

June 6, 2021

RE: 5-H-21-UR 8535 Asheville Highway

Dear Commissioners and staff,

For this application, I believe the applicant needs to provide additional information before a Use on Review could be approved. There was recently an application for a treatment center on Wise Springs Rd, and that applicant provided extensive information about the proposed use. This application does not provide sufficient information to comply with the requirements of 4.105.01, which must be met in order to approve recovery housing.

Specifically:

4.105.01. Minimum requirements.

A. The facility shall be located, so that they are not within one thousand three hundred twenty (1,320) feet of another "recovery housing" facility;

*Check – appears to meet this requirement*

B. The facility shall be within one thousand three hundred twenty (1,320) feet of a bus transit route or as an alternative, the applicant shall submit a transit plan describing how the target population will be transported to and from the site;

*Applicant states "Student will not be driving personal vehicles to be dropped off to treatment. They will be dropped off by family, friend, or other means of transportation." This may be insufficient for a "transportation plan" when the applicant states that there will be traffic for work details, grocery stores, gas stations, church, events, etc. The applicant should submit a more detailed transportation plan for how the residents will be transported to these in the absence of a bus transit route.*

C. The applicant shall provide a description of the target population to be served;

*The applicant has stated it will be individuals 18-64 years old seeking treatment for abuse of alcohol / and or other drugs. The community has requested clarification about if the facility will allow intake of registered sex offenders due to the proximity to Carter Elementary School.*

D. The applicant shall provide a description of the on-site or off-site treatment and any special care needed;

*The applicant has a separate letter that describes the treatment program, which appears to be sufficient.*

E. The applicant shall provide description of the facilities operation, including security measures, number of residents, size and type of sleeping arrangements, and a daily work schedule showing the number of employees at the facility;

*The applicant states that there are up to 40 residents, but the applicant does not describe the size and type of sleeping arrangements, security measures. The schedule provided is the schedule for the*

*residents, and is not the schedule for the actual employees working there – the requested information would provide information about how many employees will be on duty and what the shift schedule is.*

F. The facility and use shall comply with all applicable county, state, and federal codes and regulations. The applicant shall provide a letter of certification of final approval from the state or a letter from the state stating how the proposed use is such that the state does not require a license;

*No letter is provided that either certified final approval, or determination that a license is not required*

G. Alcohol and illegal drugs shall not be permitted on the premises of any recovery housing facility whose target population includes people who are recovering from or experiencing substance abuse problems;

*Implied, but a clear statement from the applicant would be helpful.*

H. A neighborhood communications plan a statement of how the applicant will communicate to adjacent property owners about significant changes in operation and will make available their emergency contact information; and

*No neighborhood communications plan was provided.*

I. A scaled site plan of the property, showing: 1. Parking area, including bus or shuttle service circulation. 2. Landscaping and open space — a minimum of ten percent (10%) area to remain as open space for outdoor exercise area. 3. Perimeter fencing or screening.

*No scaled site plan has been provided showing any of these items.*

KCPA believes that staff and commission should uniformly require all of this information for applications for recovery housing, in order to treat all applicants equally. We urge you to postpone this item until the information is available, and provide the information to the community once it is received.

Sincerely,

--Kevin

Kevin Murphy, Chair, Knox County Planning Alliance