



SPECIAL USE REPORT

► **FILE #:** 2-D-25-SU

AGENDA ITEM #: 38

AGENDA DATE: 2/13/2025

► **APPLICANT:** REALIGN WELLNESS, LLC

OWNER(S): Wachmang, Inc

TAX ID NUMBER: 81 E L 004

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 900 E WOODLAND AVE

► **LOCATION:** South side of E Woodland Ave, east of Kenyon St

► **APPX. SIZE OF TRACT:** 0.63 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via E Woodland Avenue, a minor arterial with 25 ft of pavement width within a 65-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: First Creek

► **ZONING:** O (Office), IH (Infill Housing Overlay)

► **EXISTING LAND USE:** Transportation/Communications/Utilities

► **PROPOSED USE:** Drug/Alcohol/Mental Health Treatment Facility, Residential

HISTORY OF ZONING: Rezoned from R-1A (Low Density Residential) to O-1 (Office, Medical, and Related Services), retaining the IH-1 (Infill Housing Overlay) in 2017 (8-C-17-RZ).

SURROUNDING LAND USE AND ZONING: North: Commercial - C-N (Neighborhood Commercial)

South: Office - O (Office), IH (Infill Housing Overlay)

East: Agriculture/forest/vacant land - RN-2 (Single Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Single family residential - RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay)

NEIGHBORHOOD CONTEXT: This area is characterized by commercial, residential, and institutional land uses. There are auto-oriented storefronts along E Woodland ave and N Broadway. Residential uses in the area are primarily single family homes. Institutional land uses include a public safety complex and a high school.

STAFF RECOMMENDATION:

- ▶ **Withdraw per the applicant's request.**

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.

Re: OFFICIAL PRE-DEADLINE SUBMISSION - 900 E Woodland Ave - Special Use App & Required Pictures and Documents

From Amer Haddad <amerhadd22@gmail.com>

Date Fri 1/10/2025 3:10 PM

To Samiul Haque <samiul.haque@knoxplanning.org>

Hi Sam,

I hope you're doing well. We want to take a moment to express our sincere gratitude for all the support you've provided throughout this process. Unfortunately, due to funding complications related to this specific property, we've decided to withdraw our Special Use application.

Your guidance and assistance have been truly appreciated, and we hope to have the opportunity to work with you again in the future, should the need arise.

Thank you again for everything.

On Fri, Jan 3, 2025 at 1:13 PM Samiul Haque <samiul.haque@knoxplanning.org> wrote:

Scott/Amer,

I am following up for additional required information we need to review the application. Please submit a operational plan document with information such as intended use, maximum occupancy, treatment eligibility / candidacy requirements, operation hours, number of staff, etc. It can be a one-pager PDF that we will add to your application. Please let me know if you have any questions.

Best,
Samiul

From: Samiul Haque <samiul.haque@knoxplanning.org>

Sent: Monday, December 30, 2024 4:30 PM

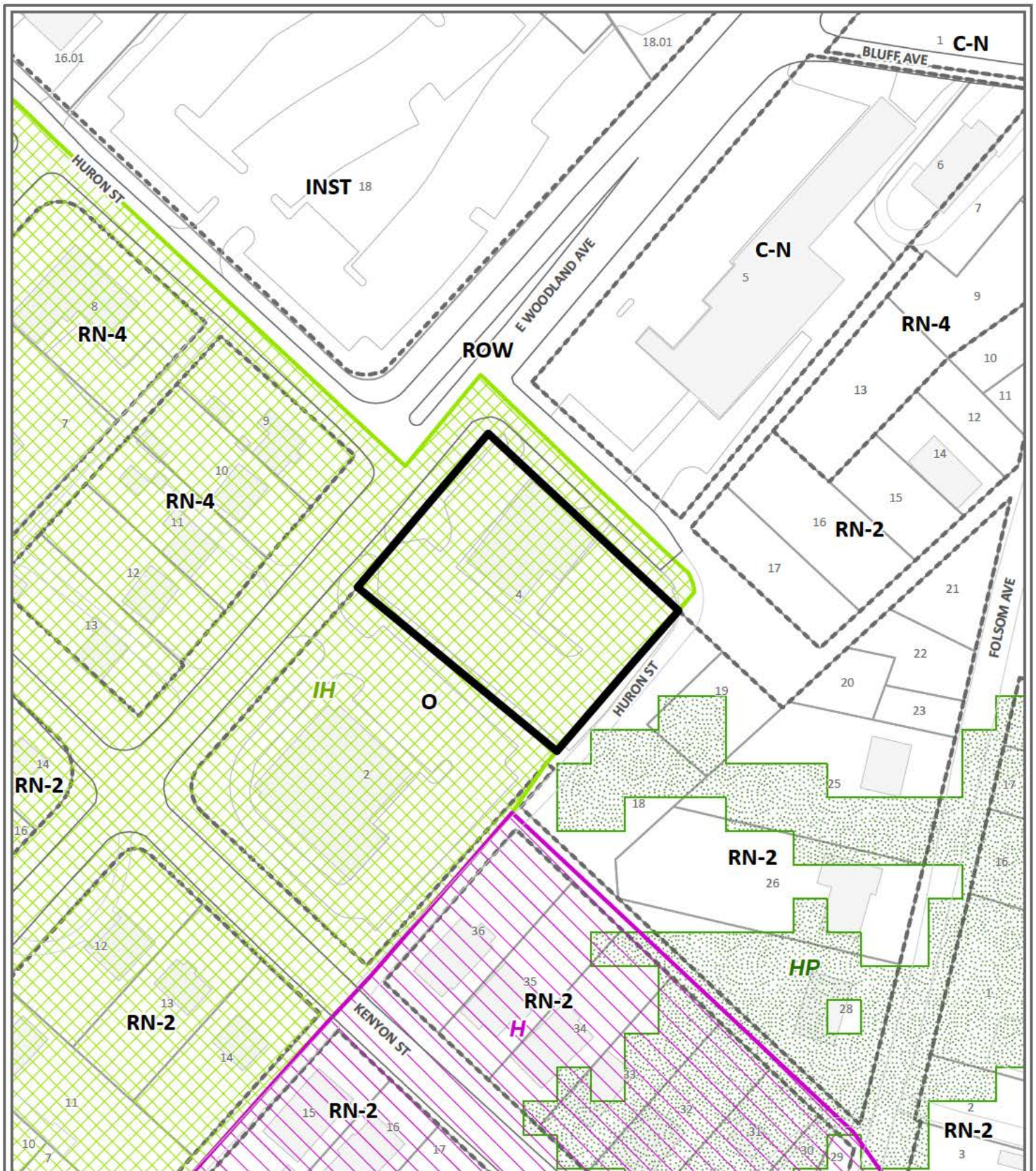
To: Scott Hastings <sdh0192@gmail.com>; Amer Haddad <amerhadd22@gmail.com>

Subject: Re: OFFICIAL PRE-DEADLINE SUBMISSION - 900 E Woodland Ave - Special Use App & Required Pictures and Documents

Scott,

Thanks for the quick turnaround! We will share a payment link for \$1,600 soon. I will write you another email for some other required information. However, that can be a part of the review process, and we can accept the application as is.

Best,
Samiul



SPECIAL USE

2-D-25-SU

Petitioner: Realign Wellness, LLC



Drug/Alcohol/Mental Health Treatment Facility, Residential in O (Office), IH (Infill Housing Overlay)

Original Print Date: 1/3/2025

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

Map No: 81

Jurisdiction: City

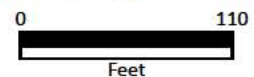
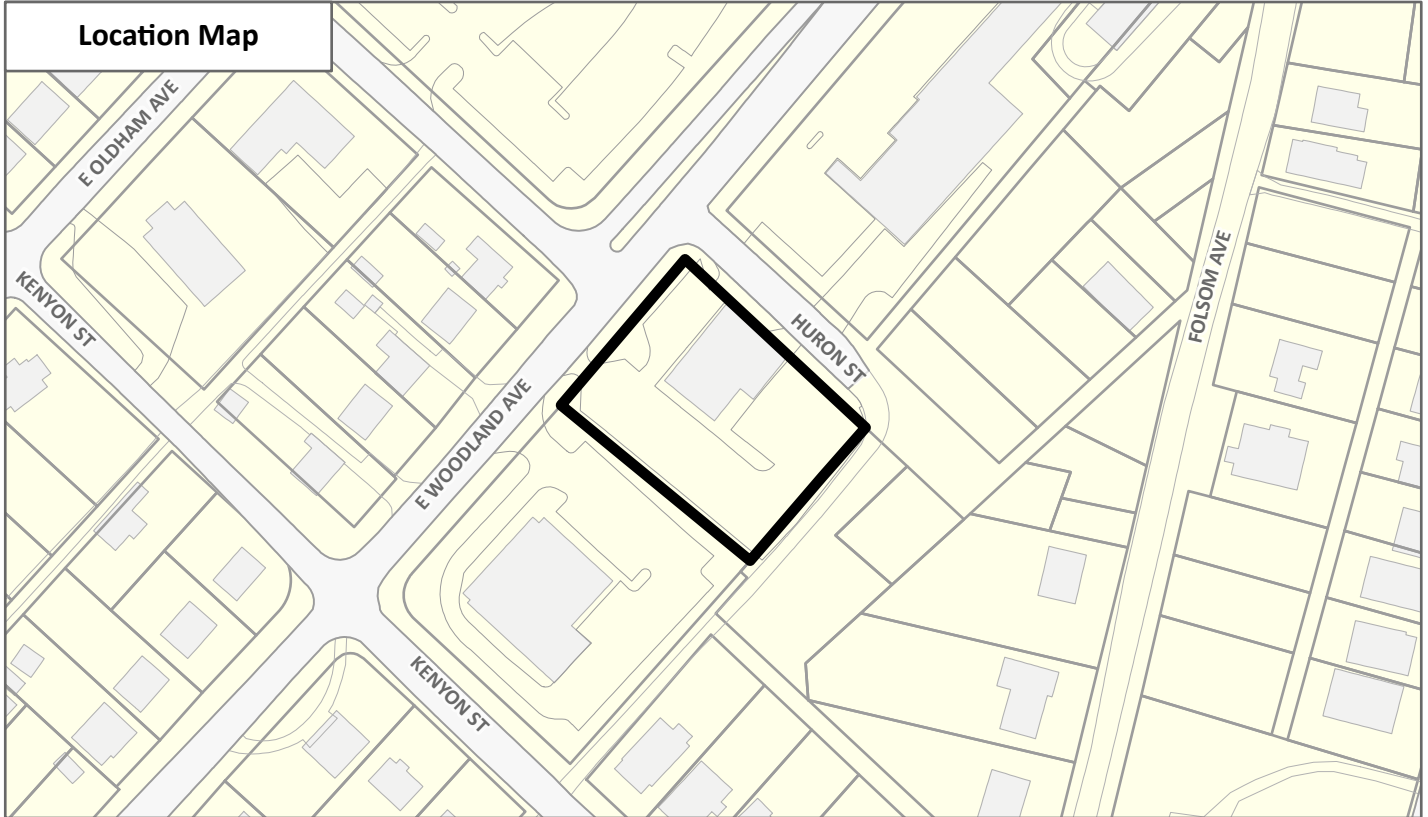
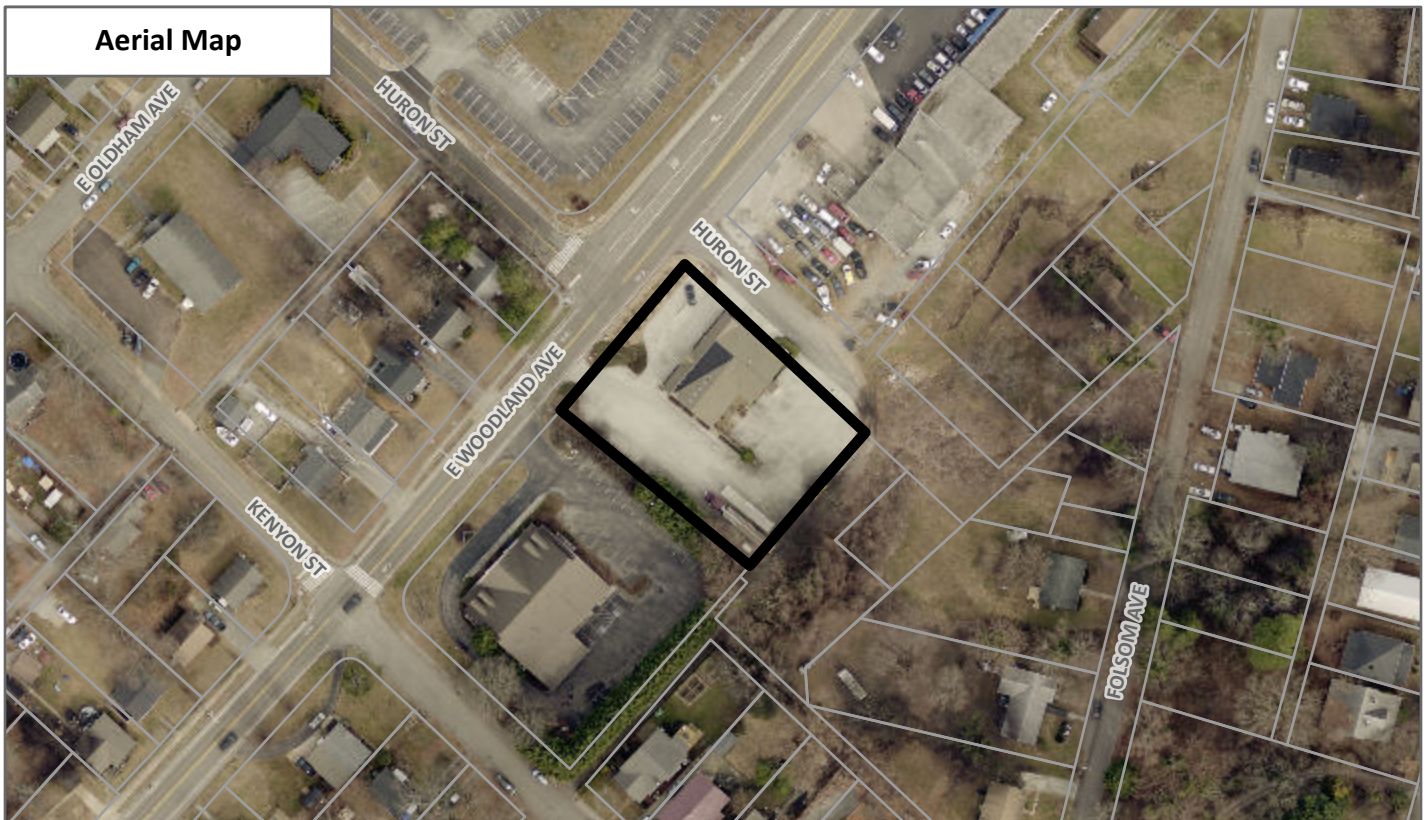


Exhibit A. Contextual Images

Location Map



Aerial Map

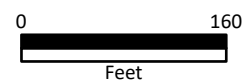


CONTEXTUAL MAPS 1

2-D-25-SU



Case boundary





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

Realign Wellness LLC

Managing Partner

Applicant Name

Affiliation

12/30/24

2/13/24

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Amer Haddad

Realign Wellness LLC

Name

Company

401 S Gallaher View Rd Apt 353

Knoxville

TN

37919

Address

City

State

ZIP

786-527-0883

Phone

Email

CURRENT PROPERTY INFO

Wachmang Inc

900 E Woodland Ave, Knoxville, TN 37917

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

900 E Woodland Ave, Knoxville, TN 37917

Property Address

Parcel ID

K-U-B

K-U-B

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.**

DEVELOPMENT REQUEST

☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA

☐ Residential ☐ Non-Residential

Home Occupation (specify) Medical Office - Current Zoning/Occupancy

Other (specify) Drug/Alcohol/Mental Health Residential Treatment - Proposed Special

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)

Pending Plat File Number

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
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

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

Fee 1

Total

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 options holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature

Amer Haddad - MGR

12/30/24

Print Name / Affiliation

Date

786-527-0883

Phone Number

Email

ISAAC WACHIRA
ISAAC WACHIRA

Please Print

WACHIRMANO INC

12/30/24 / 1439
12/30/24 / 1439
Date Paid

Property Owner Signature



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.

1/31/2025

When Instructed

2/14/2025

Upon Approval/City Permission

Date to be Posted

Date to be Removed

Applicant Signature

Amer Haddad

Applicant Name

12/30/24

Date

2-D-25-SU

FILE NUMBER

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

☐ Yes ☐ No

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