



SPECIAL USE REPORT

▶ **FILE #:** 10-A-23-SU

AGENDA ITEM #: 17

AGENDA DATE: 10/5/2023

▶ **APPLICANT:** THE MCNABB CENTER

OWNER(S): Helen Ross McNabb, Inc. Helen Ross McNabb, Inc.

TAX ID NUMBER: 93 H B 055

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 5310 BALL CAMP PIKE

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

▶ **APPX. SIZE OF TRACT:** 5.76 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Ball Camp Pike, a minor collector street with a 22-ft pavement width within a 265-ft right-of-way that includes Western Avenue. Access is also via Matlock Drive, a minor collector street with a 22-ft pavement width within a right-of-way ranging from 75 ft to 136 ft. Access is also via Oakbank Lane, a local street with a 28-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** O (Office)

▶ **EXISTING LAND USE:** Commercial

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Right-of-way - ROW (Right-Of-Way)

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

East: Commercial, agriculture/forestry/vacant, single family residential - O (Office), RN-2 (Single Family Residential Neighborhood)

West: Single family residential - AG (Agricultural), RN-2 (Single Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: The Helen Ross McNabb CentrePointe building is a residential facility that offers substance use treatment. It is adjacent to the McNabb Behavioral Health and Urgent Care Center to the east. These campuses are in an area of established attached and detached residential communities south of Western Ave.

STAFF RECOMMENDATION:

► **Approve the request to expand the existing residential drug/alcohol treatment facility to 72 beds, with a total floor area of approximately 28,713 square feet, 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 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).

COMMENTS:

This proposal is for an expansion of the existing Hellen Ross McNabb CenterPointe residential substance use treatment center from 46 to 72 beds. In November of 2021, the facility was approved for an expansion to 66 beds, but this has not been constructed yet. This Special Use application will replace the previous development plan and conditions of approval (11-D-21-SU).

The CenterPointe facility provides residential substance use services on a voluntary basis. There are no involuntary commitments at this location; all residents are there of their own accord. It is adjacent to the established McNabb Behavioral Health Urgent Care Center, which provides residential behavioral health treatment services and houses a mobile crisis unit, crisis stabilization unit and diversion drop-off center.

The proposed expansion to the building is comprised of a 2,020 sq ft addition to the north side with bedrooms and a common area; a 2,022 sq ft addition to the east side for therapy rooms and staff offices; a 3,475 sq ft addition to the west side for an activity room; and a 3,485 sq ft addition to the south side for bedrooms and a common area. The parking lot will be reconfigured and provide a total of 70 spaces, 16 of which are intended be leased to the Urgent Care Center for overflow parking. A volleyball court and gazebo will be added next to the southern and eastern additions. A circular driveway will be constructed to the southwest side of the building for service vehicles, and this is where the screened dumpster is located. Access will remain at Ball Camp Pike exclusively. The driveway will be gated, and an open fence installed around the campus. The privacy fence between the campus and the residential neighborhood to the south will remain as it is.

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 land use designations for this site are O (Office), which permits the existing O (Office) zoning district. O zoning on the property is consistent with the proposed expansion of the existing use.
- b. The General Plan's development policy 8.4 describes protecting residential areas from encroaching commercial development and other incompatible uses. This voluntary residential treatment center expansion differs from the prior 2021 special use approval by removing a driveway connection to Oakbank Ln, a residential street, adding a new open perimeter fence, and increasing the approved bed count by 6 beds. The existing use and site plan do not conflict with the General Plan or any other adopted plans for the area.

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

- a. The O 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 areas.
- b. The O zoning district allows consideration of a residential drug/alcohol treatment facility as a special use. The property's location between a single-family development to the south and Western Avenue, a major arterial street with commercial corridors, to the north meets the intent of the zoning district.
- c. The proposed expansions meet the O zoning dimensional standards and design standards, which include a front façade minimum transparency of 30%, and a continuation of building material and visual elements on the primary frontage to all facades visible from a public right-of-way (Article 5.3 & 5.4).

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 residential treatment facility use is well-established in this area. Helen Ross McNabb Center Inc has owned the subject property since 1997.
- b. The four additions will have a similar exterior design, scale and finish as the existing facility.

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 are significantly set back from the adjacent residential neighborhood. There is a 20-ft buffer between the parking lot and the rear lot line. The rear yard is separated from the abutting residential neighborhood with a 6-ft tall wooden privacy fence, and an open 6-ft tall fence is proposed for all other sides of the perimeter.
- b. The proposed sand volleyball court and gazebo are located next to the building within the parking lot border, and are set far back from residential areas. The applicant has stated that volleyball activity would be limited to the hours of 10:00 a.m. and 8:00 p.m., depending on weather and season.
- c. The lighting specifications balance security needs with the priority to avoid a lighting nuisance to the neighborhood through light shields, lumen considerations and downward direction.
- d. There are no adverse impacts anticipated to occur with the proposed use expansion and site plan.

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

- a. The existing driveway on Ball Camp Pike, a minor collector street, will remain the only access point to the campus. This section of Ball Camp Pike was significantly improved in 2018 to provide quick access to Western Avenue via Matlock Drive. Sidewalks and crosswalks were also added. This driveway location will not draw additional traffic through residential streets.

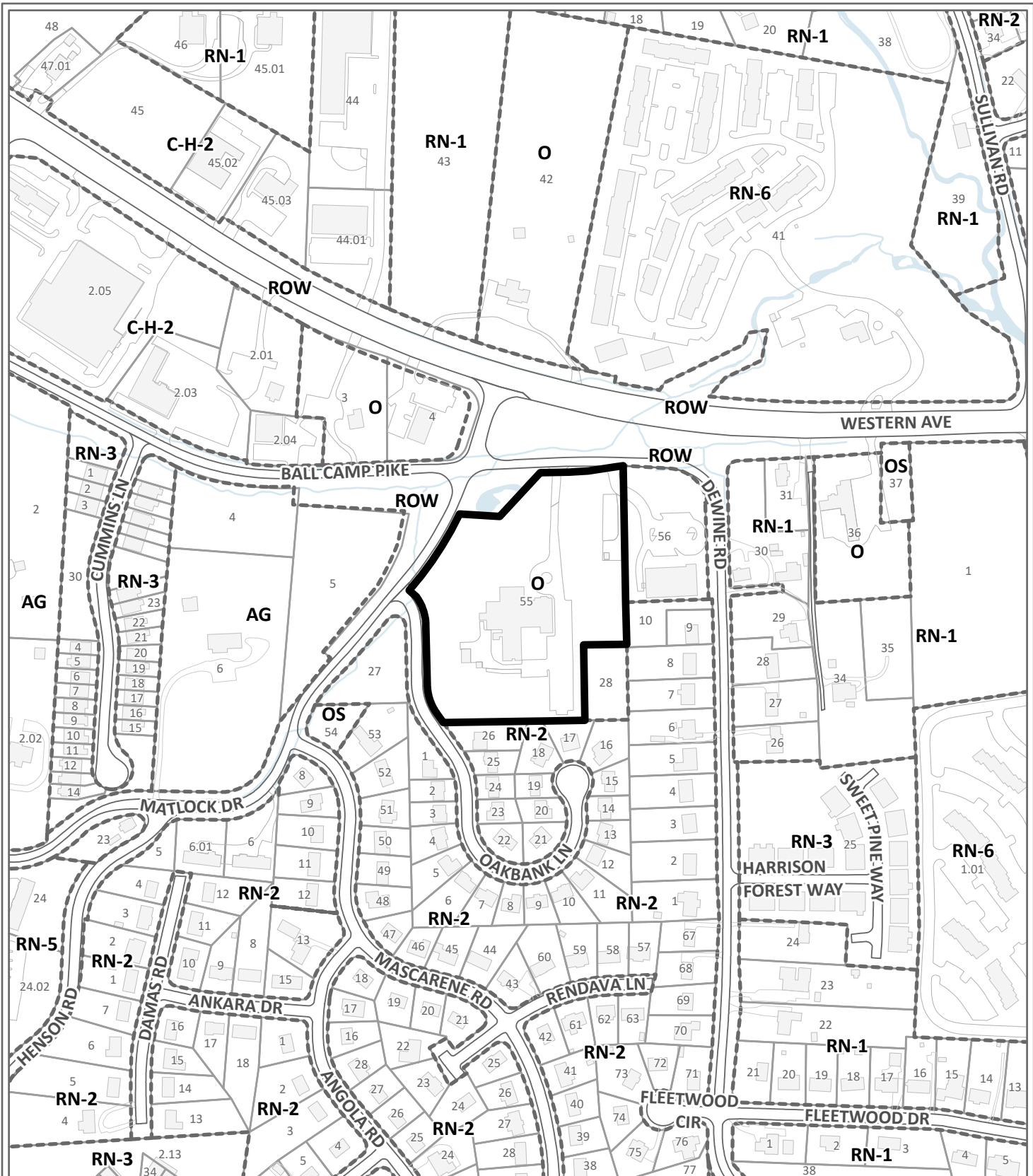
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

- a. Hydrological studies were completed in 2022 on two drainage features connected to Third Creek along the northwest side of the subject property. Both evaluations determined that the drainage areas were wet weather conveyances and not streams. Any expansions will adhere to City Engineering's stormwater management requirements.
- b. The adjacent uses to the south and southeast are residential and will not pose a potential hazard or undesirable environment to the subject property.
- c. 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 Board of Zoning Appeals. The date of the Knoxville Board of Zoning Appeals hearing will depend on when the appeal application is filed.



SPECIAL USE

10-A-23-SU

Petitioner: The McNabb Center



Expansion of existing residential drug/alcohol treatment facility in
O (Office)

Map No: 93
Jurisdiction: City

Original Print Date: 8/24/2023

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

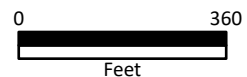
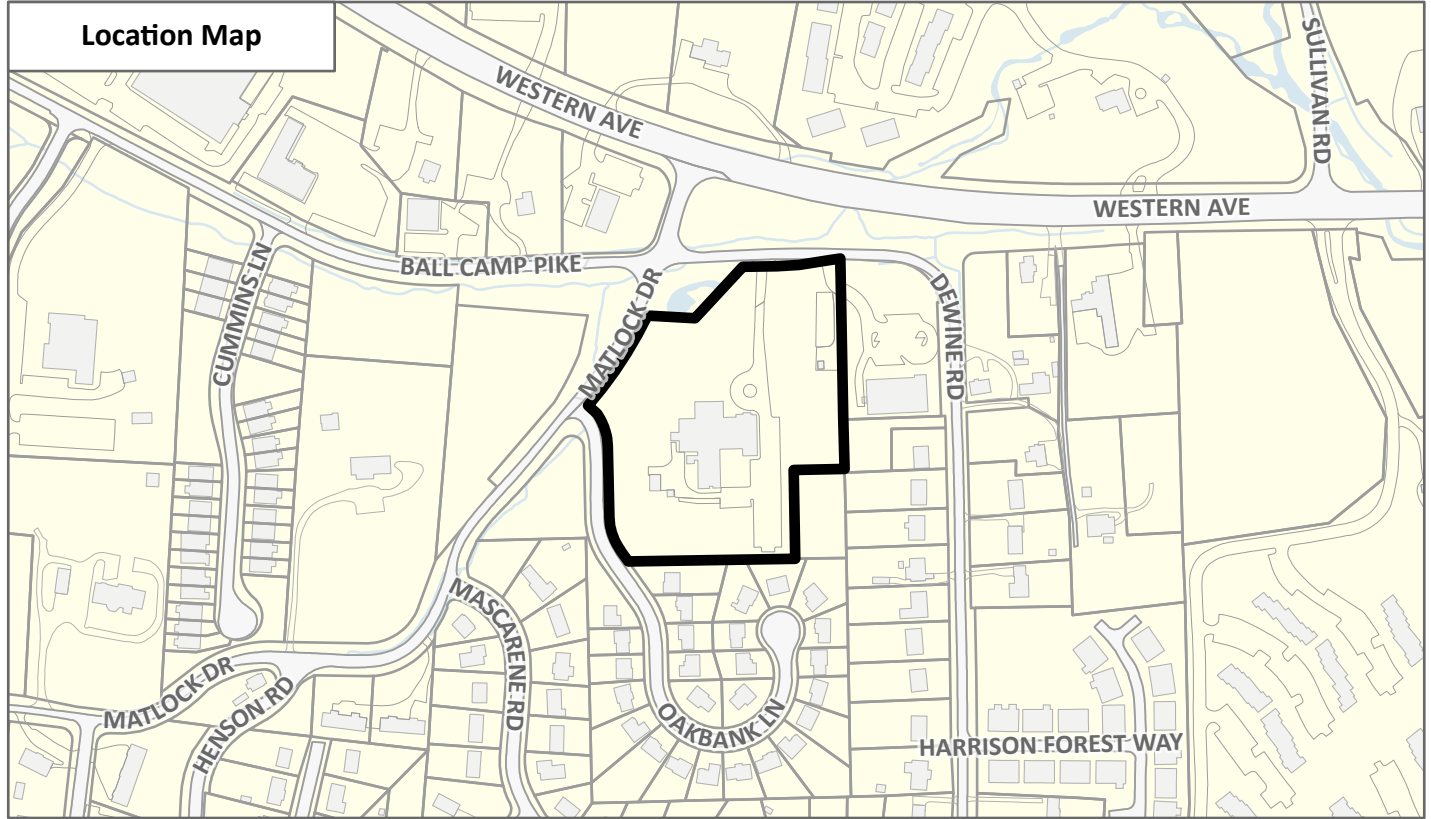
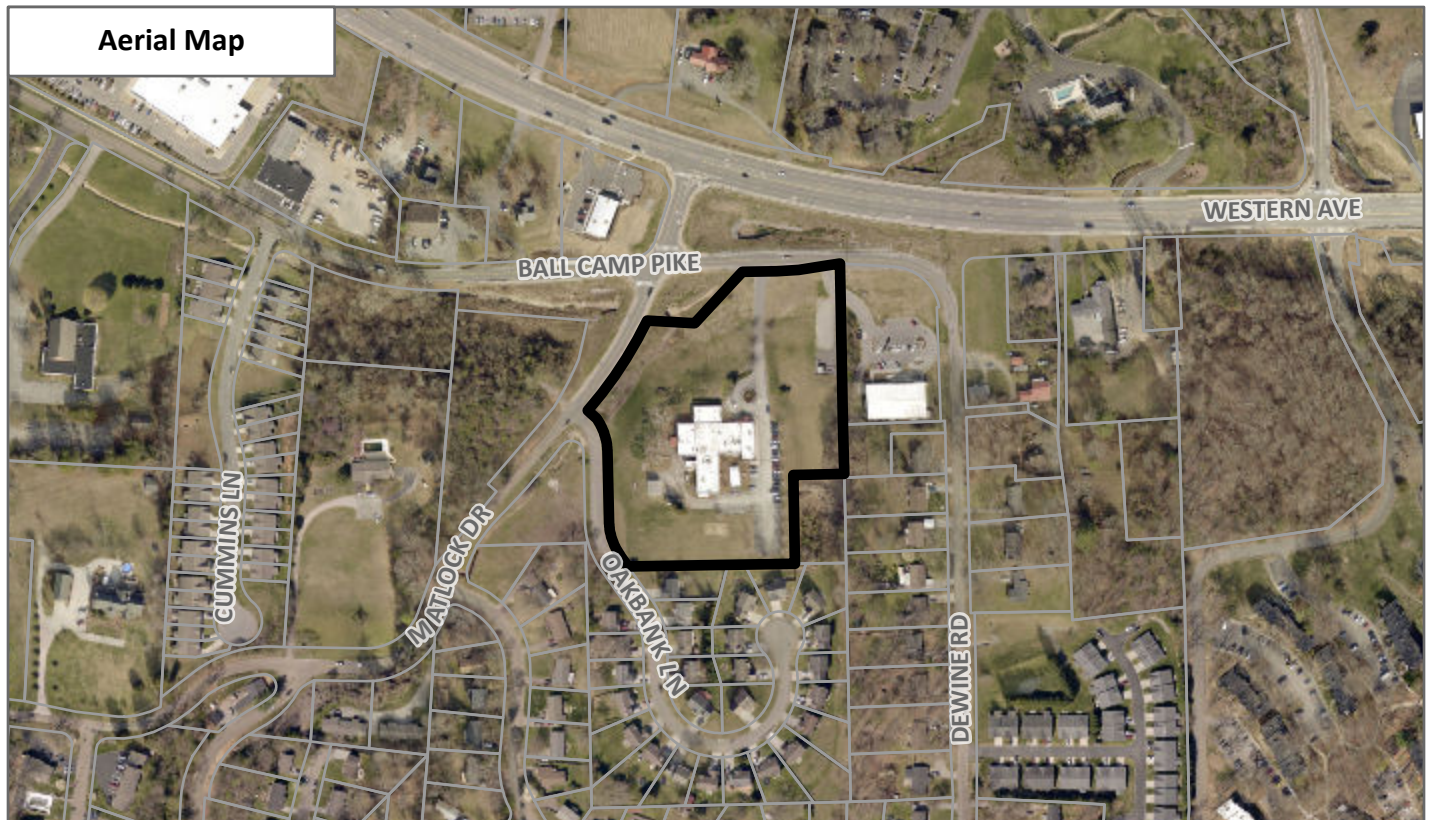


Exhibit A. Contextual Images

Location Map



Aerial Map

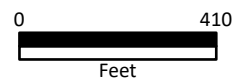


CONTEXTUAL MAPS 1

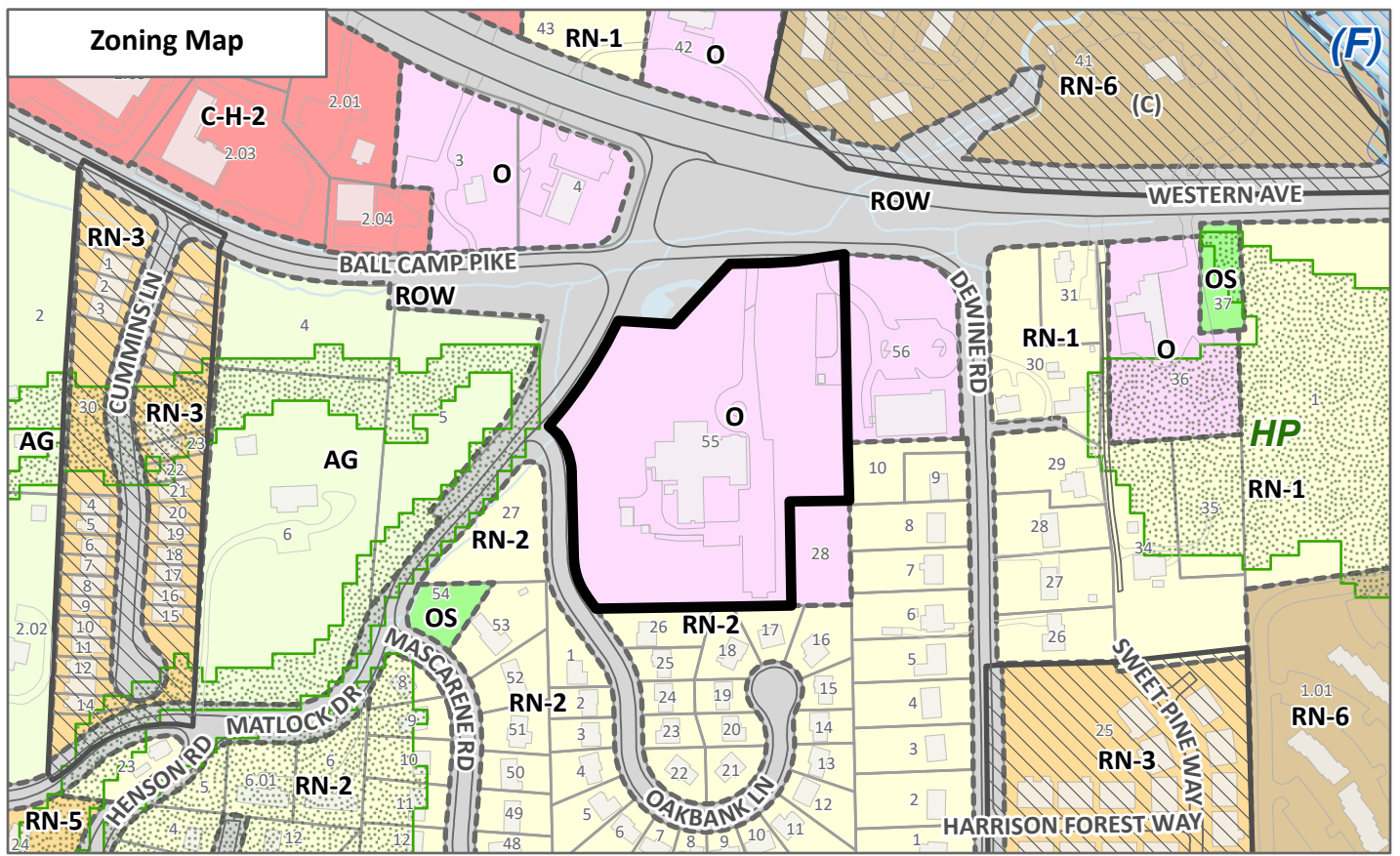
10-A-23-SU



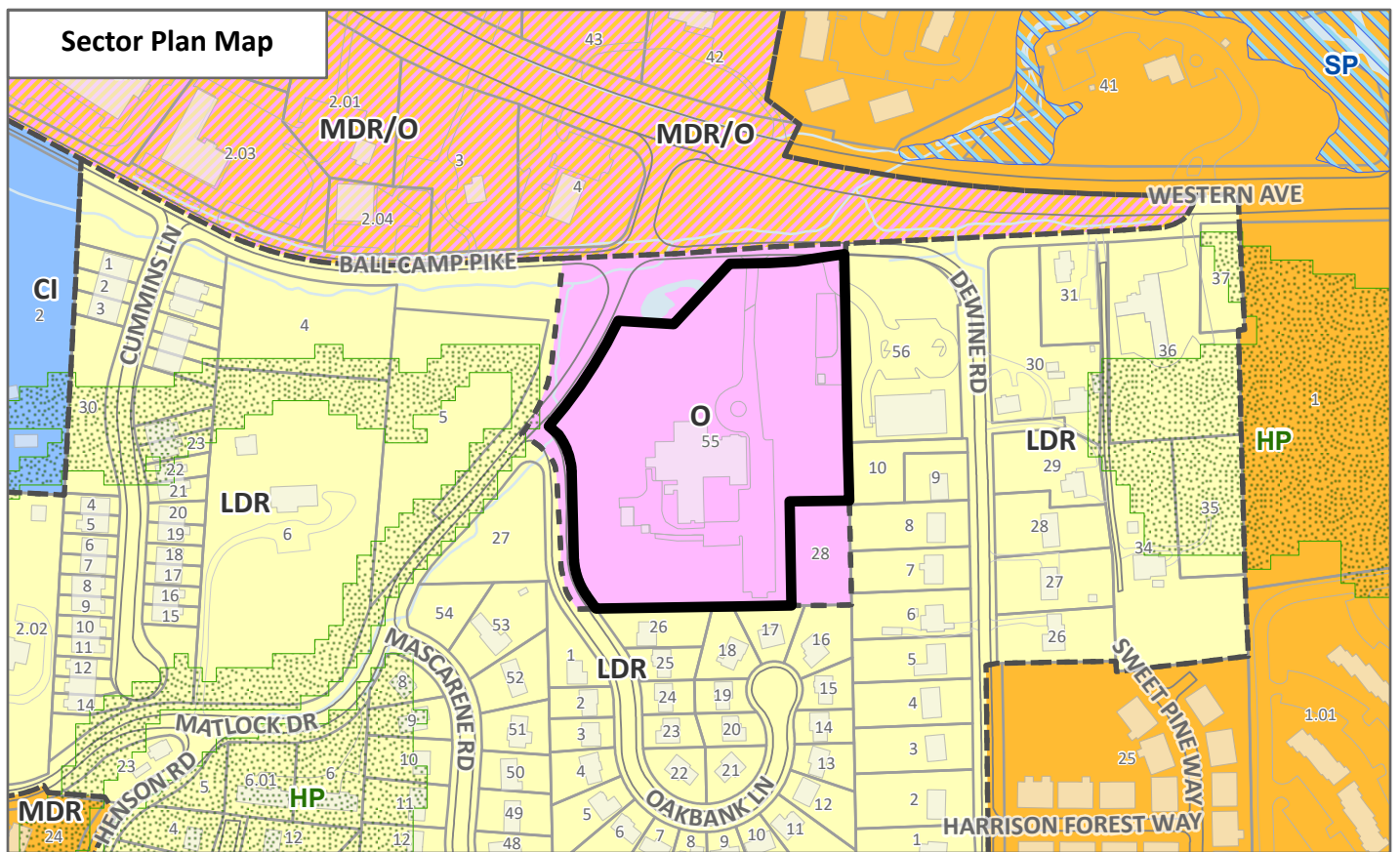
Case boundary



Zoning Map



Sector Plan Map

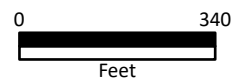


CONTEXTUAL MAPS 2

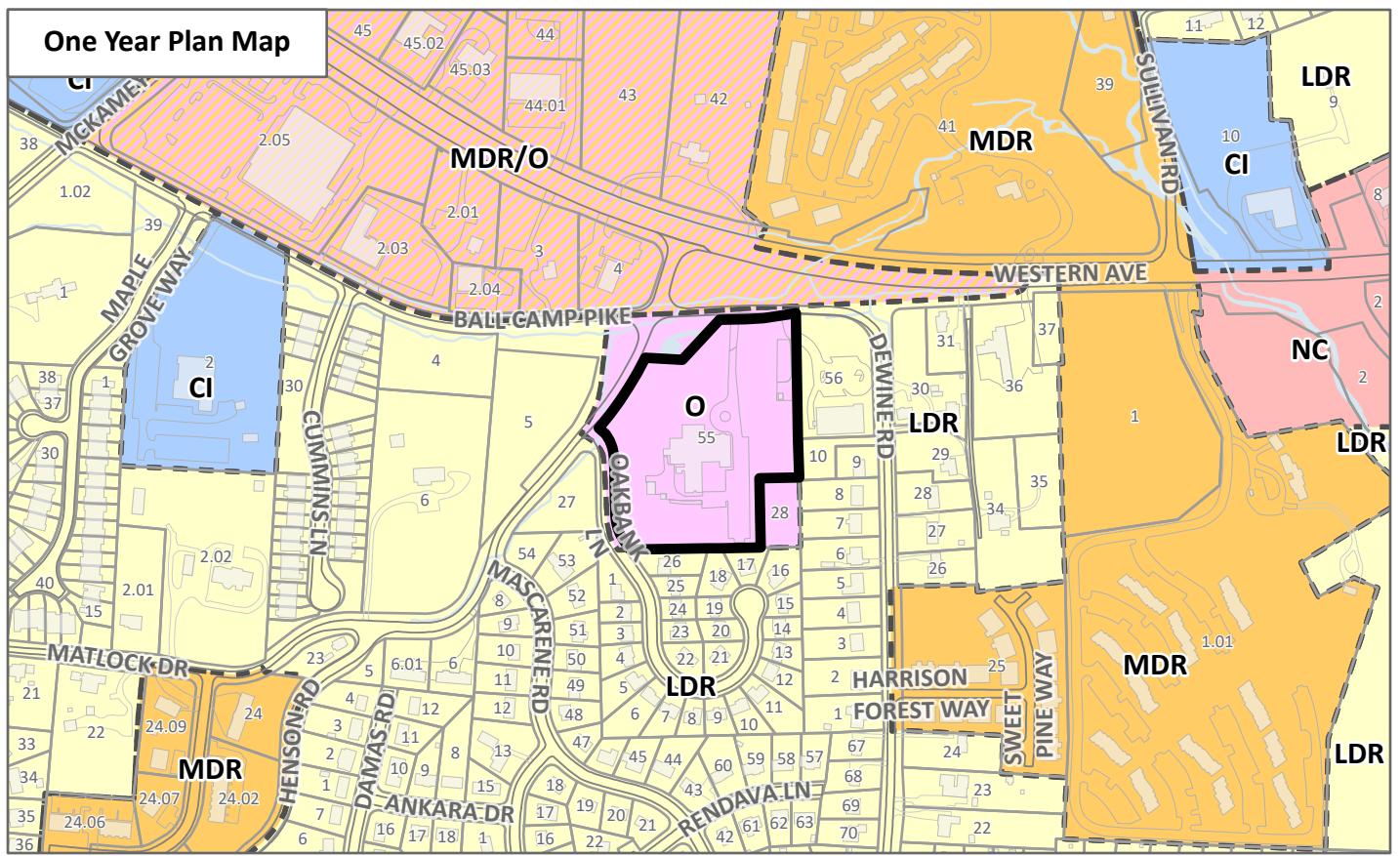
10-A-23-SU



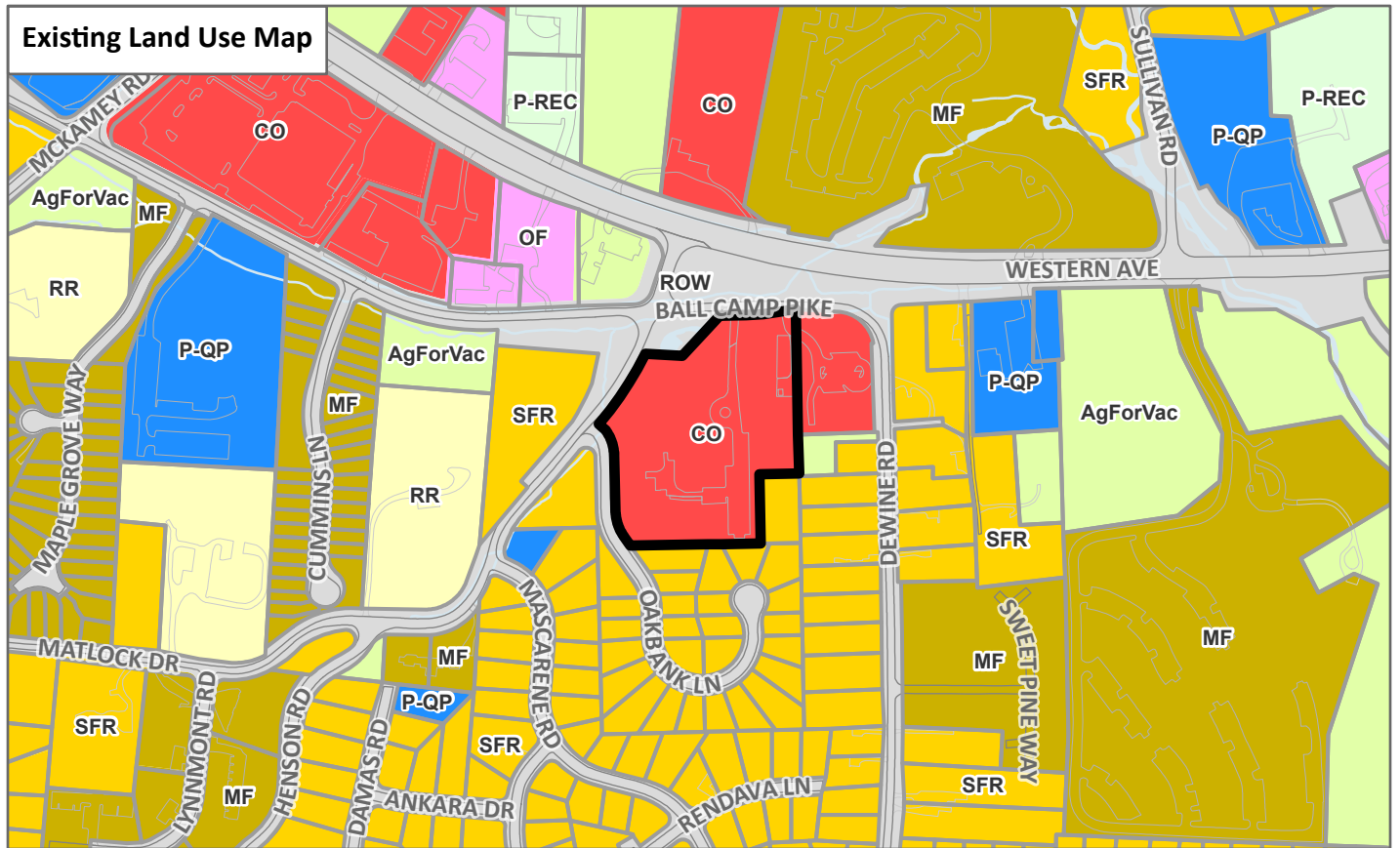
Case boundary



One Year Plan Map



Existing Land Use Map

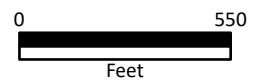


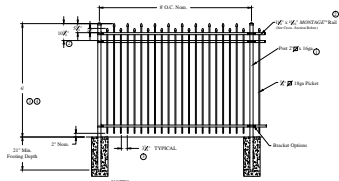
CONTEXTUAL MAPS 3

10-A-23-SU

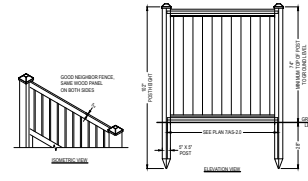


Case boundary





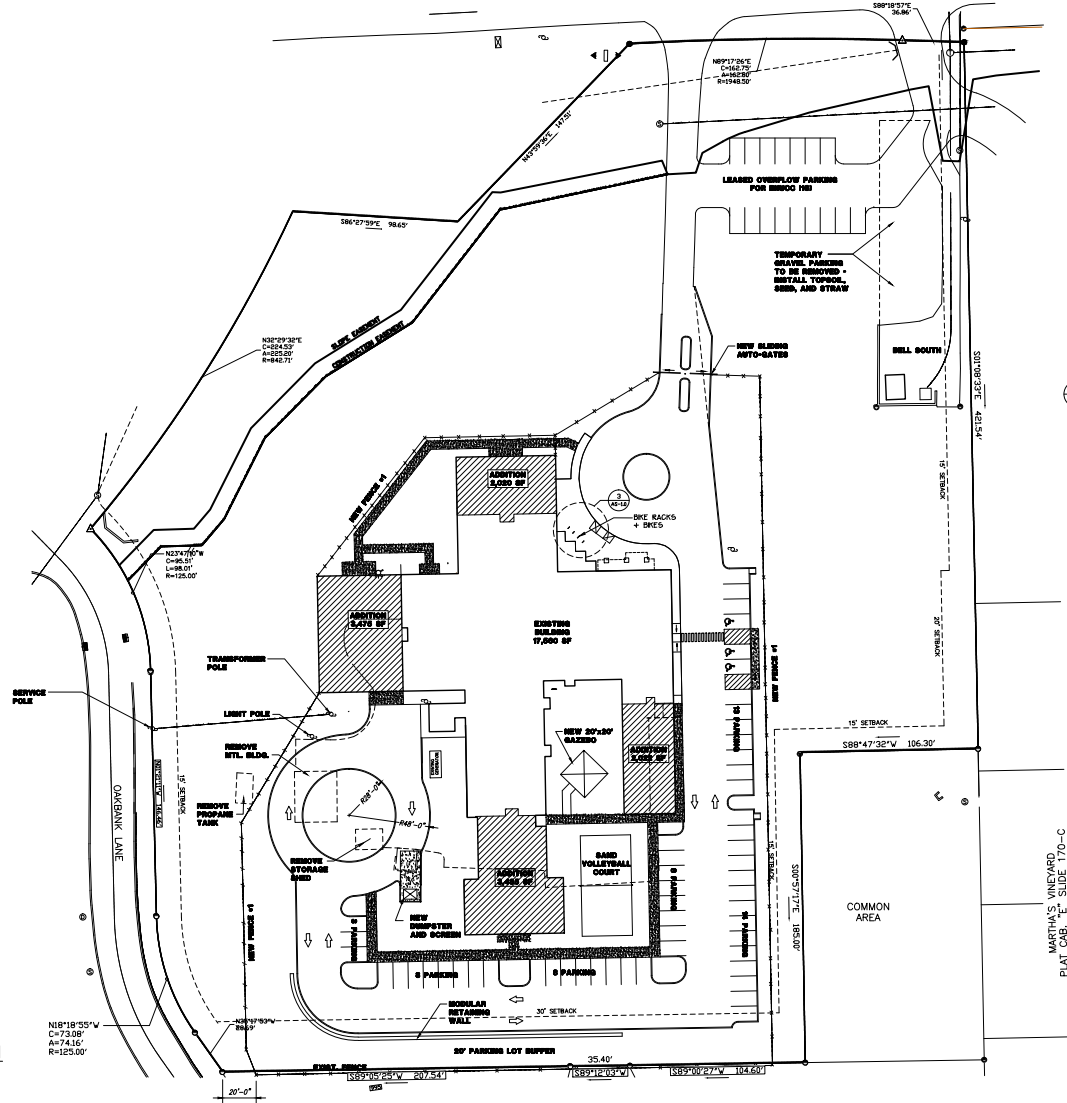
1 NEW FENCE #1
SCALE: 3/8"=1'-0"



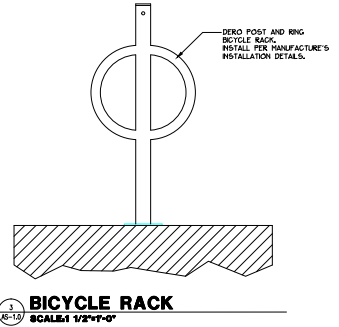
2 DUMPSTER FENCE DETAIL
SCALE: 3/8"=1'-0"

NOTES:

1. SEE NOTES ON SHEET 10-A-23-SU FOR GENERAL NOTES.
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
3. ALL MATERIALS SHALL BE AS MANUFACTURED UNLESS OTHERWISE NOTED.
4. ALL MATERIALS SHALL BE AS MANUFACTURED UNLESS OTHERWISE NOTED.
5. ALL MATERIALS SHALL BE AS MANUFACTURED UNLESS OTHERWISE NOTED.



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

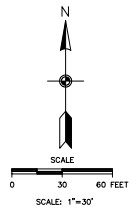


3 BICYCLE RACK
SCALE: 1/2"=1'-0"

BUILDING	AREA	AREA
EXISTING BUILDING	EXISTING	17,000 SF
ADDITIONS	ADDITIONS	11,850 SF
TOTAL	TOTAL	28,850 SF

CARPET PROGRAM	AREA	AREA
EXISTING TYPICAL	EXISTING	17,000 SF
ADDITIONS	ADDITIONS	11,850 SF
TOTAL	TOTAL	28,850 SF

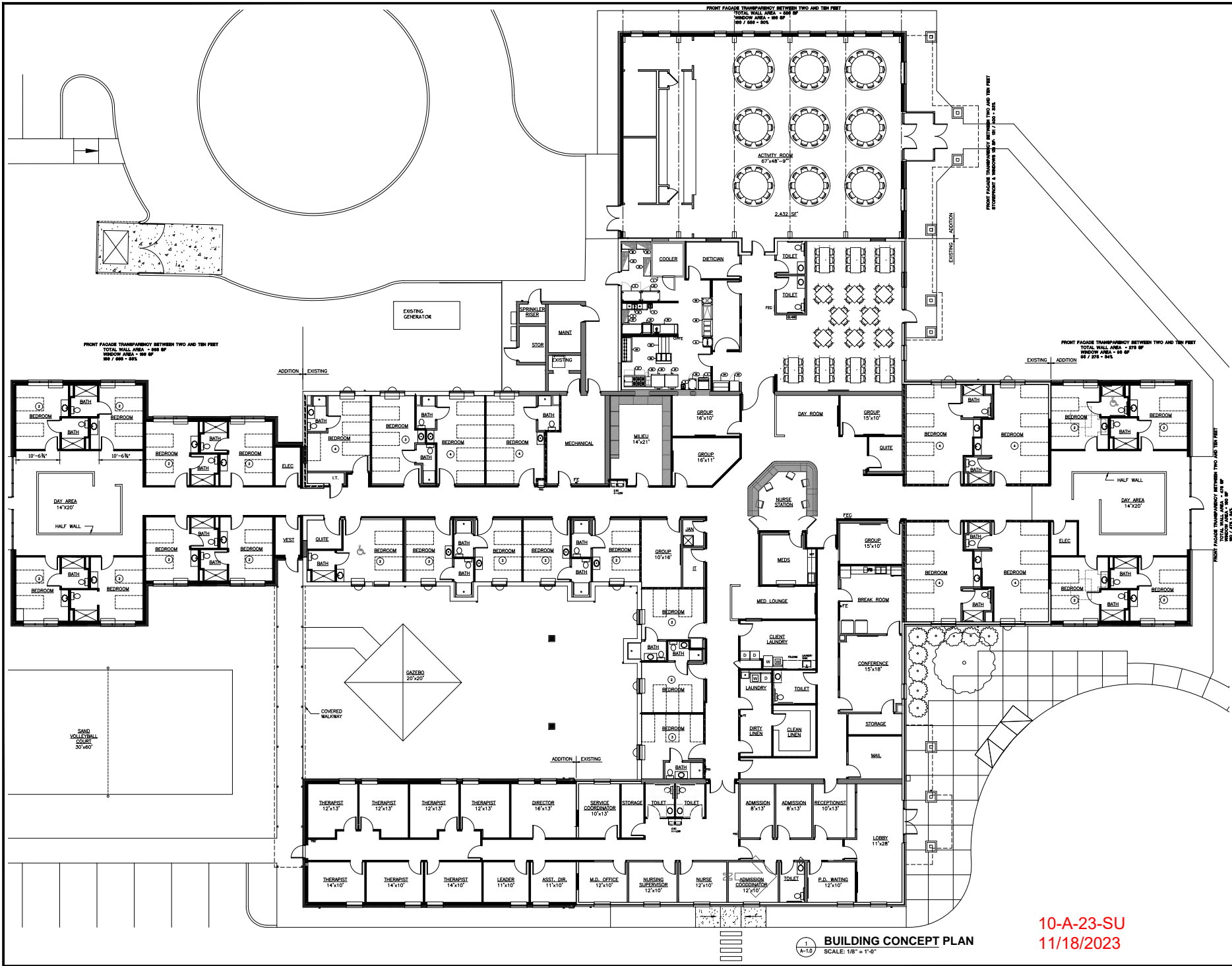
PARKING PROGRAM	AREA	AREA
EXISTING TYPICAL	EXISTING	20 SPACES
ADDITIONS	ADDITIONS	50 SPACES
TOTAL	TOTAL	70 SPACES



10-A-23-SU
11/18/2023

CAD FILE: HMCPC-AS-10.DWG
DRAWN BY: SR/AGA
CHECK BY: ADA
APPROVE BY: ADA
DATE: 09/23/23
REVISIONS:

HELEN ROSS MCNABB CENTERPOINTE
6502 BALL CAMP PIKE
KNOXVILLE, TENNESSEE 37916
608 / 688-1932
608 WALLWOOD ROAD
KNOXVILLE, TENNESSEE 37916
ALLAN ASSOCIATES ARCHITECTS, PLLC
PRELIMINARY NOT FOR CONSTRUCTION
9/18/2023
SHEET NUMBER
AS-1.0



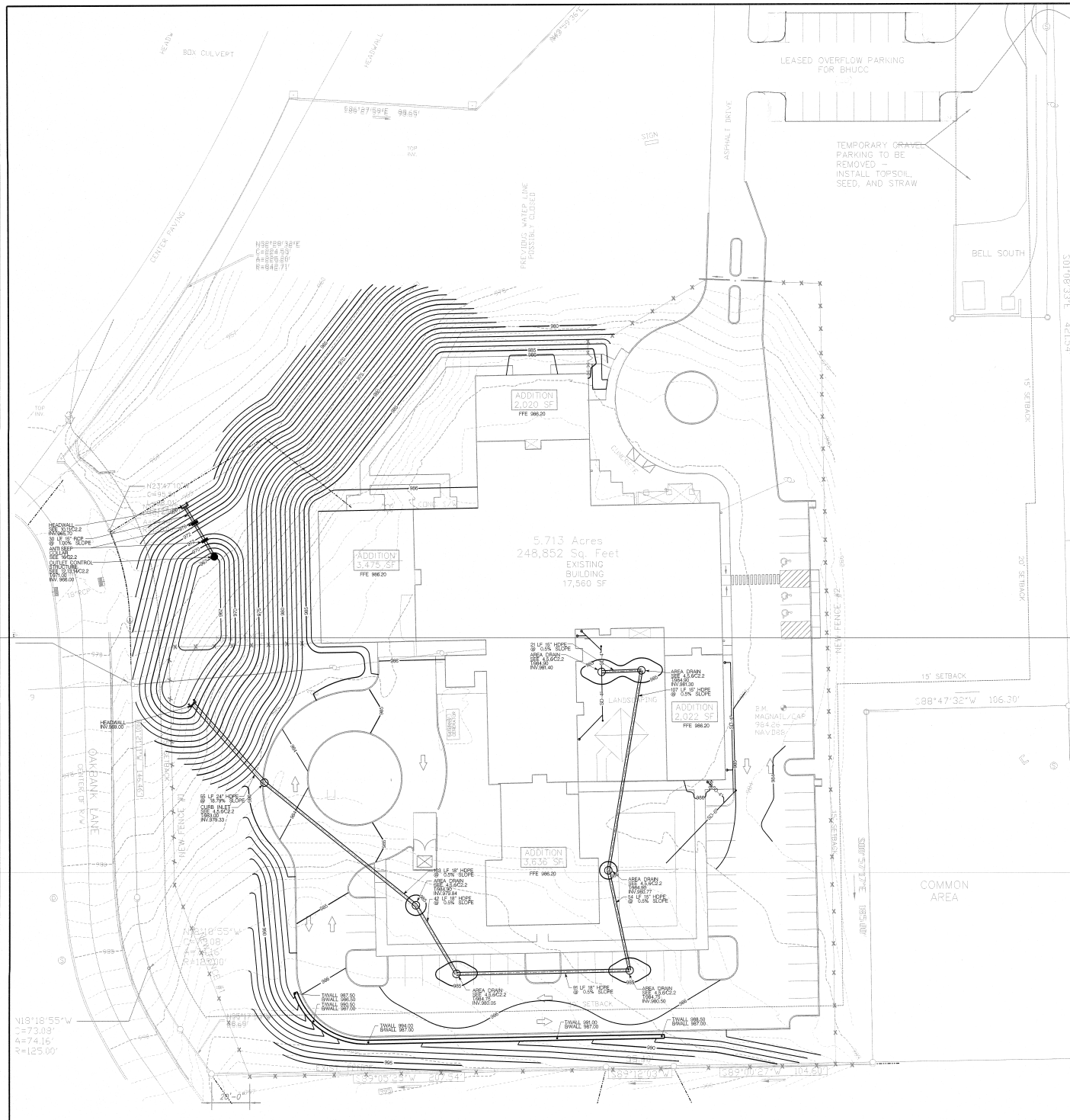
BUILDING CONCEPT PLAN
SCALE: 1/8" = 1'-0"

10-A-23-SU
11/18/2023

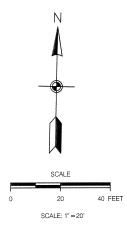
DESIGN BY: SERVAZIO	
CHECK BY: M.A.	
APPROVE BY: M.A.	
DATE: 09-18-23	
REVISIONS	

HELEN ROSS MCGABB CENTERPOINTE BUILDING PLAN
KNOXVILLE, TN
6500 BALL CAMP PIKE
KNOXVILLE, TENNESSEE 37918
686 / 689-1802
ALLAN ASSOCIATES ARCHITECTS, PLLC
KNOXVILLE, TENNESSEE 37918

PRELIMINARY NOT FOR CONSTRUCTION 9/18/2023
SHEET NUMBER
A-1.0



- 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 |
| | | | SET PARKING |
| | | | INLET PROTECTION |
| | | | CURB |
| | | | CONCRETE PAVEMENT |
| | | | ASPHALT PAVEMENT |



CAD FILE:	C1.DGN
DATE:	
DESIGNER:	
CHECKER:	
APPROVED:	
REVISIONS:	

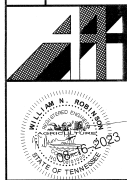
HELEN ROSS MCGNABB CENTERPOINTE
 Knoxville, TN

CONCEPT GRADING PLAN

ALLAN ASSOCIATES ARCHITECTS, PLLC

865.886.1302
 KNOXVILLE, TENNESSEE 37912

5118 WALLWOOD ROAD



SHEET NUMBER
PL01

10-A-23-SU
 8/21/2023

N18°18'55"W
 = 73.80'
 S 74°15'
 = 125.00'



1 RENDERING
A-2.0 NO SCALE



2 NORTH ELEVATION
A-2.0 SCALE 5/8" = 1'-0"



3 WEST ELEVATION
A-2.0 SCALE 5/8" = 1'-0"

10-A-23-SU
9/18/2023

CAD FILE: HRMCP A-4.0.DWG	
DRAWN BY: SR	
CHECKED BY: ADA	
APPROVED BY: ADA	
DATE: 09/18/2023	
REVISIONS	

HELEN ROSS MCNABB CENTERPOINTE
6500 BALL CAMP PINE

EXTERIOR ELEVATIONS AND RENDERING

ALLAN ASSOCIATES ARCHITECTS, PLLC

6618 WALLWOOD ROAD
KNOXVILLE, TENNESSEE 37912
888 / 689-9322



PRELIMINARY
NOT FOR
CONSTRUCTION
9/18/2023

SHEET NUMBER
A-2.0



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

The McNabb Center

Applicant Name		Affiliation
8/22/2023	10/5/2023	10-A-23-SU
Date Filed	Meeting Date (if applicable)	File Number(s)

CORRESPONDENCE

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

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37922

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

Helen Ross McNabb, Inc. Helen Ross Mc	200 Tech Center Dr Knoxville TN 37922	800-255-9711
Owner Name (if different)	Owner Address	Owner Phone / Email

5310 BALL CAMP PIKE

Property Address

93 H B 055		5.76 acres
Parcel ID	Part of Parcel (Y/N)?	Tract Size

Knoxville Utilities Board	Knoxville Utilities Board	
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

South side of Ball Camp Pk, east side of Matlock Dr, northeast side of Oakbnk Ln

General Location

<input checked="" type="checkbox"/> City	Council District 3	O (Office)	Commercial
<input type="checkbox"/> County	District	Zoning District	Existing Land Use

Northwest City	O (Office)	N/A (Within City Limits)
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Expansion of existing residential drug/alcohol treatment facility	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	The McNabb Center Please Print	8/22/2023 Date
---------------------	--	--------------------------

Phone / Email		
Property Owner Signature	Helen Ross McNabb, Inc. Helen Ross McNabb, Inc. Please Print	8/22/2023 Date



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

The McNabb Center

Owner/Applicant

Applicant Name

Affiliation

August 21, 2023

October 5, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

10-A-23-SU

CORRESPONDENCE

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

- Applicant
- Property 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

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

Helen Ross McNabb Center, Inc.

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

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5310 Ball Camp Pike

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 ac

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

May 1, 2023

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) Expansion of existing operations (see attached).

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
0405	\$450.00	
Fee 2		\$450.00
Fee 3		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

865-546-9321

Phone Number

The McNabb Center

Please Print

bmullins@fmsllp.com

Email

August 21, 2023

Date

Property Owner Signature

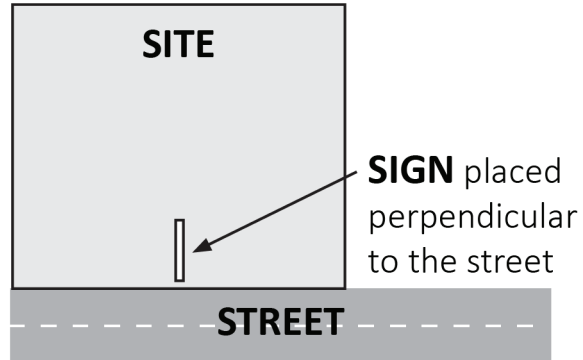
for the McNabb Center

Please Print

SG, 08/22/2023

Date Paid

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:

_____ 09/22/2023 _____ and _____ 10/06/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: CHM Homes, Inc.

Date: 08/23/2023

File Number: 10-SB-23-C & 10-I-23-DP



Sign posted by Staff



Sign posted by Applicant