



SPECIAL USE REPORT

▶ **FILE #:** 12-A-24-SU

AGENDA ITEM #: 12

AGENDA DATE: 12/12/2024

▶ **APPLICANT:** BRADFORD EVOLVE TREATMENT SERVICES LLC

OWNER(S): Katie Linkous CCC Management

TAX ID NUMBER: 68 I C 017

[View map on KGIS](#)

JURISDICTION: City Council District 3, Council District 5

STREET ADDRESS: 6262 CLINTON HWY

▶ **LOCATION:** North side of Clinton Hwy, west of Murray Dr

▶ **APPX. SIZE OF TRACT:** 1.53 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Clinton Highway, a major arterial street with 4 lanes and a center median within 136 ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek

▶ **ZONING:** C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Multifamily Residential

▶ **PROPOSED USE:** Drug/Alcohol Treatment Facility, Residential

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

South: Commercial - C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)

East: Agricultural/forestry/vacant land, commercial - C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)

West: Rural residential, commercial - C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This property is located along the Clinton Highway commercial corridor, between Merchants Drive and Callahan Drive. The area is characterized by a mix of uses, including commercial, rural residential, and multifamily residential.

STAFF RECOMMENDATION:

▶ **Approve the special use for a residential drug and alcohol treatment facility with up to 48 beds in the C-H-1 (Highway Commercial) district, subject to 4 conditions.**

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 3) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.
- 4) Meeting all applicable requirements of the State of Tennessee Department of Mental Health and Substance Abuse Services.

With the conditions noted above, this request meets the requirements of C-H-1 zoning and the criteria for approval of a special use.

COMMENTS:

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 GC (General Commercial) and HP (Hillside Protection). The GC land use provides for a wide range of retail and service-oriented uses along commercial corridors. This proposal is consistent with that description. The current C-H-1 (Highway Commercial) zoning district on the property is consistent with these plans. The HP area will not be impacted because there will be no new site work related to the proposed use.

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

A. The C-H-1 district is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas. The district regulations are intended to ensure the mitigation of any potential impacts related to such establishments on neighboring uses.

B. The C-H-1 zoning district allows consideration of a residential drug/alcohol treatment facility as a special use. The property's location along a major arterial street that is a commercial corridor meets the intent of the zoning district.

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 proposed facility will be in a recently constructed 2-story, multi-family structure with a separate 1-story structure for meetings and activities. This stretch of Clinton Highway is predominantly commercial, though it does also include scattered multifamily residential and office uses, as well. The proposed use is compatible with these uses.

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 proposed use should have little impact on the adjacent properties as this area has a mix of commercial uses, and the use is separated from the residential to the north by a hill and mature vegetation.

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

A. The development will not draw traffic through residential areas because it has direct access to Clinton Highway.

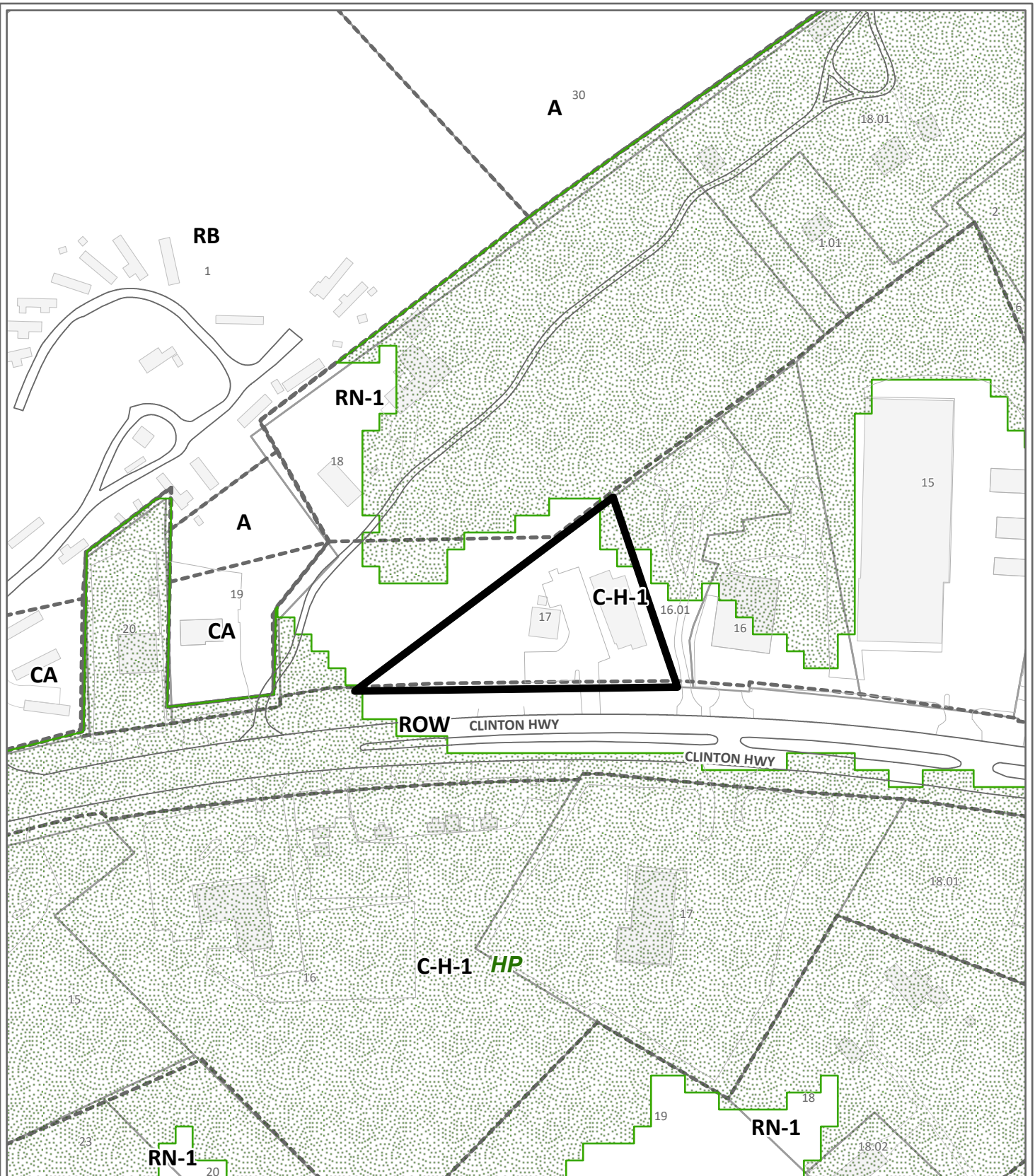
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use.

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.



SPECIAL USE

12-A-24-SU

Petitioner: Bradford Evolve Treatment Services LLC



Drug/Alcohol Treatment Facility, Residential in , C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)

Map No: 68
Jurisdiction: City

Original Print Date: 11/1/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

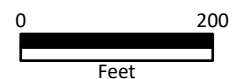
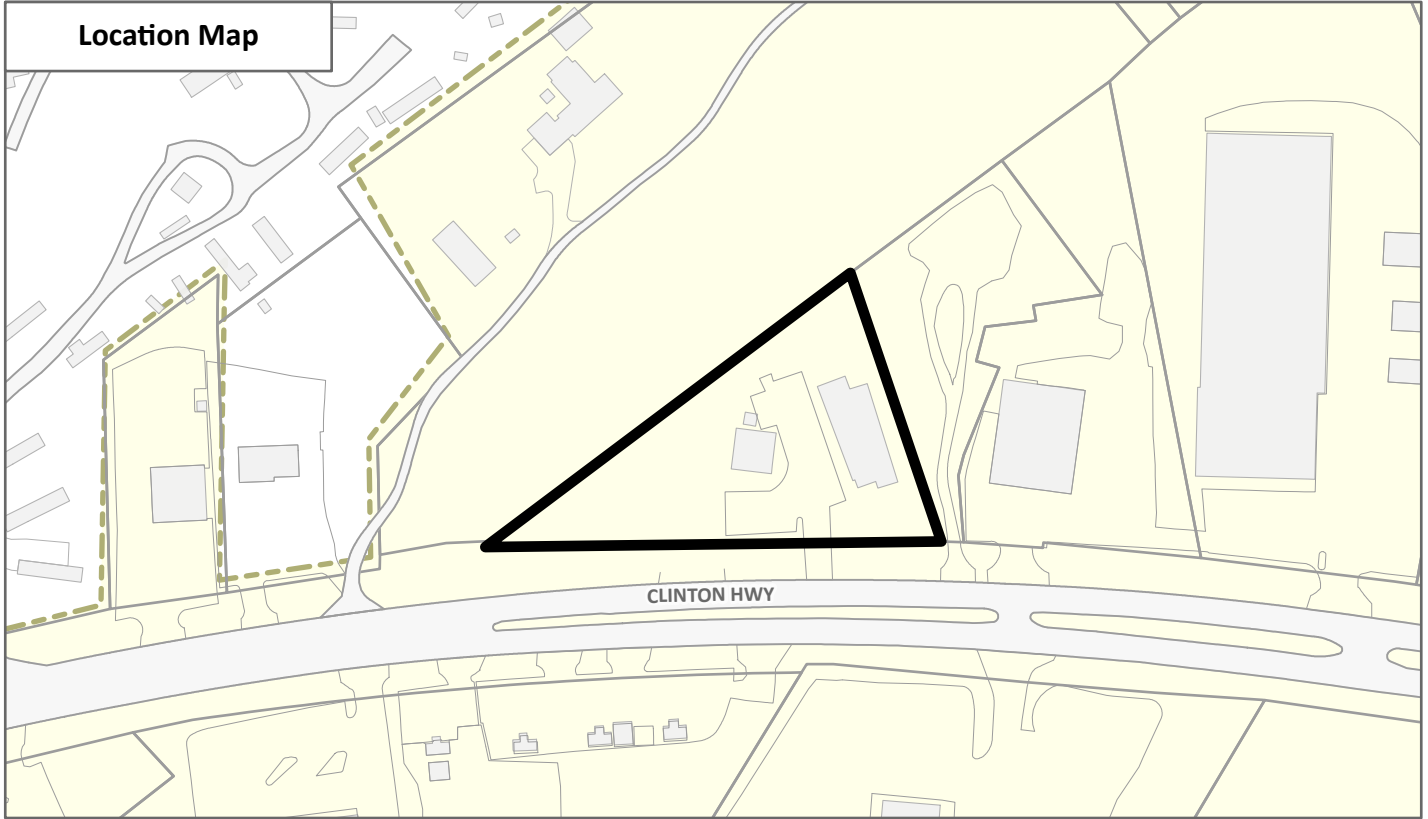


Exhibit A. Contextual Images

Location Map



Aerial Map

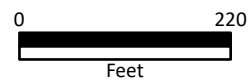


CONTEXTUAL MAPS 1

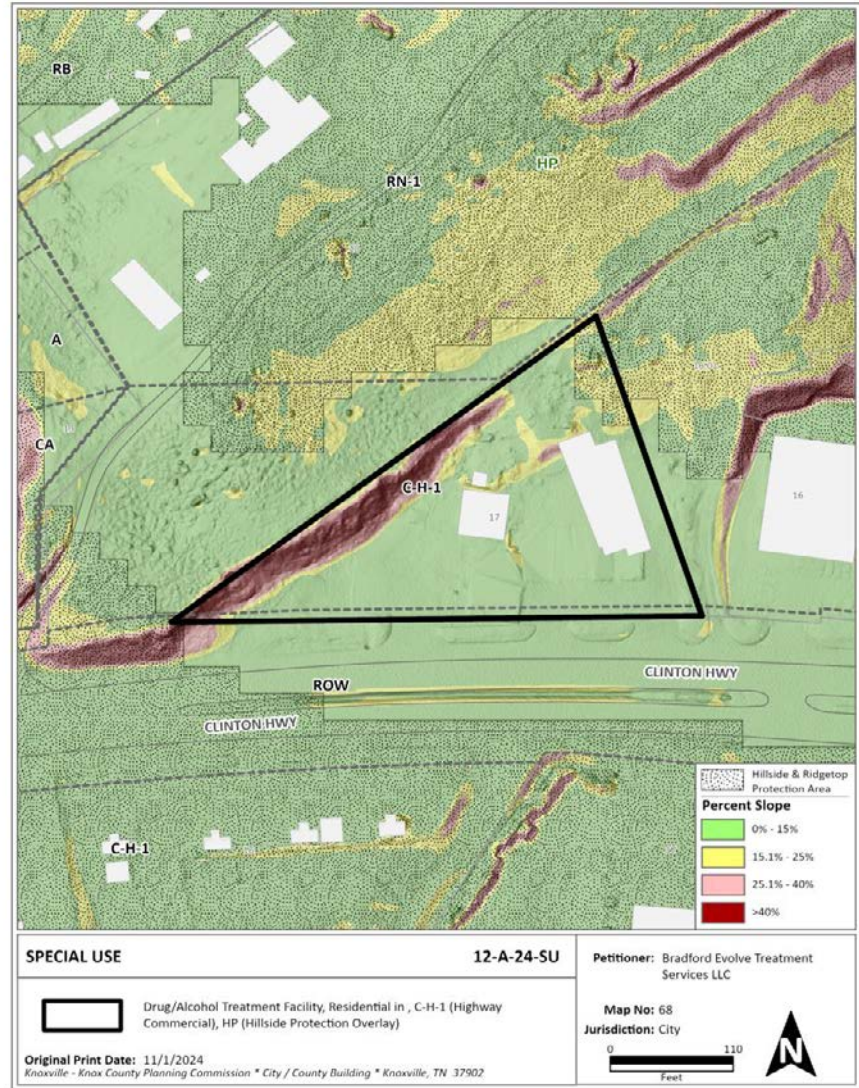
12-A-24-SU



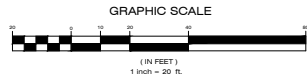
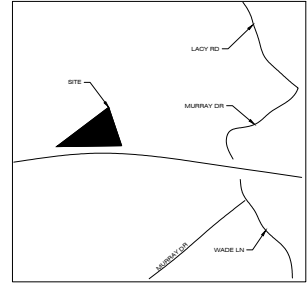
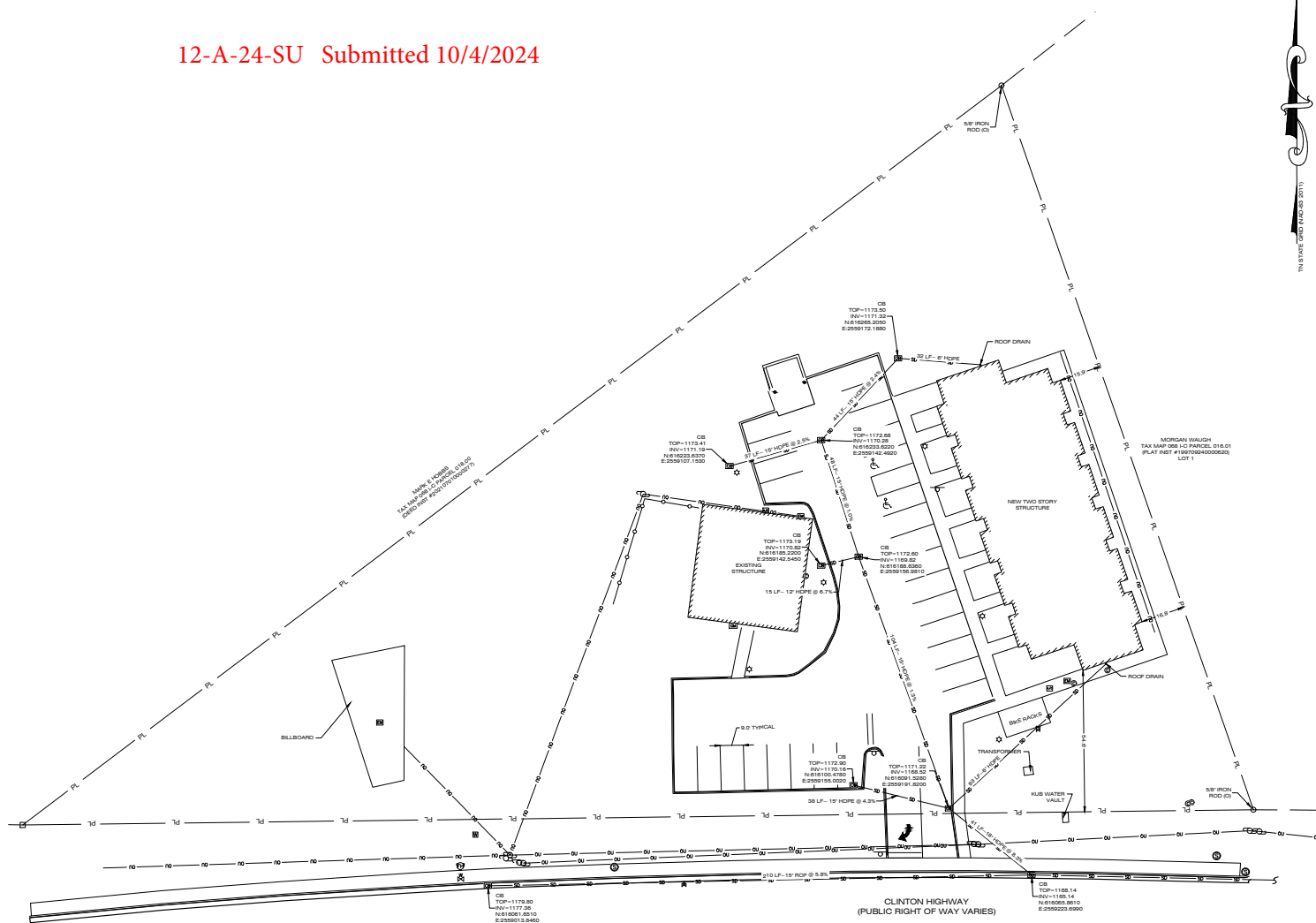
Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	66,710.5	1.531			
Non-Hillside	63,740.3	1.463	N/A		
0-15% Slope	1,042.5	0.024	100%	1,042.5	0.024
15-25% Slope	1,775.6	0.041	50%	887.8	0.020
25-40% Slope	119.0	0.003	20%	23.8	0.001
Greater than 40% Slope	33.1	0.001	10%	3.3	0.000
Ridgetops					
Hillside Protection (HP) Area	2,970.2	0.068	Recommended disturbance budget within HP Area	1,957.4	0.045
			Percent of HP Area	65.9%	



12-A-24-SU Submitted 10/4/2024



GENERAL NOTES

- 1) Verify exact size, depth and location of all underground utilities prior to construction.
- 2) Property subject to all applicable easements, setback and restrictions of record.
- 3) Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- 4) This survey does not warrant title.
- 5) Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD83. Distances have not been reduced to grid.
- 6) By graphic plotting, this property lies in Zone X on FEMA Panel #47093C0120F, which bears an effective date of 5-2-07, and is not in a special flood hazard area.

UTILITY INFORMATION

- 1) Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
- 2) Verify exact size, depth and location of all underground utilities prior to design and/or construction.
- 3) Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

Statement:
 I, Clive L. Borhaindo, PE #14696 hereby certify that I am an Engineer licensed in the state of Tennessee. I have reviewed the information based on the survey dated 8-21-24, provided to me by H. Wade Lovin, a state of Tennessee land surveyor registration number 2151.
 Based on the aforementioned survey and to the best of my knowledge, information and belief, the development was constructed such that the infrastructure improvements shown herein function as intended on the approved design titled 6262 Clinton Highway, and shown on Review #122-0487, including any permit addendums.
 Signature:
 Printed Name: Clive L. Borhaindo
 Date:

Surveyor:
 I hereby certify that I have surveyed the land boundaries and easements shown hereon in accordance with the accuracy requirements for a Category 1 survey and that the ratio of precision of the unadjusted survey is not less than 1:10,000.
 I further certify that I have located all natural and manmade features shown hereon in accordance with the current Standards of Practice adopted by the Tennessee State Board of Examiners for Land Surveyors. I certify the location, elevation, and description of these features.
 Signature:
 Printed Name: H. Wade Lovin
 Date:

SURVEYOR'S CERTIFICATION

CERTIFICATE OF ACCURACY
 I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon. No file splits were furnished to this surveyor and easements shown and/or not apparent in the field may or may not be discovered by a title search by a title attorney.

A portion of the subject property was surveyed with RTK GPS observations using survey-grade GPS receivers and conforms to standards and accuracy required to comply with rules set forth by Tennessee Board of Land Surveyors and Tennessee Code Annotated chapter 62.
 H. Wade Lovin, TN RES #2151 Date



- legend**
- (T) (D) - monument (old)
 - - light pole
 - - air conditioner unit
 - ⊖ - electric meter
 - ⊕ - utility pole
 - - - - - guy wire
 - — — — — overhead utility line
 - — — — — sanitary sewer manhole
 - — — — — clean out
 - ⊖ - water valve
 - ⊖ - water meter
 - ⊖ - fire hydrant
 - ⊖ - catch basin
 - ⊖ - storm drain line
 - ⊖ - gas meter
 - ⊖ - sign

SUPERVICIOUS AREA WITHIN PARCEL
 21,330 SF (0.484 AC)

MBI

MBI COMPANIES INC.
 259 N. WEDGEWOOD ROAD
 KNOXVILLE, TN 37919

PHONE: (865) 584-0000
 FAX: (865) 584-5213
 WEB: mbicompanies.com

Know what's below.
 Call before you dig.
 In Tennessee call 811 or 1-800-951-1111

OWNER:
 CCC Management LLC
 1124 Kingston Pike STE 110-915
 Knoxville, TN 37904

COPYRIGHT © MBI COMPANIES, INC.

6262 CLINTON HIGHWAY
 KNOXVILLE, TN 37912

6262 CLINTON HIGHWAY
 KNOXVILLE, TN 37912

CLIMATE SURVEYOR:
 Knoxville, TN
 City of Knoxville, TN
 City Ward: 39
 Tax Parcel ID:
 Map: 088 C Parcel 017.00
 Deed Ref(s): Inst #20210816013330
 Plat Ref(s): Inst #2021080025522

Drawn By: S. Pate
 Drawn By: L. Phillips
 App'd. By: W. Lovin

Field date: 2/29/24
 Drawing date: 3/6/24
 Last Revision:

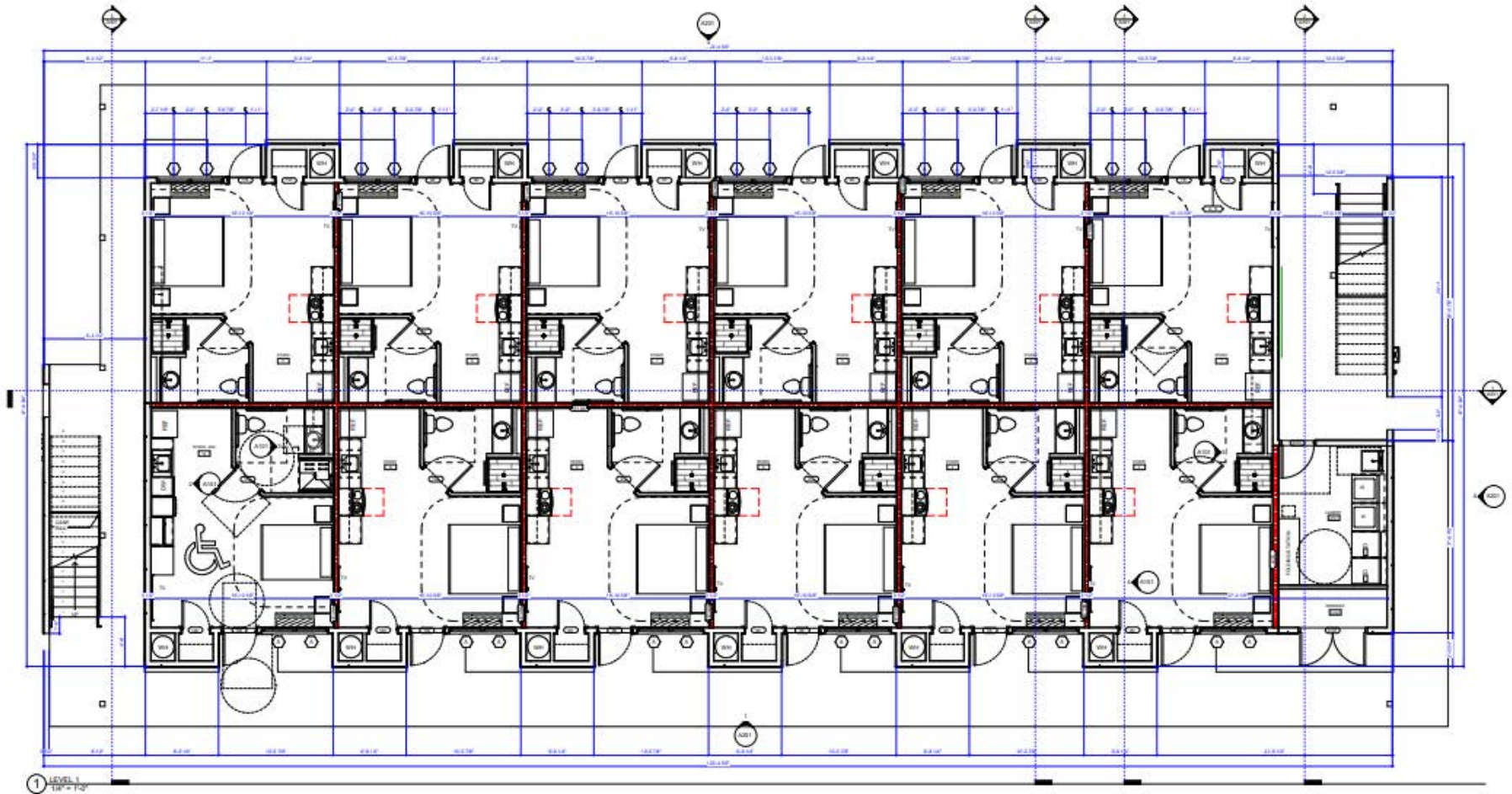
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Job No: 24170

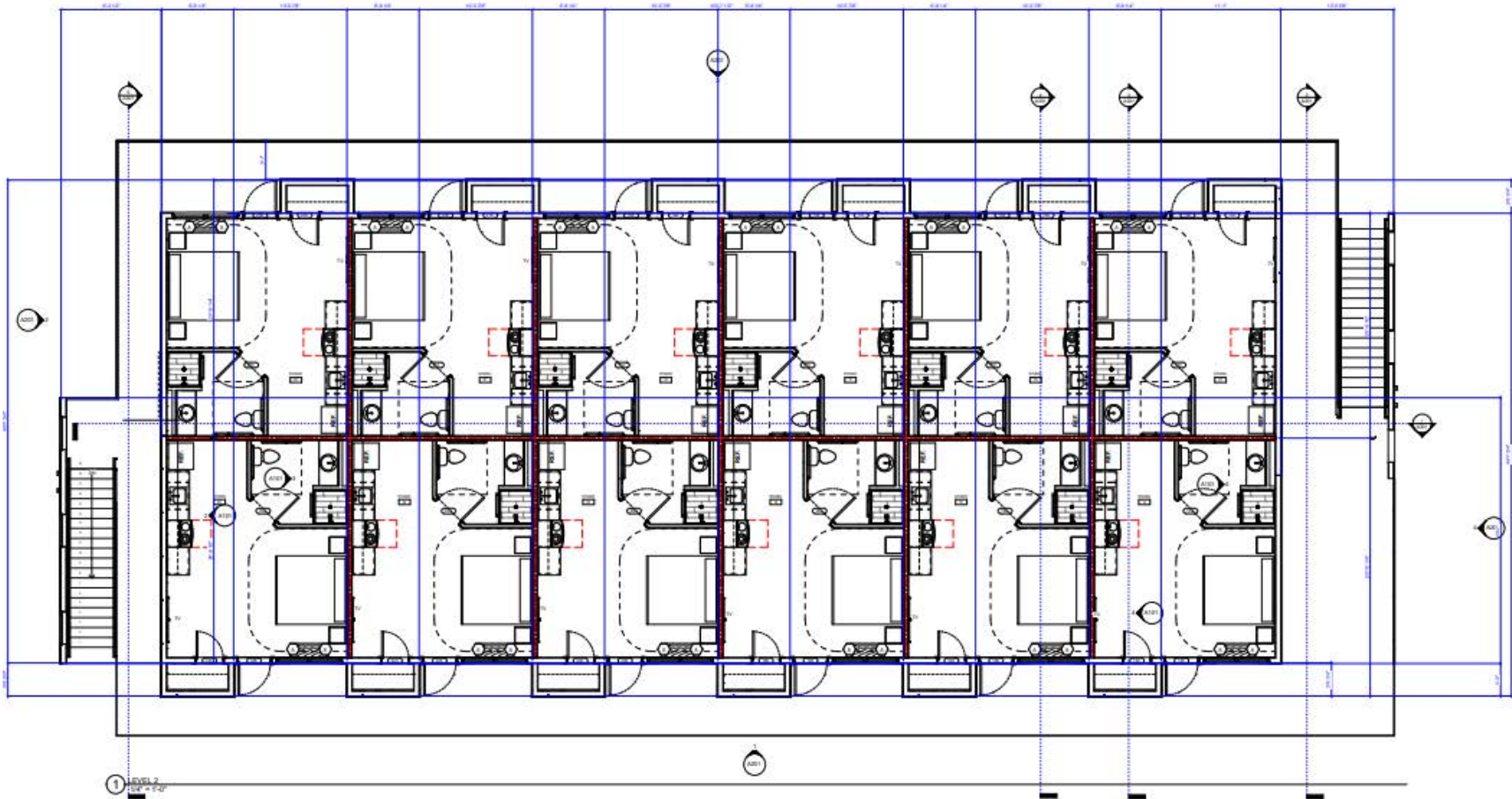
SHEET NO:
1 OF 1

12-A-24-SU Submitted 10/4/2024

1st FLOOR



2nd FLOOR





Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Bradford Evolve Treatment Services LLC

Applicant Name Affiliation

10/11/2024

12/12/2024

12-A-24-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.

- Applicant
 Owner
 Option Holder
 Surveyor
 Engineer
 Architect

Griffin Bond Bradford Evolve Treatment Services LLC

Name / Company

6262 Clinton Hwy Knoxville TN 37921

Address

865-237-7997 / griffin.bond@evolveaddictiontreatment.com

Phone / Email

CURRENT PROPERTY INFO

Katie Linkous CCC Management

1719 N Central St Knoxville TN 37917

865-321-0454

Owner Name (if different)

Owner Address

Owner Phone / Email

6262 CLINTON HWY

Property Address

68 I C 017

1.53 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

No

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

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) Drug/Alcohol Treatment Facility, Residential	

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 Plan Designation(s)	

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

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

AUTHORIZATION

By signing below, 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. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature: **Bradford Evolve Treatment Services LLC** Please Print **10/11/2024** Date

Phone / Email

Property Owner Signature: **Katie Linkous CCC Management** Please Print **10/11/2024** Date

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Bradford Evolve Treatment Services LLC

Applicant Name

Affiliation

10-4-2024

December 12, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

12-A-24-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

Griffin Bond

Bradford Evolve Treatment Services LLC

Name

Company

6262 Clinton Hwy

Knoxville

TN

37921

Address

City

State

ZIP

865-237-7997

griffin.bond@evolveaddictiontreatment.com

Phone

Email

CURRENT PROPERTY INFO

1719 N Central St

CCC Management

865-321-0454

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6262 Clinton Hwy

068IC017

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

View Form

JULY 2024

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA

Residential Non-Residential

Home Occupation (specify) N/A

Other (specify) N/A

Related City Permit Number(s)
IBC-ALT-24-0695

SUBDIVISION REQUEST

N/A

Related Rezoning File Number
N/A

Proposed Subdivision Name

N/A

Combine Parcels Divide Parcel

N/A

Unit / Phase Number

Total Number of Lots Created

Other (specify) N/A

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

N/A

Proposed Zoning

Pending Plat File Number
N/A

Plan Amendment Change

N/A

Proposed Plan Designation(s)

N/A

N/A

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) N/A

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request
 Amendment Request (*Comprehensive Plan*)

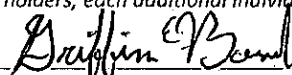
ADDITIONAL REQUIREMENTS

Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0405	\$1,600.00	\$1,600.00
Fee 2		
Fee 3		

NOTICE TO SIGN

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.


Applicant Signature

Griffin Bond/ Executive Director

10-4-2024

Print Name / Affiliation

Date

865-237-7997

griffin.bond@evolveaddictiontreatment.com

Phone Number

Email


Property Owner Signature

Katie Linkous

10/11/2024, OI

Please Print

Date Paid

Statement of Use

Bradford Evolve Treatment Services LLC.

Prosperity Manor

6262 Clinton Hwy Knoxville, TN 37912

Evolve proposes to operate a 48-bed facility licensed by the State of Tennessee that will provide 24-hour medical, non-medical, and/or therapeutic care of persons seeking rehabilitation from a drug and/or alcohol addiction in a residential setting.

Griffin Bond 865-237-7997

Kevin Mullin 610-506-6553

Ed Campbell 610-457-9813



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/29/2024

Date to be Posted

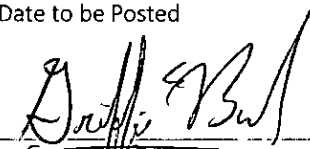
12/12/2024

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting


Applicant Signature

Griffin Bond

Applicant Name

10-8-2024

Date

12-A-24-SU

FILE NUMBER