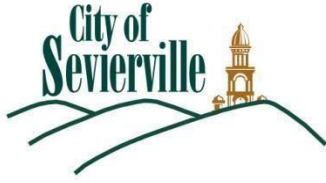


SEVIERVILLE BOARD OF ZONING APPEALS

9/5/2024

5:00 P.M. – Civic Center



Board of Zoning Appeals

AGENDA

9/5/2024

- A. Call to Order
- B. Approval of Minutes – 8/1/2024
- C. Public Forum
- D. Old Business
 - 1. Case 24-03 – Staff requests review of use & conformity determination for property located at 154 Lee Greenwood Way.
- E. New Business
 - 1. Case 24-04 – Welroc Enterprises, LLC requests a variance to allow within 10 feet of the floodway boundary. – Tax Map 061, Parcel 012.00, Temple Lane.
- F. Staff Report
- G. Adjournment



**BOARD OF ZONING APPEALS
MINUTES
AUGUST 1, 2024**

The regularly scheduled meeting of the Sevierville Board of Zoning Appeals was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, August 1, 2024 at 5:46 PM.

There were present and participating:

MEMBERS PRESENT

Vincent Snider, Chairman
Butch Stott, Vice Chairman
Douglas Messer, Secretary
Robbie Fox
Wayne Helton
Shane Patterson

STAFF PRESENT

Dustin Smith, Deputy City Administrator
Corey Divel, Development Director
Kristina Rodreick, Senior Planner
Charles Valentine, Building Official
JC Green, Fire Marshal
Jim Ellison, City Surveyor
Brooke Fradd, Recording Secretary

MEMBERS ABSENT

Daryl Roberts

Chairman Snider declared a quorum present and announced the meeting would proceed.

APPROVAL OF MINUTES

Mr. Messer made a motion to approve the minutes of the April 4, 2024, meeting. The motion received a second from Mr. Helton and passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

CASE 24-03 – STAFF REQUESTS REVIEW OF USE & CONFORMITY DETERMINATION FOR PROPERTY LOCATED AT 154 LEE GREENWOOD WAY.

Mr. Divel explained that this location holds the Tourist Commercial (TCL) zoning designation. The site began as a restaurant. The structure was then converted into a recovery center with meeting rooms and a residential component. No building permits are on file for this conversion. Ownership has since

changed; however, the proposed new use would be similar – a faith-based recovery center, with a live-in component.

Mr. Smith explained that since the use is not clearly defined in the City’s zoning ordinance, staff has asked the board to determine which existing use is most applicable. Options include Multi-family Residential, Religious Assembly, or Nursing Home. The former two uses are allowed in the TCL zone, but the latter is not. A description of the ministry’s operations was provided by their legal representation and included in the board’s informational packet.

Mr. Green further explained that several months ago, the Fire Department Inspectors noted the sleeping accommodation. The building does not meet the residential fire code and the former owners were instructed to remove the living quarters. They were removed a few months ago and the building passed reinspection.

After lengthy discussions regarding the potential uses and applications of this facility, members of the board requested a deferral of the item. This would give a representative from the ministry the opportunity to provide clarity and address any questions the board may have.

Action Taken

Mr. Fox made a motion to defer the use and conformity determination. The motion received a second from Mr. Helton and passed unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:26 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary



City of Sevierville Board of Zoning Appeals

Case Number: 24-03

Action Requested: Use & Conformity Determinations

Owner: Restoration House Ministries

Address: 154 Lee Greenwood Way

Tax Map: 018

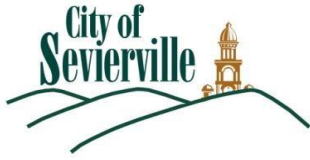
Group/Block:

Lot No./Parcel No: 008.17

Lot Size: 2.87 acres

Zoning District: TCL (Tourist Commercial)

Request Consideration: Staff requests the Board of Zoning Appeals make a determination of the use classification and permitted conformity for the use of property at 154 Lee Greenwood Way. See memo attached.



Board of Zoning Appeals

MEMO

9/5/2024

AGENDA ITEM: Case 24-03 – Staff requests review of use & conformity determination for property located at 154 Lee Greenwood Way.

PRESENTATION NOTES: Restoration House Ministries (RHM) proposes to operate their facility at the above referenced location which is located within the TCL Zoning District. Life Changers Outreach previously operated at the site but has recently moved to a new location outside the City of Sevierville. The operations of RHM are principally the same as those of the previous user. However the building was originally constructed as a restaurant and we are unaware of any building permits issued related to the conversion of the site.

The proposed use is not clearly defined within the zoning ordinance and staff requests a determination of the appropriate designation to confirm conformity with zoning ordinance. Uses within the zoning ordinance which the facility may be classified as could include multi-family dwelling, religious assembly or nursing home. Specifically, an assisted-care living facility is a type of nursing home. Definitions for these uses are included below:

- Multi Family Dwelling is defined as a structure or structures containing more than two attached dwelling units used for residential occupancy.

- Religious Assembly is defined as an enclosed facility principally used for people to gather together for public worship, religious training, or other religious activities.

- Nursing Home, Assisted-care Facility is defined as either:
 - i. Nursing Home: A facility which provides 24-hour skilled nursing care, and other medical and related services to persons admitted because of illness, disease, and/or physical infirmity, and which can be licensed as such by the State.

 - ii. Assisted-care Living: A facility which provides bathing, dressing, and nonmedical living assistance services, such as meal preparation, grooming, and other activities of daily living for persons who are elderly or have disabilities, and which can be licensed by the State as such.

Multi-family and religious assembly uses are permitted within the TCL Zoning District while Nursing Homes and Assisted Care facilities are not permitted.

A description of the operations conducted by Restoration House Ministries has been provided by legal representative for RHM, Joel Reeves, and is provided below.

“Per our conversation, you informed that Restoration House Ministries (RHM) was tentatively approved to use the building located at 154 Lee Greenwood (the Property) in the ways that we have discussed pending your receipt of a short blurb detailing RHM’s business model and how they intended to use the Property. Please consider this email that response to your request.

RHM is a faith-based recovery center that offers evidence-based treatment programs to individuals struggling with various addictions, substance use disorders, and mental health concerns. RHM currently operates an inpatient medical detox at a facility located at 980 W Highway 25/70 in Newport, Tennessee. This facility has multiple state licenses, medicare certifications, and accreditations. Patients can be admitted into treatment here for detoxification purposes, if needed, and all of the medical and psychiatric care is provided on site. Once the patients cease the need for medical care, or for patients who do not need the intensive intervention provided at its Newport facility, RHM would like to use the Property as a sober living and counseling space for the people it serves.

RHM intends to use the bottom floor of the Property for male residential housing and living. The second/top floor will be utilized for religious assembly, dining, education/vocational classes, group and individual counseling, and for various venues or conference uses. RHM will not be prescribing, dispensing, or administering any medications on site at the Property. The services offered on site will be education and counseling-based, not medically based.

Pastor Matt Johnson, the CEO of RHM, asked that I express his profound gratitude for your consideration of this project as utilizing the Property in this way will help RHM better serve the people seeking their services. Please let me know if you have any additional questions or concerns.”

Additional information has been submitted by the property owner and is attached.





Project Outline

Prepared for Sevierville Board of Zoning Appeals

Prepared by Matthew Johnson, B.S., M.A., M.Div., LADAC-II

August 13th, 2024

DEVELOPMENT SUMMARY

Objective

Restoration House Ministries has expanded our corporate and clinical operations to help more people struggling in Sevier County, Tennessee. Our purpose is to add at least 20 more residential beds for individuals who are preparing to reintegrate into society after months of successful treatment. 154 Lee Greenwood Way, Kodak TN will serve our mission and vision by providing a safe and tranquil residential environment for those who meet criteria and are getting ready to transition into our community.

Who Are We?

We are a Faith-Based, Residential, Men's Drug and Alcohol Recovery Center that is located in the heart of the Great Smoky Mountains. We are CARF Accredited, Medicare Certified, and State-Licensed to offer individualized treatment options to those who are struggling with co-occurring disorders. Our mission is simple, it is profound, and it is extremely unique. We are Discipleship Driven, Psychologically Focused, Clinically and Medically Informed.



Vision

Restoration House Ministries exists to offer hope to individuals suffering from various addictions and substance use disorders through evidenced-based treatment models that are discipleship driven, psychologically focused, and clinically informed.



Mission

To see the miracle of recovery in the lives and families of the Greater Smoky Mountain communities by providing faith-based recovery programs and clinical treatment options to those who want freedom from addiction and co-occurring disorders.

COST OF TREATMENT

- We are a TN Chartered, 501c3 Tax Exempt Organization founded in 2016
- We are federally compliant in helping our patients with receiving health insurance benefits for the purpose of behavioral health treatment as it serves the vision and mission of our organization
- We believe in a one year long term treatment model that is discipleship driven and clinically informed
-**WE ARE FREE of CHARGE for 12 Months**

MEASURABLE OUTCOMES OF TREATMENT

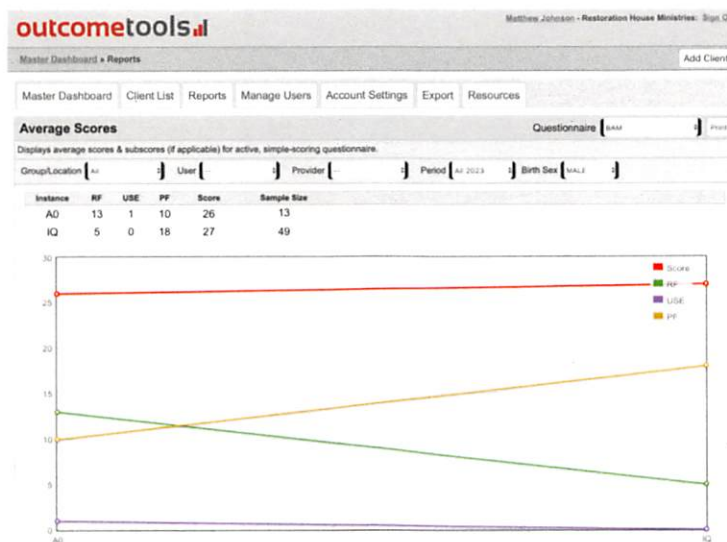
- Proving Metrics is Vital for maintaining Accreditation's to show our treatment efficacy.
- Our clinical patient data showed a **20% Increase** in Client Health Functioning
- Our clinical patient data also showed a **50% reduction** in clinical depression criteria after 30 days of residential treatment

Risk Factors

Decreasing...

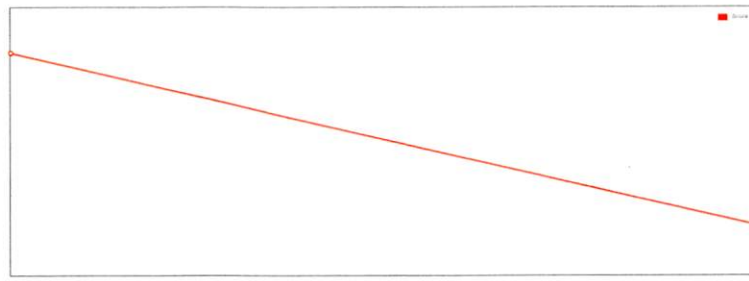
Protective Factors

Increasing...



Progress Chart

Instance	Score	Sample Size
AD	4	1
IQ	2	1



Depression Score Reduced by

50%

LICENSES AND ACCREDITATIONS

- We went through outpatient, partial hospitalization, residential and medical detox licensure process for our organization at 980 US 25W, Newport TN and 2450 Winfield Dunn Pkwy, Sevierville TN.
- We successfully obtained Medicare Certification for our organization in June of 2023
- We successfully obtained CARF Accreditation for our organization in October 2023

Organizational Structure

Restoration House Ministries

Board of Directors

Megan Johnson-

Matt Johnson

Colby Jagnandon Kenny Ball

Executive Oversight

CEO-Matt Johnson, M.A., M.Div., LADAC-II

Medical Director -

Dr. Mark Ernest M.D. - Sickness, Disability, Integrative and Physical and Addiction Medicine,

Addiction and Pharmacological Disorders

Psychiatric Director

Dr. Rikki Pleasants M.D.-Board Certified- Psychiatry, Neurology and Forensic Psychiatry

Mental Health and Social Rehabilitative Services

Clinical Directors

Substance Use Disorder

Matthew Johnson, M.A., M.Div, LADAC-II

Mental Health and Abnormal Psychology

Janice Hendrix, M.S., LCSW

Physical and Occupational Therapy

Dr. Megan Stinson, DPT /Megan Voss, DPT

Clinical Team

Bill Hakes,
B.S., M.Div.
Mason
Payne, Under
Clinical
Supervision

Peer Support

Aaron Lasure,
CRPSin Training

Ronnie Rice,
CPRSin Training

Clinical Team

Kyle Jones,
Under Clinical
Supervision

Michael
Thomas, Under
Clinical
Supervision



NETWORK PARTNERS



REFERRAL PARTNERS

- Sevier County Probation
- ETHRA Probation and Community Corrections
- Fort Sanders Medical Center
- Bradford Health
- Freeman Recovery Center
- True Purpose Ministries
- Local Churches and Community Partners at Fundraising Events

REVIEWS FROM PARTNERS, STAKEHOLDERS, AND PATIENTS

"Responds quickly"

"What I love about them is they are always willing to try"

"Excellent at returning detailed reports"

"This is not about becoming sober, but recovering"

"A program that is set-apart, and willing to do the hard work"

"Truly serving the community"

"Compassionate at what they do"

"Staff are like family, they are hard but accountable"

"Teachers and teachable.."

THE SCOPE of SERVICES and PERSON'S SERVED @154 LEE GREENWOOD WAY

When sober living and clinical services are offered at the same location without a residential license, TDMHSA asks that a letter is drafted that proves why a residential license for serving individuals is not warranted. ***The main criteria TDMHSA looks at are services relating to medication dispensing, cooking meals, personal grooming, and transportation needs. We have approval for only needing an outpatient license for our operations at property in question because we have satisfied TDMHSA's definition for NOT providing custodial, nursing, or assisted living care.*** These key highlighted points should soften the responses of board members who are in opposition...

The following services will be provided for individuals served

- * Outpatient Counseling (top floor)
- * Religious Services (top floor)
- * Vocational and Educational Services (top floor)
- * Conferences (top floor)
- * Recreational Services (top floor)
- * Residential Living (lower floor)

The following criteria does not warrant nursing or assisted living care

- * Able to bathe themselves
- * groom themselves
- * cook and prepare their own meals
- * feed themselves
- * drive and transport themselves
- * self administer their own medications
- * Individuals do not meet criteria (ASAM/TDMHSA) for needing 24 hour nursing care
- * Individuals do not meet criteria (ASAM/TDMHSA) for needing 24 hour clinical or recovery support

OUR STATEMENT SATISFIED THE STATE'S DEFINITION FOR NOT WARRANTING NURSING OR ASSISTED LEVEL OF CARE.....CHECK IT OUT.....



Restoration House Ministries

2450 Winfield Dunn Pkwy

Kodak, TN 37764

Phone# (865) 805-0567

www.rhmsevier.com

To: TN Director of Licensure

Re: Statement from Restoration House Ministries(RHM)

The following paragraph drafted by our Attorney Joel Reeves, is a legal description outlining the uses for our new property requesting Non-Residential Alcohol and Drug Treatment and Outpatient Mental Health licenses located at 154 Lee Greenwood Way, Kodak TN 37764.

"RHM intends to use the bottom floor of the Property for male residential housing and living. The second/top floor will be utilized for religious assembly, dining, education/vocational classes, group and individual counseling, and for various venues or conference uses. RHM will not be prescribing, dispensing, or administering any medications on site at the property. "

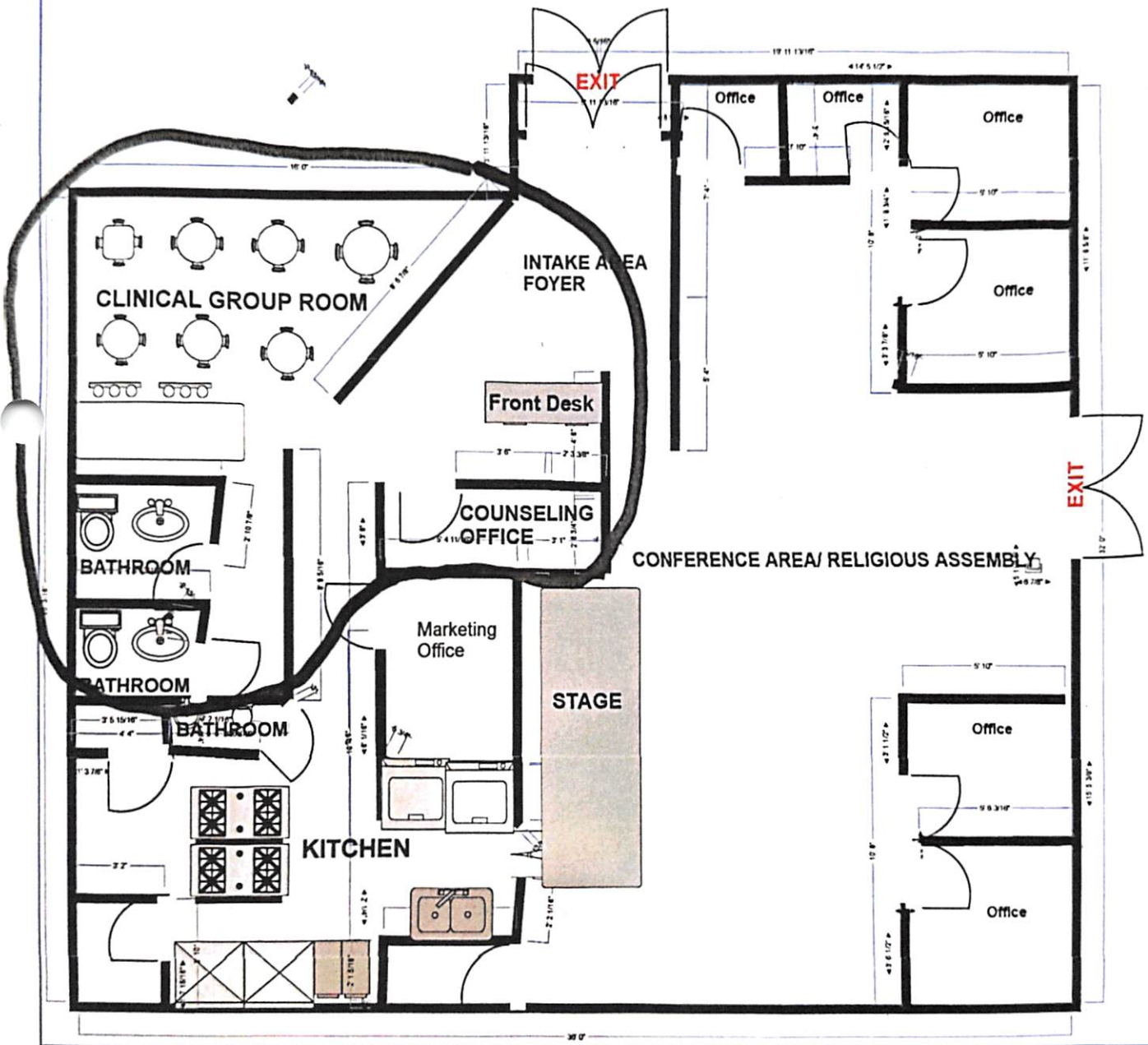
Furthermore, I would like to add that the men to be living in this facility, after going through months of successful inpatient and residential treatment in other locations, will have met the criteria outlined in the ASAM Level of Care and Placement Model to utilize this recovery residence, therefore indicating they have significantly progressed in regaining control of their lives through months of sobriety in higher levels of care, and are now ready for community integration via vocational rehabilitation and job readiness training. The residents will have access to their own medications without staff assistance, as they have been assessed as competent to self administer their medication without clinical or medical monitoring because they no longer fit ASAM criteria for needing custodial or residential board and care, or psychiatric stabilization. The men will cook their own meals, and provide their own transportation, while also being offered both outpatient clinical and recovery services as they utilize the recovery residence. The main objective for the acquisition of the facility is to utilize the permitted multi-family zoning that Sevier County has approved for sober living, while the men can also receive outpatient services for the purposes of harm reduction and community integration through continuum of care and discharge planning at 154 Lee Greenwood Way, Kodak TN 37764.

Together We Fight This Epidemic,

Matthew Johnson

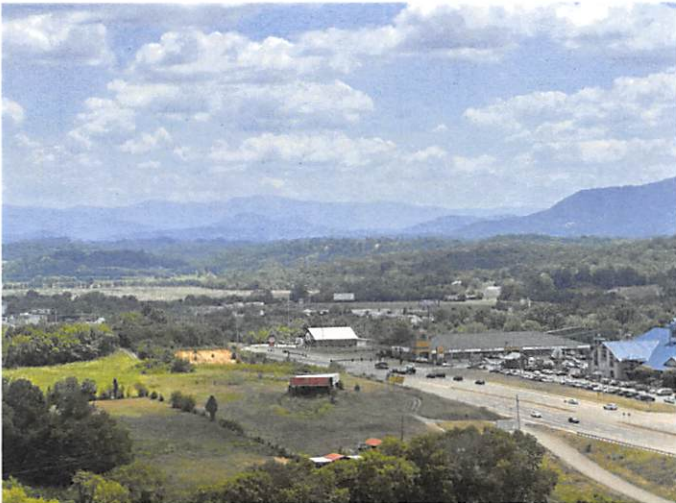
Matthew Johnson, M.A., M.Div., LADAC-II
CEO and Founder of Restoration House Ministries
865-805-0567
www.rhmsevier.com

**RESTORATION HOUSE MINISTRIES
CORPORATE OFFICE AND TREATMENT CENTER
154 Lee Greenwood Way
Kodak TN 37764**



Site: 9910 Administration Sq.	Drawing: 801506	Project: 0000416	Drawn: Name	Notes:	Acme Builders Corp 1234 Oak Road Yorktown, NY 10598
Title: 1st Floor Office Remodel	Scale: 1/4"=1'-0"	Date: 01/30/2017	Rev: A		

OUR PROGRESS...





City of Sevierville Board of Zoning Appeals

Case Number: 24-04

Action Requested: Variance Request

Applicant: Welroc Enterprises, LLC

Address: Temple Lane off East Hardin Lane

Tax Map: 61

Group/Block:

Lot No./Parcel No: 0.1200

Lot Size: 1,518- 3,080

Zoning District: MDR (Medium Density Residential)

Request Consideration: The two northernmost proposed units adjoining the river encroach within the required 10-foot setback from the floodway boundary. The applicant requests to allow a variance of approximately 5'.

8/29/2024 3:53:57 PM

DEED MAP 9, PAGE 1100
TAX MAP 061, PARCEL 1100

RIVER GARDEN GARDENS COURT
50' R/W

CURB

25' PERIPHERAL SETBACK

LOT LINES TO BE REMOVED

LAND OWNER:
FOUR BRICK REALTY GROUP
114 BRICK STREET, SUITE #3
SEVIERVILLE, TN 37862

APPLICANT:
RANDY CORLEW
376 LOCHMERE DRIVE
MORRISTOWN, TN 37814

SITE ADDRESS:
TEMPLE LANE
SEVIERVILLE, TN

PARCEL INFORMATION:
COUNTY: SEVIER
PARCEL ID: 061 012 00
ACREAGE: 15.63 ACRES
ZONING: MDR (MEDIUM DENSITY RESIDENTIAL)

JURISDICTIONS:
SITE PLAN APPROVAL: CITY OF SEVIERVILLE

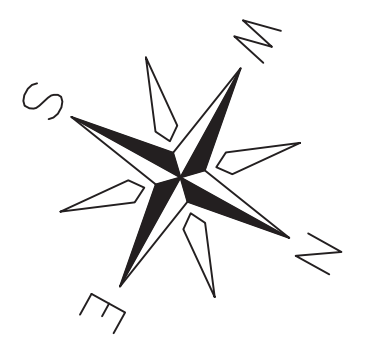
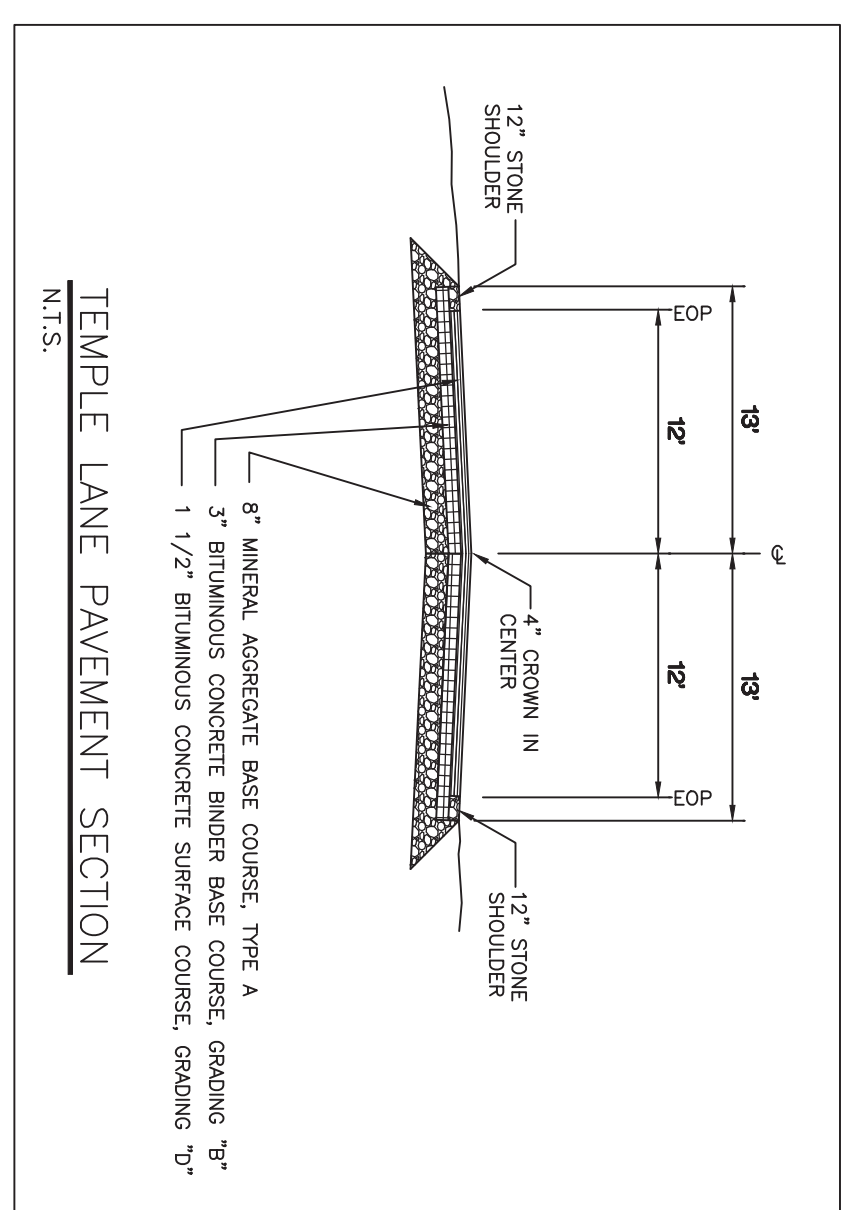
HOR BUILDING SETBACKS:
FRONT - 15 FEET
REAR - 10 FEET
SIDE - 7.5 FEET
PUD EXTERIOR SETBACKS - 25 FEET

PROPOSED SITE:
DEVELOPED AREA: 15.63 AC
DISTURBED AREA: 15.63 AC

FEMA PANEL:
PANEL NO. 4715C0227E, DATE 05/18/2009
ZONE AE

ALL ROADS ARE PUBLIC ROADS
PARKING IS GARAGE PARKING

CREKESIDE GARDENS
TAX MAP 061, PARCEL 011.02



CREKESIDE GARDENS
TAX MAP 061, PARCEL 011.02

PROPOSED WALL

100' NEAR FLOOD

1.13466 ACRES
135633 SQ FT.

ROAD A

ROAD B

ROAD C

ROAD D

50' X 20' DOGS WALK

30' X 30' PAVILION

POUNCE

COMMON AREA
0.88 ACRES

POUNCE

POUNCE

POUNCE

POUNCE

POUNCE

POUNCE

POUNCE

POUNCE

POUNCE

POUNCE

NUMBER:	DATE:
DESCRIPTION OF REVISION:	

JERRY K. CALYON, TRUSTEE
DEED BOOK 524, PAGE 499
TAX MAP 061, PARCEL 018.00

CHANDLER KEATON CHABEL, LLC
5149 PIGEON
TAX MAP 061B-A-016.00

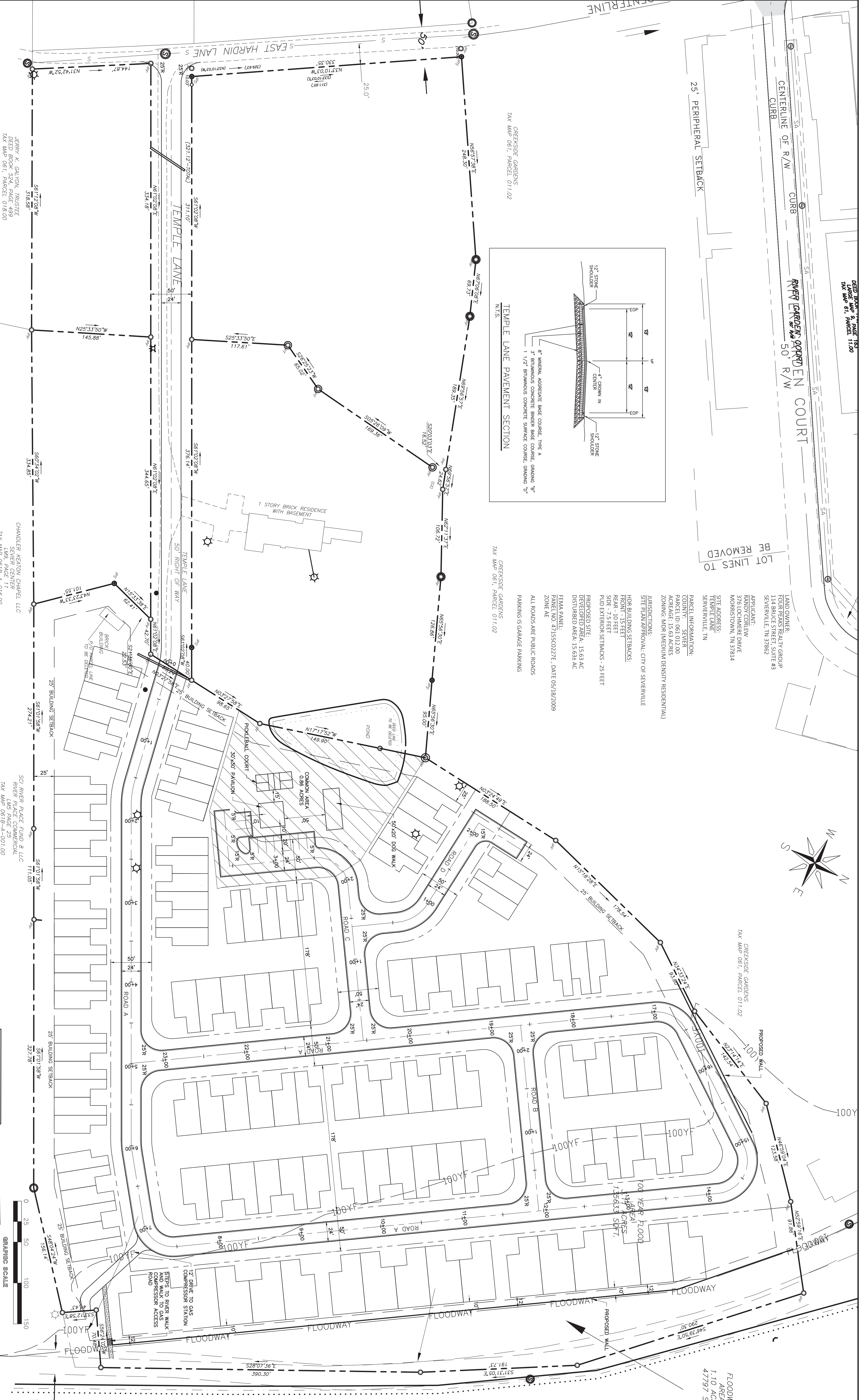
SCI RIVER PLACE FUND B LLC
RIVER PLACE COMMERCIAL
LMB PAGE 25
TAX MAP 061B-A-011.00

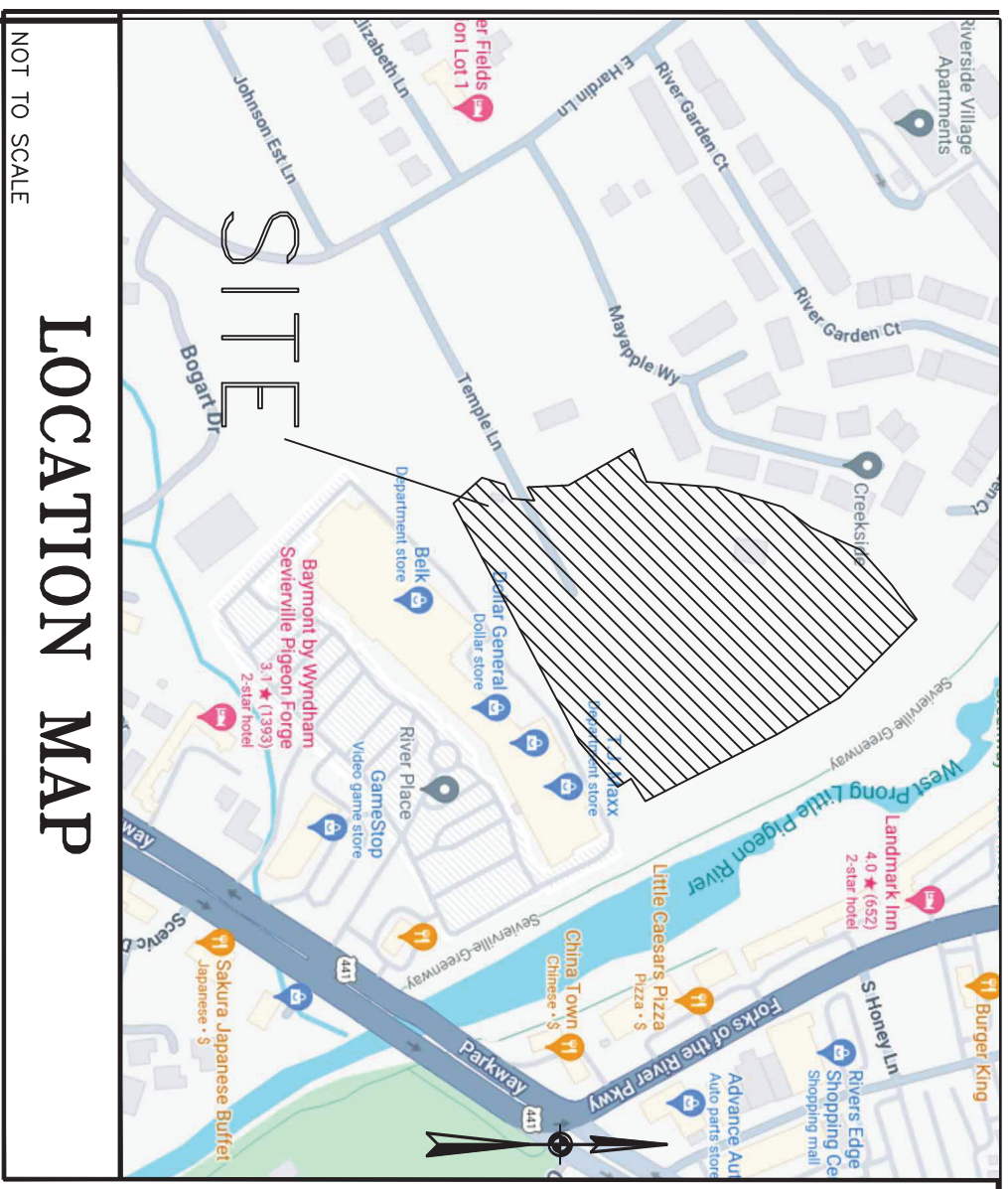
WELROC ENTERPRISES LLC
Consulting · Development · Engineering

376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

SITE LAYOUT PLAN
HARDIN COMMUNITY
SEVIERVILLE, TENNESSEE

SCALE: 1" = 50'
DATE: 8/19/24
DRAWN BY: SCH
CHECKED BY: ORC
SHEET: 2 OF 16

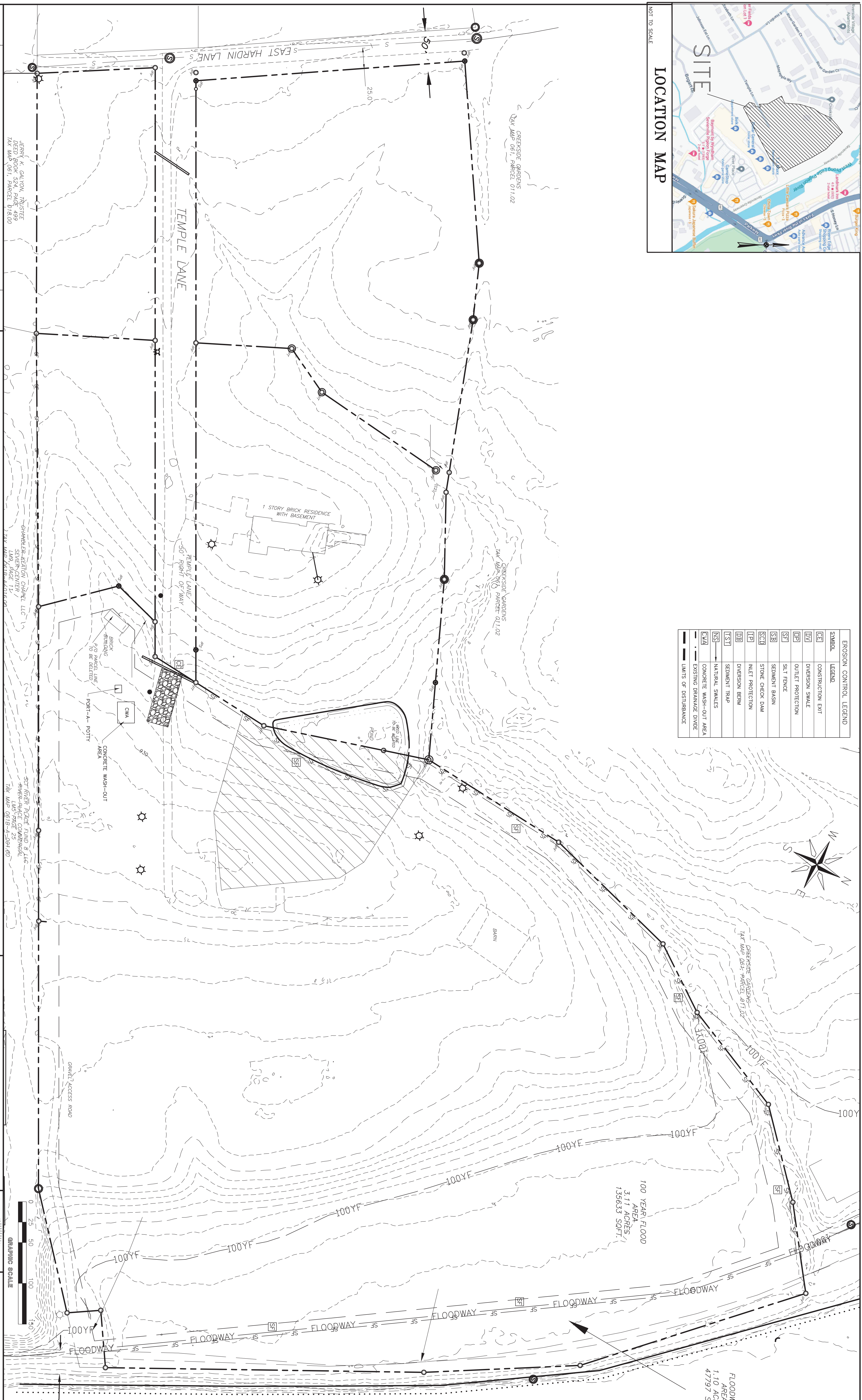




NOT TO SCALE

SITE
LOCATION MAP

EROSION CONTROL LEGEND	
SYMBOL	LEGEND
CE	CONSTRUCTION EXIT
DIV	DIVERSION SWALE
QPP	OUTLET PROTECTION
SF	SILT FENCE
SB	SEDIMENT BASIN
SCD	STONE CHECK DAM
IPD	INLET PROTECTION
DB	DIVERSION BERM
IST	SEDIMENT TRAP
NS	NATURAL SWALES
CWA	CONCRETE WASH-OUT AREA
---	EXISTING DRAINAGE DIVIDE
---	LIMITS OF DISTURBANCE



JERRY K. CALYON, TRUSTEE
DEED BOOK 524, PAGE 499
TAX MAP 091-1, PARCEL 018100

GHARDLER-REXTON CHAPEL LLC
5149 SHELBY
TAX MAP 058-B-4-016100

507 5/18/18 TRACER FINING & LLC
RIVERSHIRE COMMERCIAL
LMP PAGE 25
TAX MAP 091-B-4-091400

100 YEAR FLOOD
AREA
3.11 ACRES
135633 SQ.FT.

FLOOD
AREA
1.10 AC
47797 S

NUMBER:	DATE:
DESCRIPTION OF REVISION:	

WELROC ENTERPRISES LLC
Consulting · Development · Engineering

376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

EROSION CONTROL PHASE I
HARDIN COMMUNITY
SEVIERVILLE, TENNESSEE

SCALE: 1" = 50'

DATE: 8/19/24

DRAWN BY: SCH

CHECKED BY: CRC

SHEET: 8 OF 16