

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 12-A-24-SU                      **Related File Number:**  
**Application Filed:** 10/11/2024                      **Date of Revision:**  
**Applicant:** BRADFORD EVOLVE TREATMENT SERVICES LLC

## PROPERTY INFORMATION

**General Location:** North side of Clinton Hwy, west of Murray Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 68 I C 017                      **Jurisdiction:** City  
**Size of Tract:** 1.53 acres  
**Accessibility:** Access is via Clinton Highway, a major arterial street with 4 lanes and a center median within 136 ft of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Multifamily Residential  
**Surrounding Land Use:**  
**Proposed Use:** Drug/Alcohol Treatment Facility, Residential                      **Density:**  
**Planning Sector:** Northwest City                      **Plan Designation:** GC (General Commercial), HP (Hillside Ridgetop Protection)  
**Growth Policy Plan:** N/A (Within City Limits)  
**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.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 6262 CLINTON HWY  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** GC (General Commercial), HP (Hillside Ridgetop Protection)

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): 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.

Staff Recomm. (Full):  
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.

**Action:** Approved with Conditions **Meeting Date:** 12/12/2024

**Details of Action:**

**Summary of Action:** 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.

**Date of Approval:** 12/12/2024 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:** **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**