



SPECIAL USE REPORT

▶ **FILE #:** 11-D-21-SU

AGENDA ITEM #: 32

AGENDA DATE: 11/10/2021

▶ **APPLICANT:** 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 Pike, east side of Matlock Drive, northeast side of Oakbank Lane

▶ **APPX. SIZE OF TRACT:** 5.68 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Ball Camp Pike, a minor collector with 28' of pavement width within a right-of-way with varying width, and Oakbank Ln, 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: Third Creek

▶ **ZONING:** O (Office)

▶ **EXISTING LAND USE:** Rehabilitation center

▶ **PROPOSED USE:** Expansion of existing residential drug/alcohol treatment facility

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Western Avenue, Office, Apartments -- O (Office) and RN-6 (MultiFamily Residential Neighborhood) (C)

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 66 beds and a total floor area of approximately 24,800 square feet and the conversion of an existing accessory structure to a group room that is approximately 768 square feet, subject to 7 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 and City of Knoxville Fire Department.
4. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 11 (Off-Street Parking), Article 12 (Landscaping), Article 10.3.L. (Fences and Walls), and Article 10.3.O. (Freestanding Roofed Structures, Pergola, or Gazebo).
5. Installing a 6-ft 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 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.
7. The driveway connection to Oakbank Lane shall be gated and for exiting service vehicles only, with the exception of access for emergency vehicles that can also use it as an entrance if needed. The gate must automatically close after a vehicle exits the site.

With the conditions noted, this plan meets the requirements for approval in the O (Office) District and the criteria for approval of a special use.

COMMENTS:

This proposal is an expansion of the existing Helen Ross McNabb CenterPointe residential substance abuse center from 46 beds to 66 beds. In January 2021, the facility was approved for an expansion to 61 beds but that has not been constructed yet so this Special Use application will replace the previous development plan and conditions of approval (1-C-21-SU). The operator plans to move the outpatient treatment to a different location so at the end of the project this facility will only house residential services on a voluntary basis. There are no involuntary commitments at this location and all residents are there on their own accord.

This proposal includes 6,482 sqft of building additions that will be located on the front, east side, and rear of the building. The scale of the additions will be similar to the existing one-story building.

The parking lot will be modified because of the building additions to the side and rear of the building. The parking lot will have 1 more space and more of the parking will be located to the rear of the building.

A new gated egress driveway is proposed to Oakbank Lane which is a local neighborhood street. The gate will be closed at all times and will be used as an exit for fire truck, garbage, and food service vehicles only. The applicant needs to demonstrate during permitting that the vehicles using the driveway will not bottom out because of the sharp vertical transitions on both ends of the connector driveway. The gate and driveway need to be approved by both the City Engineering Department and City Fire Department.

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

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, 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 66. 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 three additions will also be one-story and will have a similar exterior design and finish as the existing facility.

b. The rear yard will be enclosed with a 6-foot tall privacy fence, or a 6-ft 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 building additions to the side and rear of the structure and the new parking area are significantly setback from the adjacent residential neighborhood, approximately 130-ft and 60-ft, and should have a similar impact on the adjacent properties as the existing facility.

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. The proposed service egress to Oakbank Lane should not significantly add traffic to the residential street because all traffic should go directly to Matlock Drive since the neighborhood does not have other external road connections.

b. The Oakbank Lane egress is for exiting service vehicles only. This access will not be used as an entrance to the site.

c. The driveway is not across from a residential lot and vehicles will not pass a residential lot.

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.

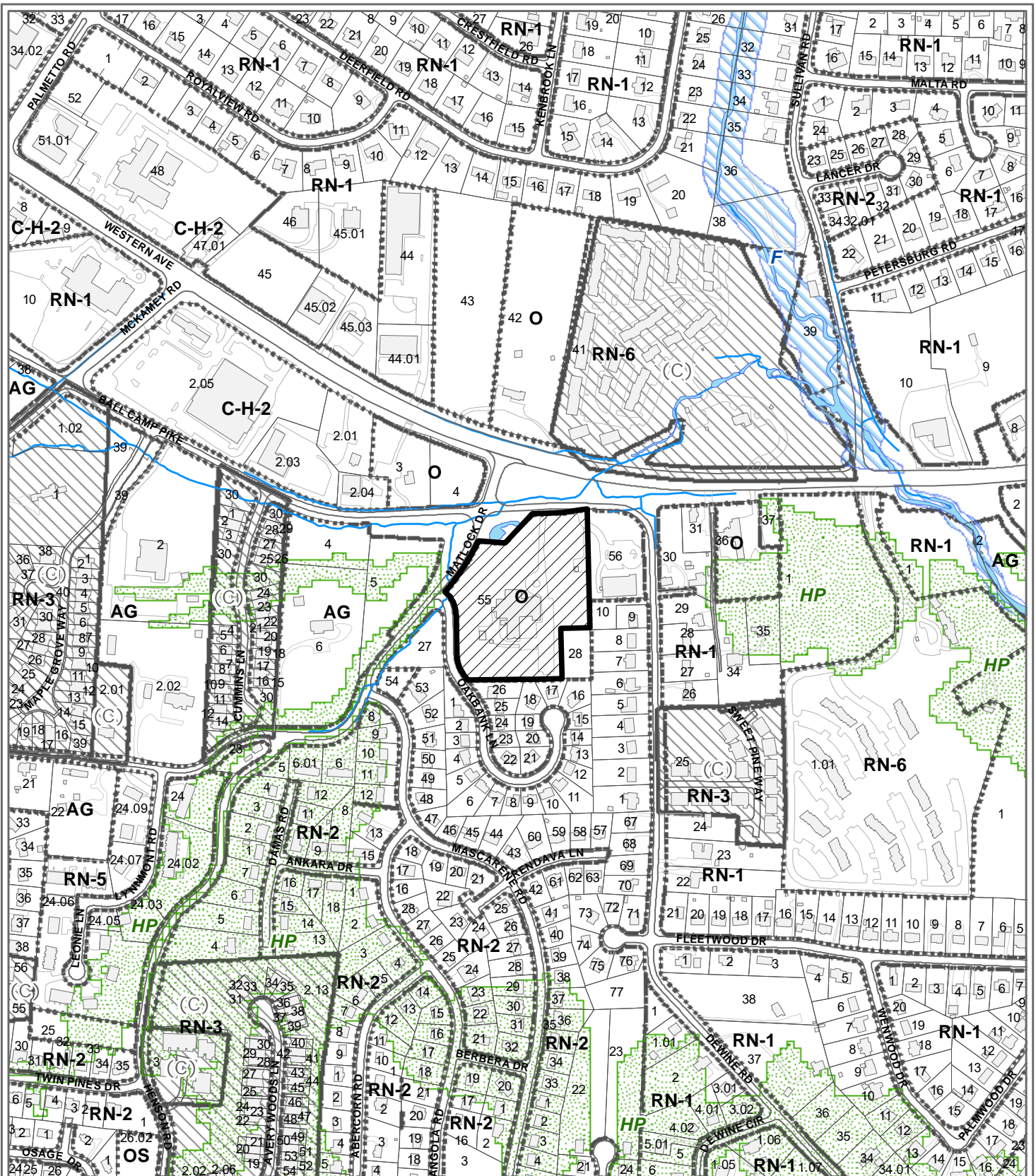
a. The adjacent uses to the south and southeast are residential and will not pose a potential hazard or undesirable environment.

b. The Behavioral Health Urgent Care Center to the east is also operated by Helen Ross McNabb.

ESTIMATED TRAFFIC IMPACT: 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 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.



**11-D-21-SU
SPECIAL USE**

Petitioner: Helen Ross McNabb



Expansion of existing operations in O (Office)

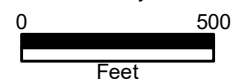
Map No: 93

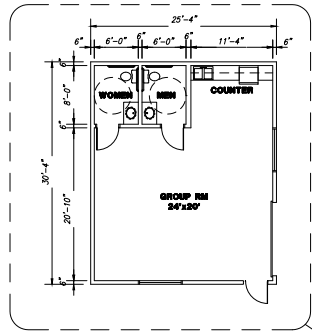
Jurisdiction: City

Original Print Date: 10/13/2021

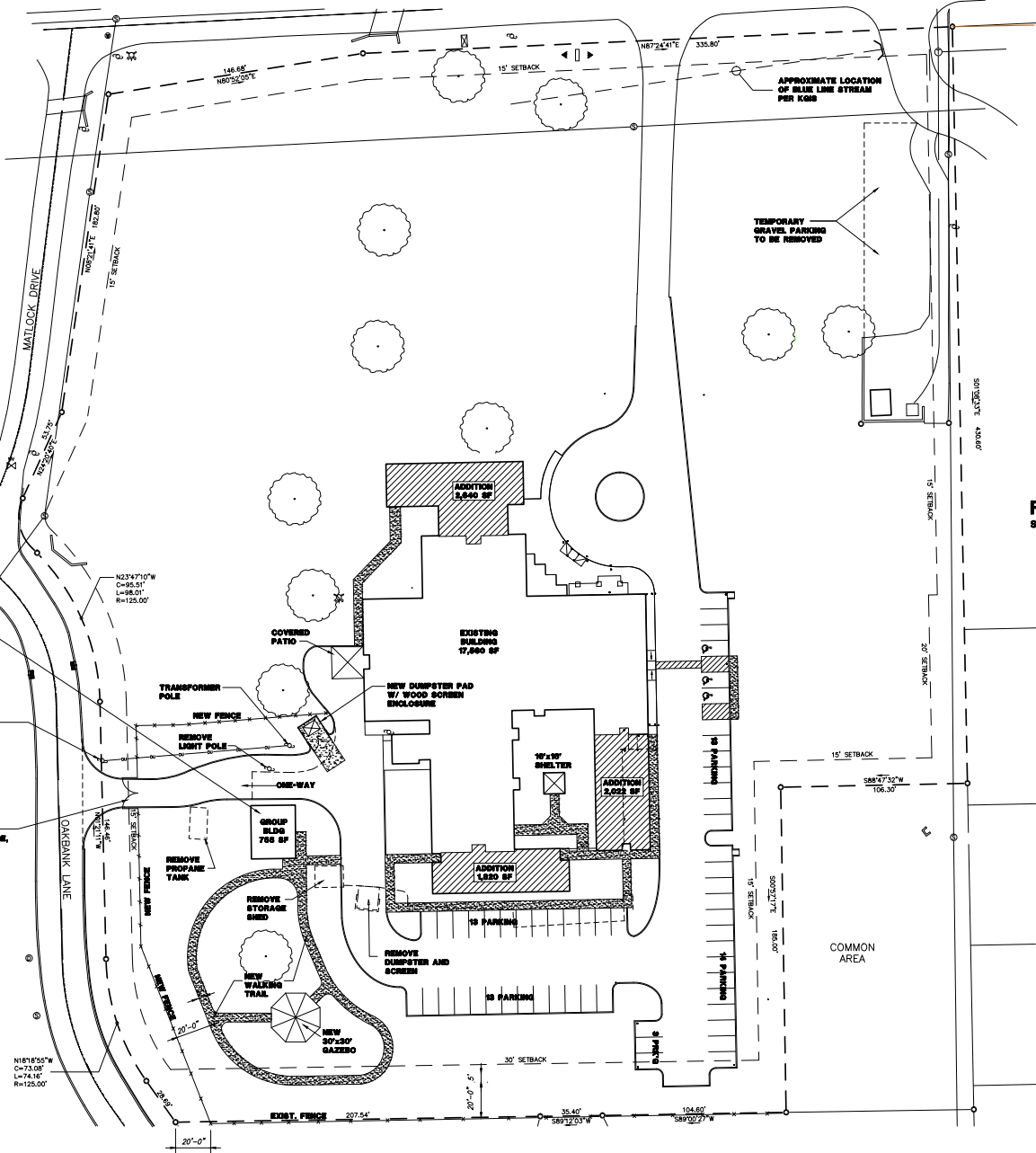
Revised:

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

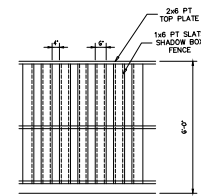




GROUP BUILDING RENOVATION
SCALE: 1/8"=1'-0"

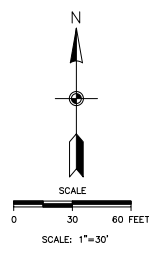


SITE LAYOUT PLAN
SCALE: 1"=30'-0"



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

BUILDING	
MAIN BLDG. EXIST	17,260
ADDITIONS	6,458
DETACHED EXISTING	788
TOTAL	24,506
PARKING REQUIRED	
D/A TREATMENT RESIDENTIAL	
MIN. 1 PER ROOM 28x96S	
MAX. 2.8 PER ROOM 28x2.8-43	
PARKING PROVIDED	
EXISTING TYPICAL	62
EXISTING ACCESSIBLE	8
SPACES DEMO'D	25
SPACES ADDED	58
TOTAL	68



11-D-21-SU
9/27/2021

CAD FILE:

DESIGN BY: MGA	DATE: 12-18-20
CHECK BY: MGA	REVISIONS
APPR. BY: MGA	

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

ALLAN ASSOCIATES ARCHITECTS
6518 WALLWOOD ROAD
KNOXVILLE, TENNESSEE 37912
865 / 689-1302

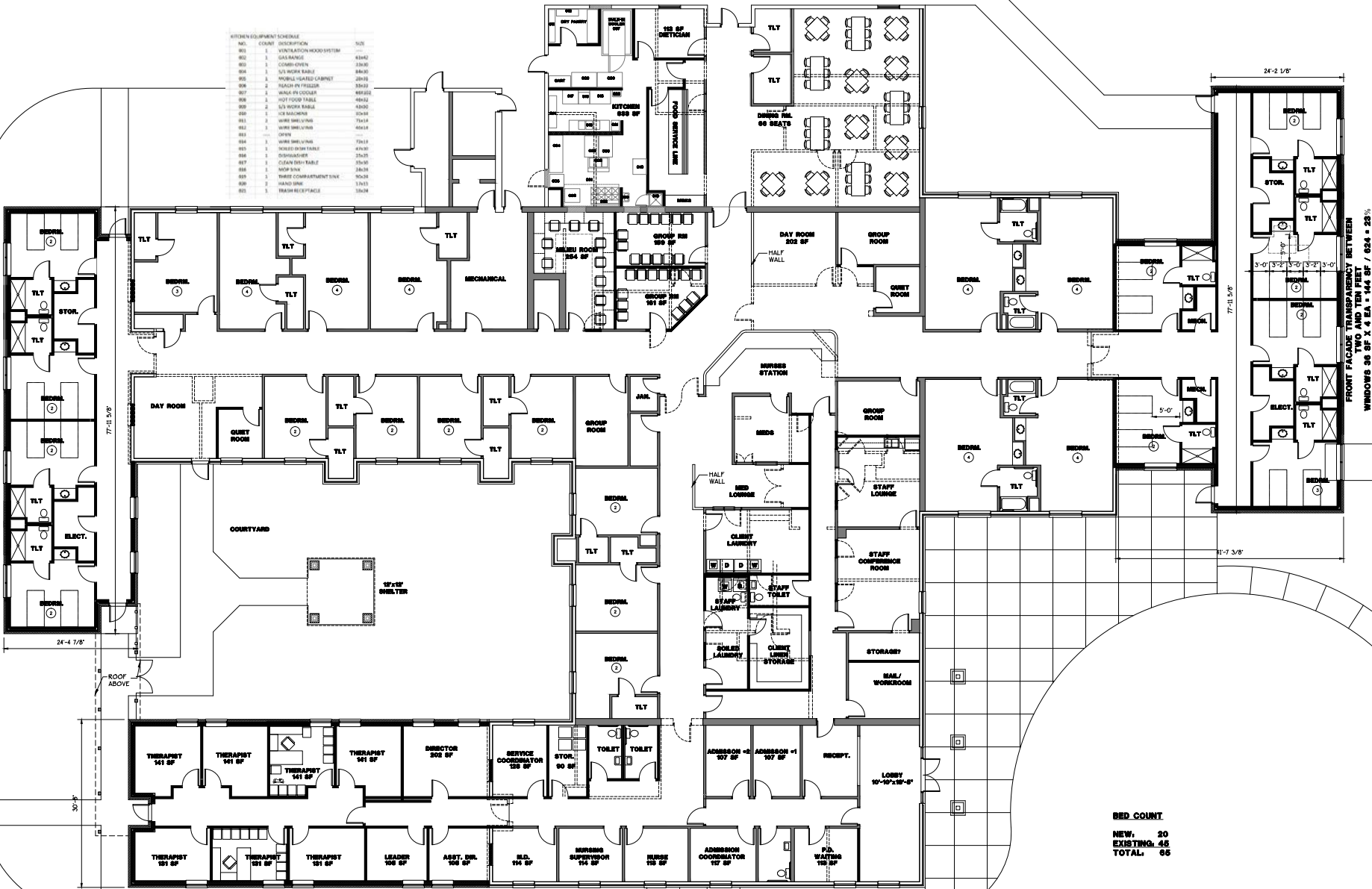
PRELIMINARY NOT FOR CONSTRUCTION
9/27/2021

SHEET NUMBER
AS-1

DRAWN BY: SHI
CHECKED BY: MDA
DATE: 11-21-2024
REVISIONS

STOVE/EQUIPMENT SCHEDULE

NO.	QTY	DESCRIPTION	NO.
001	1	VENTILATION HOOD SYSTEM	1001
002	1	GAS RANGE	1002
003	1	CUPBOARD	1003
004	1	SINK	1004
005	1	STOVE	1005
006	1	REF	1006
007	1	WASH SINK	1007
008	1	WASH SINK	1008
009	1	WASH SINK	1009
010	1	WASH SINK	1010
011	1	WASH SINK	1011
012	1	WASH SINK	1012
013	1	WASH SINK	1013
014	1	WASH SINK	1014
015	1	WASH SINK	1015
016	1	WASH SINK	1016
017	1	WASH SINK	1017
018	1	WASH SINK	1018
019	1	WASH SINK	1019
020	1	WASH SINK	1020
021	1	WASH SINK	1021
022	1	WASH SINK	1022
023	1	WASH SINK	1023
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036	1	WASH SINK	1036
037	1	WASH SINK	1037
038	1	WASH SINK	1038
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042	1	WASH SINK	1042
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044	1	WASH SINK	1044
045	1	WASH SINK	1045
046	1	WASH SINK	1046
047	1	WASH SINK	1047
048	1	WASH SINK	1048
049	1	WASH SINK	1049
050	1	WASH SINK	1050



BED COUNT
 NEW: 20
 EXISTING: 45
 TOTAL: 65

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

11-D-21-SU
 9/27/2021

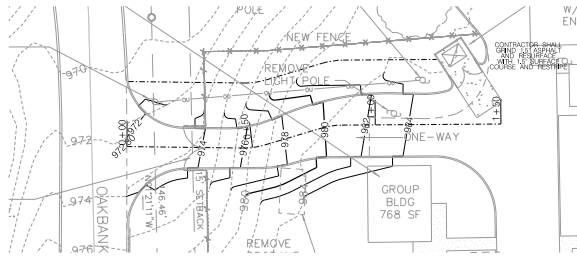
FRONT FACADE TRANSPARENCY BETWEEN
 TWO AND TEN FEET
 WINDOWS 30 SF x 8 EA = 240 SF / 624 = 25%

HELEN ROSS McNABB CENTERPOINTE
 6310 BALL CAMP PIKE
ALLAN ASSOCIATES ARCHITECTS, PLLC
 6516 WALLWOOD ROAD



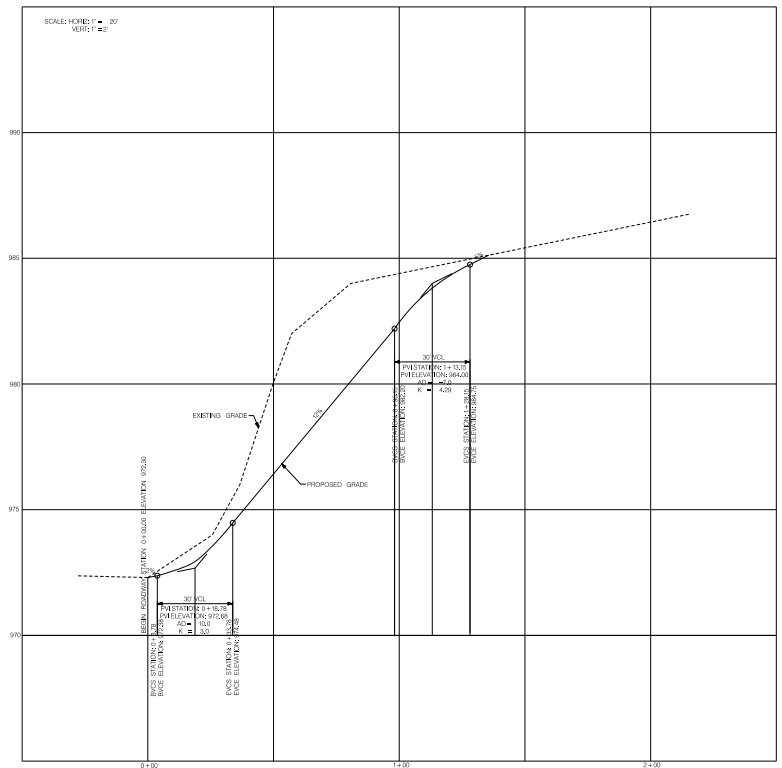
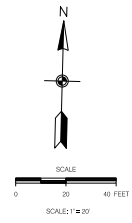
PRELIMINARY
 NOT FOR
 CONSTRUCTION
 9/27/2021

SHEET NUMBER
A-1.0



LEGEND

EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
□	□	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	IRE PROTECTION
○	○	MANHOLE
○	○	WATER METER
○	○	IRE HYDRANT
○	○	SET FENCING
□	□	ILET PROTECTION
---	---	CURB
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT



ROAD PROFILE

DRAWN BY: WNR	CAD FILE: C1.DGN
CHECKED BY:	
APPROVED BY:	
REVISIONS:	

HELEN ROSS McNABB CENTERPOINTE
5310 Ball Camp Pike
KNOXVILLE, TN

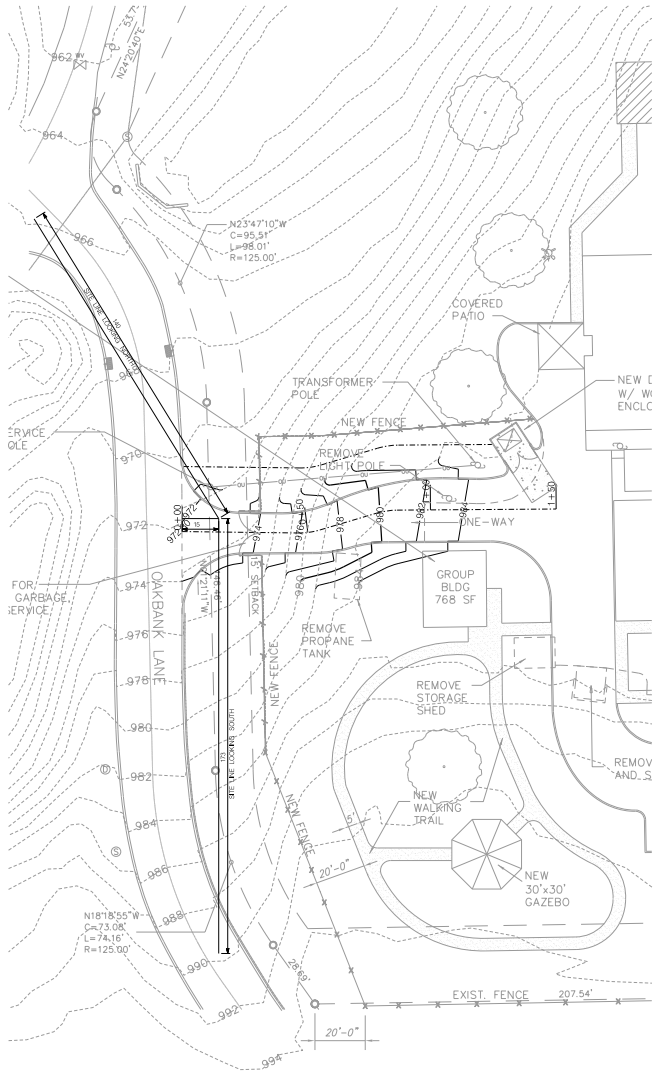
DRIVEWAY PROFILE

ALLAN ASSOCIATES ARCHITECTS, PLLC

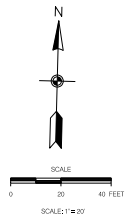
865.696.1202
5516 WALLWOOD ROAD
KNOXVILLE, TENNESSEE 37912

Planning
 File No.: 11-D-21-SU
 Date submitted: 10/25/2021
 These plans have not been reviewed by
 Planning Staff and may not be finalized.

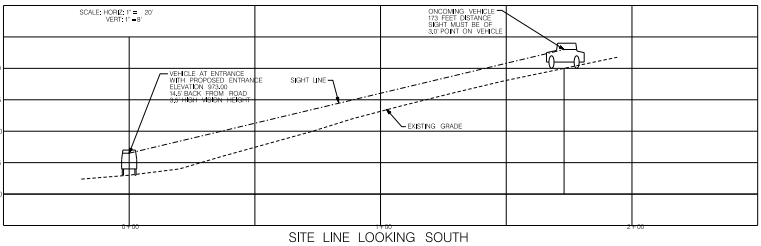
SHEET NUMBER
C1.1



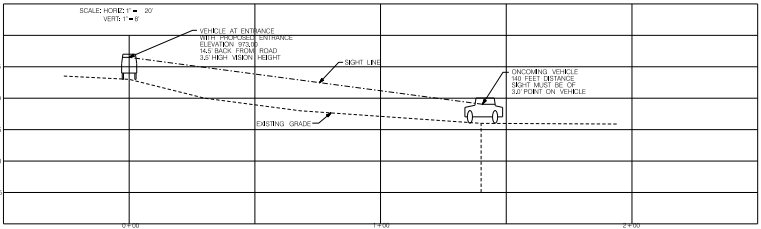
LEGEND		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		FIRE PROTECTION
		MANHOLE
		WATER METER
		FIRE HYDRANT
		CURB
		INLET PROTECTION
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT



LOOKING NORTH OVERHEAD
 LOOKING SOUTH
 LOOKING NORTH
 LOOKING SOUTH



SITE LINE LOOKING SOUTH



SITE LINE LOOKING NORTH

CAD FILE: C1.DGN

DRAWN BY: WMR
 CHECK BY:
 APPR. BY: JAC/2021
 REVISIONS

HELEN ROSS McNABB CENTERPOINTE
 5310 Ball Camp Pike
 Knoxville, TN

SITE DISTANCE STUDY

ALLAN ASSOCIATES ARCHITECTS, PLLC

865.696.1002

5516 WALLWOOD ROAD
 KNOXVILLE, TENNESSEE 37912

File No.: 11-D-21-SU
 Date submitted: 10/25/2021

These plans have not been reviewed by Planning Staff and may not be finalized.

SHEET NUMBER



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

Helen Ross McNabb

Owner/Applicant

Applicant Name

Affiliation

September 27, 2021

November 10, 2021

Date Filed

Meeting Date (if applicable)

File Number(s)

11-D-21-50

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

37902

Address

City

State

ZIP

865-546-9321

bnullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

Helen Ross McNabb Center, Inc.

200 Tech Center Drive, Knoxville, TN 37912 800-255-9711

Owner Name (if different)

Owner Address

Owner Phone

5310 Ball Camp Pike, Knoxville, TN 37921

093HB055

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Ball Camp Pk., east side of Matlock Dr., NE side of Oakbank Ln.

+/- 5.68

General Location

Tract Size

- City
- County

3

O (Office)

Rehabilitation center

District

Zoning District

Existing Land Use

Northwest City

O (Office)

NA (In City)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____ Other (specify) <u>Expansion of existing operations (see attached).</u>	Related City Permit Number(s)
---	-------------------------------

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
_____ <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel _____ Unit / Phase Number Total Number of Lots Created	
<input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change _____ Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment Change _____ Proposed Plan Designation(s)	
Proposed Density (units/acre)	Previous Rezoning Requests
<input type="checkbox"/> Other (specify) _____	

STAFF USE ONLY

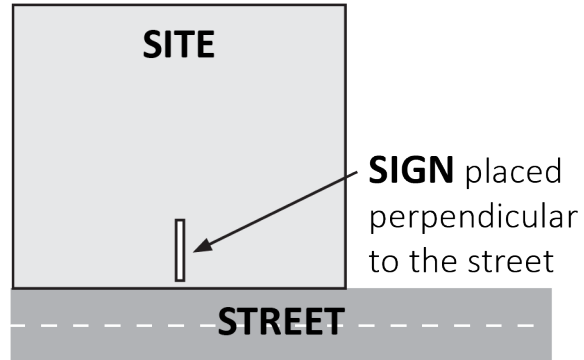
PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)	Fee 1	Total
	0401	\$1500
	Fee 2	
	Fee 3	

AUTHORIZATION

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

	Helen Ross McNabb	September 27, 2021
Applicant Signature	Please Print	Date
865-546-9321	bmullins@fmsllp.com	
Phone Number	Email	
	Michael Reynolds	9/27/2021
Staff Signature	Please Print	Date

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:

_____ and _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

- Sign posted by Staff
 Sign posted by Applicant