East Tennessee, LLC

Name

Company

2132 Wilson Road

Knoxville

TN

37912

Address

City

State

ZIP

865-722-2761

bobstub@gmail.com

Phone

Email

### CURRENT PROPERTY INFO

Tamam Harb

1242 Tophll Circle Louisville TN 37777

*865-221-9442*

Owner Name (if different)

Owner Address

Owner Phone

201 Prosperity Drive Knoxville TN 37923

119KA008

Property Address

Parcel ID

Knoxville City

West Knox Utilities

Sewer Provider

Water Provider

*N*  
Septic (Y/N)

### STAFF USE ONLY

*Southwest side of Prosperity Dr., South of Executive Park Dr. ± .89 acres*

General Location

Tract Size

City  County

*2nd*  
District

*C-H-2*  
Zoning District

*Office*  
Existing Land Use

*Northwest County*  
Planning Sector

*O (Office)*  
Sector Plan Land Use Classification

*N/A*  
Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) *Behavioral health center*

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number  
  Combine Parcels  
  Divide Parcel

Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

Zoning Change  
 Proposed Zoning \_\_\_\_\_

Plan Amendment Change  
 Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) \_\_\_\_\_

**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
<i>0401</i>	<i>\$1,500</i>
Fee 2	
Fee 3	

**AUTHORIZATION**

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

*[Signature]*  
Applicant Signature

Psychiatric Services of East Tennessee, LLC    April 23, 2021

Please Print

Date

865-722-2761

*bobstub@gmail.com*

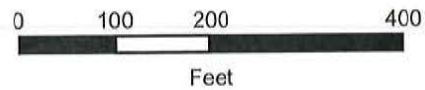
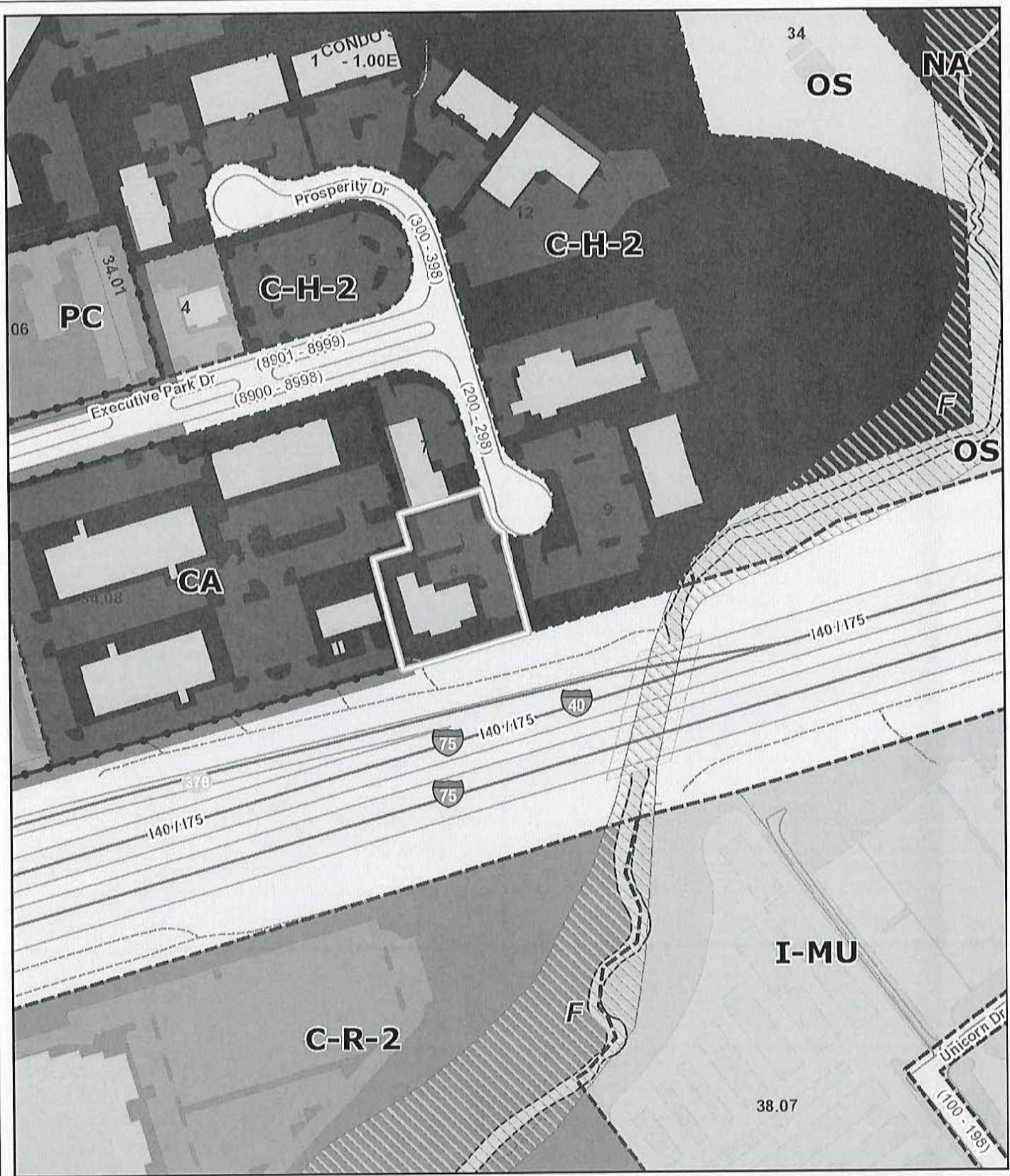
Phone Number

Email

*[Signature]*  
Staff Signature

*Michael Reynolds*  
Please Print

*4/20/2021*  
Date



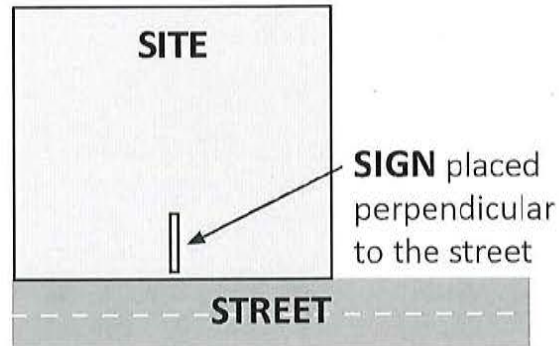
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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

5/26/2021 and 6/11/2021  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Bob Stubblefield  
 Date: Apr 26, 2021  
 File Number: 6-C-21-54

- Sign posted by Staff  
 Sign posted by Applicant