



USE ON REVIEW REPORT

▶ **FILE #:** 8-C-20-UR

AGENDA ITEM #: 32

AGENDA DATE: 8/13/2020

▶ **APPLICANT:** CRUNK ENGINEERING, LLC
OWNER(S): Gregory Jones & Steven Ousley

TAX ID NUMBER: 40 133 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 4937 Wise Springs Rd.

▶ **LOCATION:** West side of Wise Springs Rd., southeast of Maloneyville Rd., & northwest of Washington Pk

▶ **APPX. SIZE OF TRACT:** 42.01 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Wise Springs Road is a local road with a pavement width of 18.6 feet inside a 50-foot right-of-way

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Whites Creek

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Agricultural

▶ **PROPOSED USE:** Residential Treatment Center

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Knox County Detention Center and associated uses - A (Agricultural)

South: Residences - A (Agricultural)

East: Knox County Detention Center and associated uses and residences - A (Agricultural)

West: Residences - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is mostly rural in character with large lot single-family detached houses being the predominant land use, though there are isolated pockets of land that have been developed with smaller lot single-family houses nearby. There is a large parcel to the north that houses uses associated with Knox County correctional facilities.

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for a residential treatment facility containing up to 216 beds and comprising 45,420 square feet, subject to the following 7 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
5. If required, meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
6. Any signage would be required to meet all applicable requirements of the Knox County Zoning Ordinance.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of an assisted living/hospice care facility in the PR district and the other criteria for approval of a use on review.

COMMENTS:

This is a request to construct a new residential treatment facility at this location. The site is being evaluated as an assisted living facility since that is the closest use under the Knox County Zoning Ordinance. The Operations Summary submitted with the application describes the operations, target population, and security measures being proposed by the applicant.

The proposed facility will be new construction consisting of 12 cottages and one administrative building. Each cottage will comprise approximately 5,420 square feet and the administrative building will be 40,000 square feet, for a total building area of 45,420 square feet. Each cottage constitutes two dwelling units, as each has two kitchens and two living areas.

Access to the site will be via a driveway off of Wise Springs Road. The driveway completes a loop around the buildings and contains parking along its edges. The proposed parking is sufficient to meet Knox County's zoning ordinance parking requirements. A total of 176 parking spaces will be required for both phases, and 184 spaces are proposed.

The development is inwardly focused with all cottages surrounding 2 courtyard areas and the administration building. A sidewalk connects all buildings and will be completed in Phase 1.

Existing vegetation will be retained around the perimeter of the site. Additional landscaping is proposed the meets the intent of the Type B landscape buffer required.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. Public utilities are available to serve the site.
2. The proposed assisted living facility will have minimal impact on the existing street system.
3. The proposed facility is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed facility meets all requirements of the PR zoning district and the criteria for approval of a use on review.
2. The proposed facility is consistent with the general standards for uses permitted on review:
 - The proposal is consistent with the adopted plans and policies of the General Plan and Northeast County Sector Plan.
 - The use is in harmony with the general purpose and intent of the Zoning Ordinance.
 - The use is compatible with the character of the neighborhood where it is proposed.
 - The use will not significantly injure the value of adjacent property.
 - The use will not draw substantial additional traffic through residential areas since the site is located on a major collector street.
 - No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

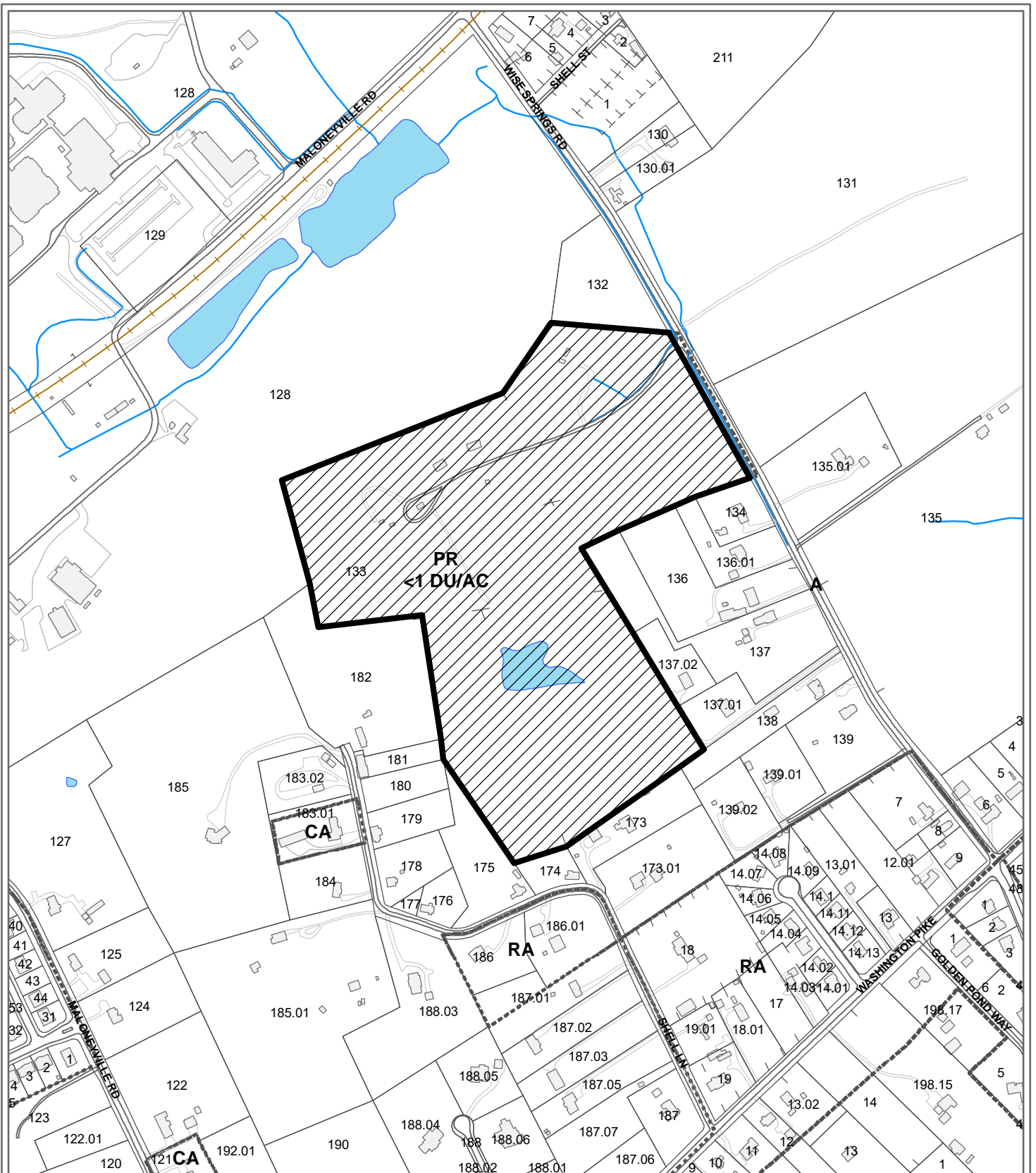
1. The Northeast County Sector Plan proposes agricultural uses on this property, which allows PR zoning. The PR zoning allows consideration of an assisted living facility through the use on review process. The proposed use is in conformance with the Northeast County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 562 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

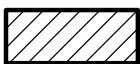
ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**8-C-20-UR
USE ON REVIEW**

Petitioner: Crunk Engineering, LLC



Residential Treatment Center in PR (Planned Residential)

Map No: 40

Jurisdiction: County



Original Print Date: 7/20/2020 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

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Code Information

GOVERNING REGULATIONS	
Building Code	International Building Code-2018 Edition
→ Local Amendments	Kentucky Code of Ordinances-Chicago
→ Energy Code	International Energy Conservation Code-2018 Edition
→ Mechanical Code	International Mechanical Code-2018 Edition
→ Plumbing Code	International Plumbing Code-2018 Edition
→ Roof Code	International Roofing Code-2018 Edition
→ Structural Code	National Design Code-2017 Edition
→ Accessibility Guidelines	KC/ANSI A117.1-2009 Edition-No Amendments
→ Life Safety Code	NFPA 101-2012 Edition-No Amendments
→ IBC Guidelines for Design & Construction of Hospitals and Outpatient Facilities	2018 Edition

PROJECT DESCRIPTION

Project Scope for the New Child/Adolescent Behavioral Health Center for Acadia Healthcare at Nashville, Tennessee include the following: 603,000 sq. ft., 100,000 sq. ft. of existing building, new 117,000 sq. ft. Hospital Building (including Administration, Clinician, Office, and Support spaces), new 200,000 sq. ft. of new building, and new 100,000 sq. ft. of existing building.

BUILDING CLASSIFICATION

IBC PROTECTION, DETECTION, AND SUPPRESSION SYSTEMS
 All code analysis is based upon a new building which will be fully protected by approved automatic sprinkler and fire alarm systems at the completion of the Project.

USE GROUP/PROCESSES

IGC	UBPG
H2 (Hospital/Outpatient/Inpatient Services, IBC and IBC)	Site Healthcare (Chapter 10)

Location Plan



STENGEL-HILL ARCHITECTURE
 613 WEST MAIN STREET | LOUISVILLE, KENTUCKY 40202 | 502.286.1675 | 502.286.1676 fax

ACADIA

HEALTHCARE

NEW CHILD/ADOLESCENT BEHAVIORAL HEALTH CENTER ACADIA HEALTHCARE

4937 WISE SPRINGS ROAD
 KNOXVILLE, TENNESSEE 37918

USE ON REVIEW SUBMITTAL
 NOT FOR CONSTRUCTION
 PLANNING FILE #8-C-20-UR

27 JULY 2020
 AHC1919

Civil Engineering



Crunk Engineering, LLC
 1894 General George Patton Drive, Suite 600 / Franklin, TN 37067
 615.873.1795

Structural Engineering



Skyhook Structural Engineering, PC
 229 Ward Circle, Suite B21 / Brentwood, TN / 37027
 615.777.1897

Mechanical/Electrical Engineering



CMTA, Inc.
 10411 Meeting Street / Prospect, NJ / 40009
 902.226.1885 / 902.226.1881 fax

Interior Design



Stengel Hill Architecture
 613 West Main Street / Louisville, KY / 40202
 502.286.1675 / 502.286.1676 fax

Foodservices Design



Imax Foodservices Group, LLC
 3807 Charlotte Avenue / Nashville, TN / 37203
 615.321.5398 / 615.321.5689 fax

General Contractor

USE ON REVIEW SUBMITTAL - PLANNING FILE #8-C-20-UR

NEW CHILD/ADOLESCENT BEHAVIORAL HEALTH CENTER
 ACADIA HEALTHCARE



CELL TOWER, ACCESS AND UTILITY EASEMENT PER DEED 2008121010034768 SEE NOTE 7

DAVID BAKER
DEED 20130603-0078932
LOT 1 - PLAT 20190904-0016175

KNOX COUNTY WORKHOUSE
DEED 246/398

DEED TRACT
1,521,299 Sq. Feet
34.92 Acres

DISPUTED AREA
24,596 Sq. Feet
0.56 Acres

LESLIE C CLEVINGER



STENGEHILL ARCHITECTURE

418 West Main Street
Knoxville, Tennessee 37902

REG. NO. 1275
002406110791 Lic

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



Imnon Foodservices Group, LLC

WALTER AND M
KIRKLAND TRU
DEED 20140708-00



EXISTING CONDITIONS
NEW CHILD/ADOLESCENT BEHAVIORAL HEALTH CENTER
4937 WISE SPRINGS ROAD
KNOXVILLE, TENNESSEE 37918

27 JULY 2020
HCC1906

C1.0

USE ON REVIEW SUBMITTAL - PLANNING FILE # 8-C-20-UR

SITE DATA TABLE	
4937 WISE SPRINGS ROAD	
PARCELS 180-133	
42.01 ACRES	
ZONING: PK-C1 DU/AC	
PROPOSED USE	
ONE-STORY ADMINISTRATION BUILDING - 40,000 SQ-FT	
180 RESIDENTIAL COTTAGES W/ 18 BEDS = 144 BEDS	
246 RESIDENTIAL COTTAGES W/ 18 BEDS = 72 BEDS	
PARKING REQUIREMENTS	
KNX COUNTY REQUIREMENTS	
HOMES FOR THE AGED, SENIORS, CONVALESCENT	
SPACES FOR EACH 4 PATIENT BEDS	
1 SPACE FOR EACH STAFF DOCTOR	
1 SPACE FOR EACH 2 EMPLOYEES INCLUDING NURSES	
EMPLOYEE/visitor counts from 3/24/18 NYC	
3 VISITORS/COTTAGE/DAY	= 2 SPACES
10 EMPLOYEES/COTTAGE/DAY	= 5 SPACES
4 NURSES/COTTAGE/DAY	= 2 SPACES
2 THERAPISTS/COTTAGE/DAY	= 2 SPACES
112 SPACES/COTTAGE	
12 COTTAGES = 144 SPACES	
64 ADMINISTRATION EMPLOYEES = 32 SPACES	
= 176 SPACES	
PROVIDED PARKING	
REGULAR	126 SPACES (1/2)
ADA	10 SPACES (1/2)
FUTURE REG.	44 SPACES (1/2)
FUTURE ADA	5 SPACES (1/2)
TOTAL	185 SPACES
BUILDING SETBACKS	
FRONT	25-FT
SIDE	5-FT
REAR	15-FT
MAX. HEIGHT ALLOWED (O.C.)	
3-STORIES	
MAX HEIGHT PROPOSED	15-FOOT
MAX. LOT COVERAGE	
50%	
PROPOSED LOT COVERAGE	10%
TRIP GENERATION	
178 WORKERS/EMPLOYEES USE 253 - CONDORGATE CARE FACILITY	
3,022 TRIPS/DOWNSHIFT UNIT (176 BEDS) = 437 AVG. DAILY TRIPS	
189 KNX COUNTY EMPLOYEES/NO TA REQUIRED	
PROPOSED VEHICULAR USE AREA = 3.38 AC	

APPLICANT
 Crunk Engineering LLC
 7112 Crossroads Blvd, Suite 201
 Brentwood, TN 37027
 Contact: Adam Henriksen, PE
 Phone: 615.873.1795
 Email: ahenriksen@crunkeng.com

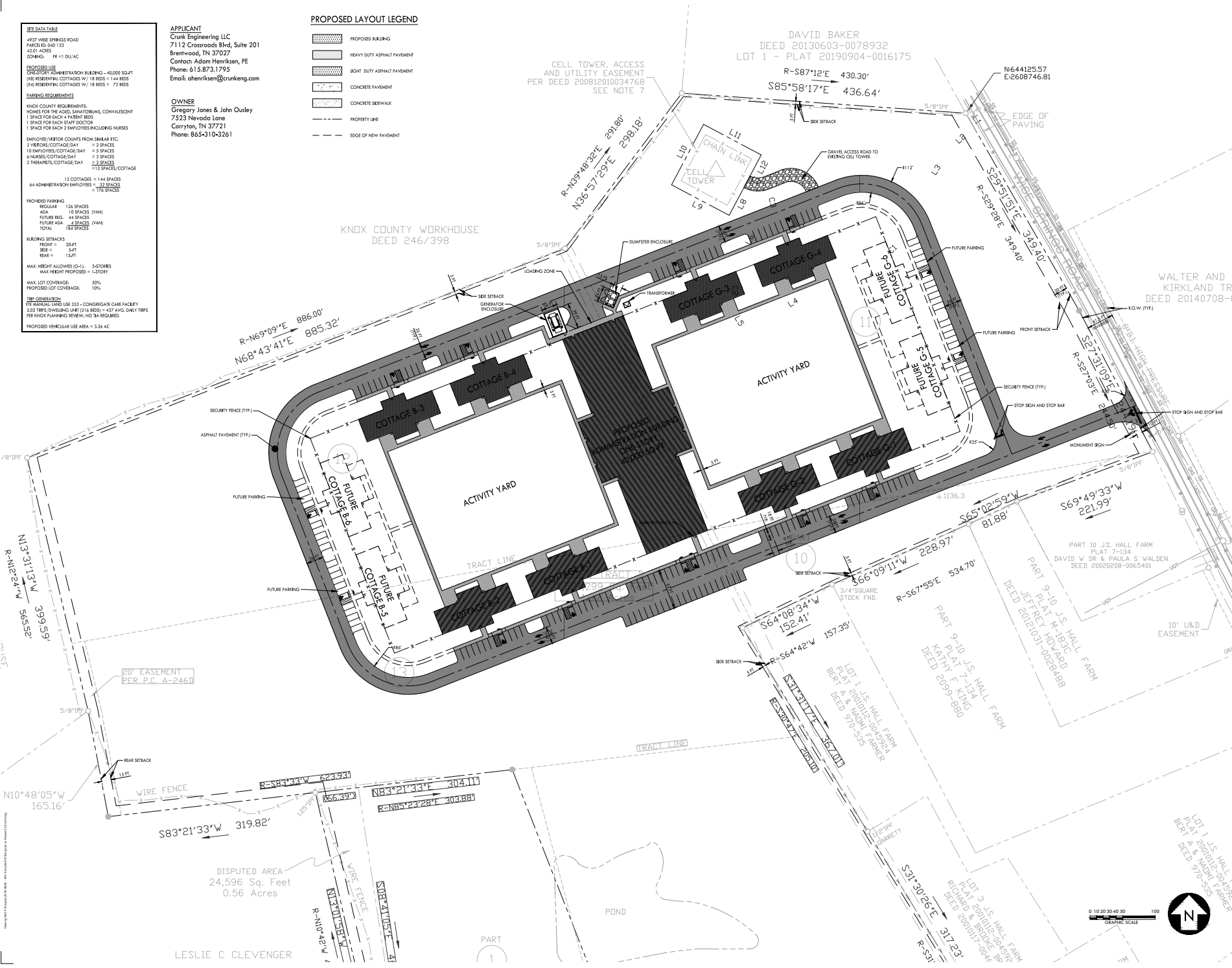
OWNER
 Gregory Jones & John Ousley
 7523 Nevada Lane
 Corryton, TN 37721
 Phone: 865-310-3261

- PROPOSED LAYOUT LEGEND**
- PROPOSED BUILDING
 - HEAVY DUTY ASPHALT PAVEMENT
 - LIGHT DUTY ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - CONCRETE SIDEWALK
 - PROPERTY LINE
 - EDGE OF NEW PAVEMENT

DAVID BAKER
 DEED 20130603-0078932
 LOT 1 - PLAT 20190904-0016175
 R-S87°12'E 430.30'
 S85°58'17"E 436.64'

CELL TOWER, ACCESS AND UTILITY EASEMENT PER DEED 200812010034768 SEE NOTE 7

KNX COUNTY WORKHOUSE
 DEED 246/398



418 West Main Street
 Leokley, Kentucky 40220
 502.481.1275
 502.481.1275 fax

Civil Engineering



Mechanical/Electrical Engineering



Foodservices Design



OVERALL SITE LAYOUT
 NEW CHILD/ADOLESCENT BEHAVIORAL HEALTH CENTER
 4937 WISE SPRINGS ROAD
 KNOWLEDGE, TENNESSEE 37918

27 JULY 2020
 HCL/PLS

C2.0

USE ON REVIEW SUBMITTAL - PLANNING FILE # 8-C-20-JR

DATE PLOTTED: 7/27/2020 10:58:58 AM

LESLIE C CLEVINGER

PART 1

0 10 20 30 40 50 100
 GRAPHIC SCALE





STENDEL-HILL ARCHITECTURE

418 West Main Street
Knoxville, Tennessee 37902

REGISTERED

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



Imman Foodservices Group, LLC

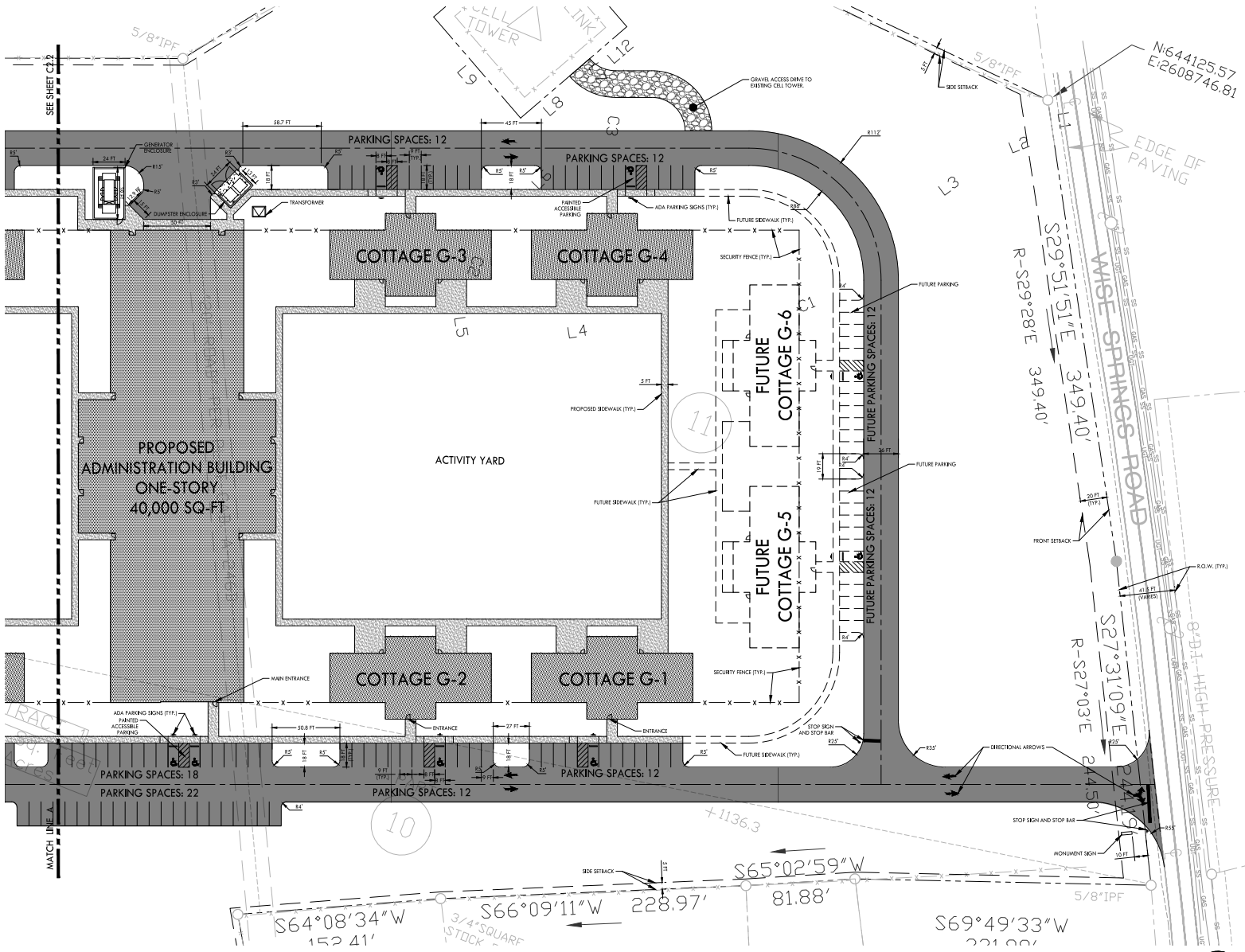


DETAILED SITE LAYOUT
NEW CHILD/ADOLESCENT BEHAVIORAL HEALTH CENTER
4937 WISE SPRINGS ROAD
KNOXVILLE, TENNESSEE 37918

27 JULY 2020
HJC/PWS

C2.1

USE ON REVIEW SUBMITTAL - PLANNING FILE # 8-C-20-JR



PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT



DATE PLOTTED: 7/27/2020 10:58:10 AM PLOT BY: HJC/PWS



STENGL-HILL ARCHITECTURE

418 West Main Street
Leaksville, Kentucky 40320
KOLB@SHILL.COM
800.841.1478 fax

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



Inman Foodservices Group, LLC

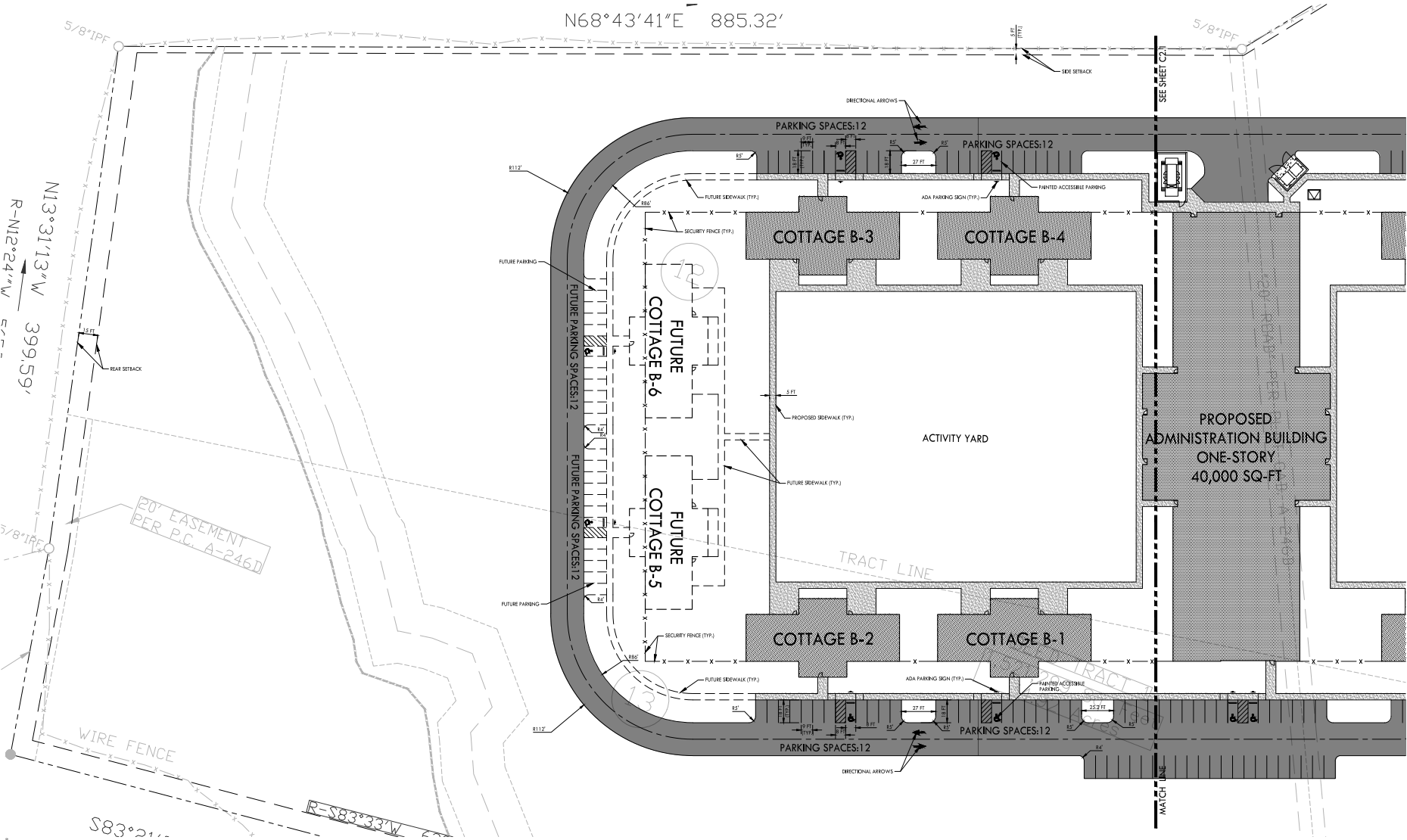


DETAILED SITE LAYOUT
NEW CHILD/ADOLESCENT BEHAVIORAL HEALTH CENTER
4937 WISE SPRINGS ROAD
KNOWVILLE, TENNESSEE 37918

27 JULY 2020
HCC/PWS

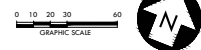
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USE ON REVIEW SUBMITTAL - PLANNING FILE # 8-C-20-JR

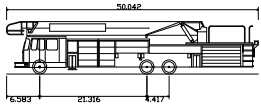


PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT



DRAWN BY: J. HARRIS FOR ACADIA ARCHITECTURE, INC. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.



Fire Truck
 Overall Length 50.042ft
 Overall Width 8.333ft
 Overall Body Height 10.432ft
 Min Body Ground Clearance 0.862ft
 Track Width 3.000ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 42.000ft

FIRE TRUCK

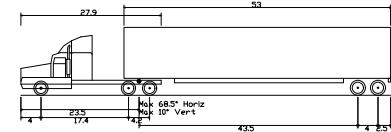
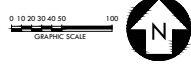
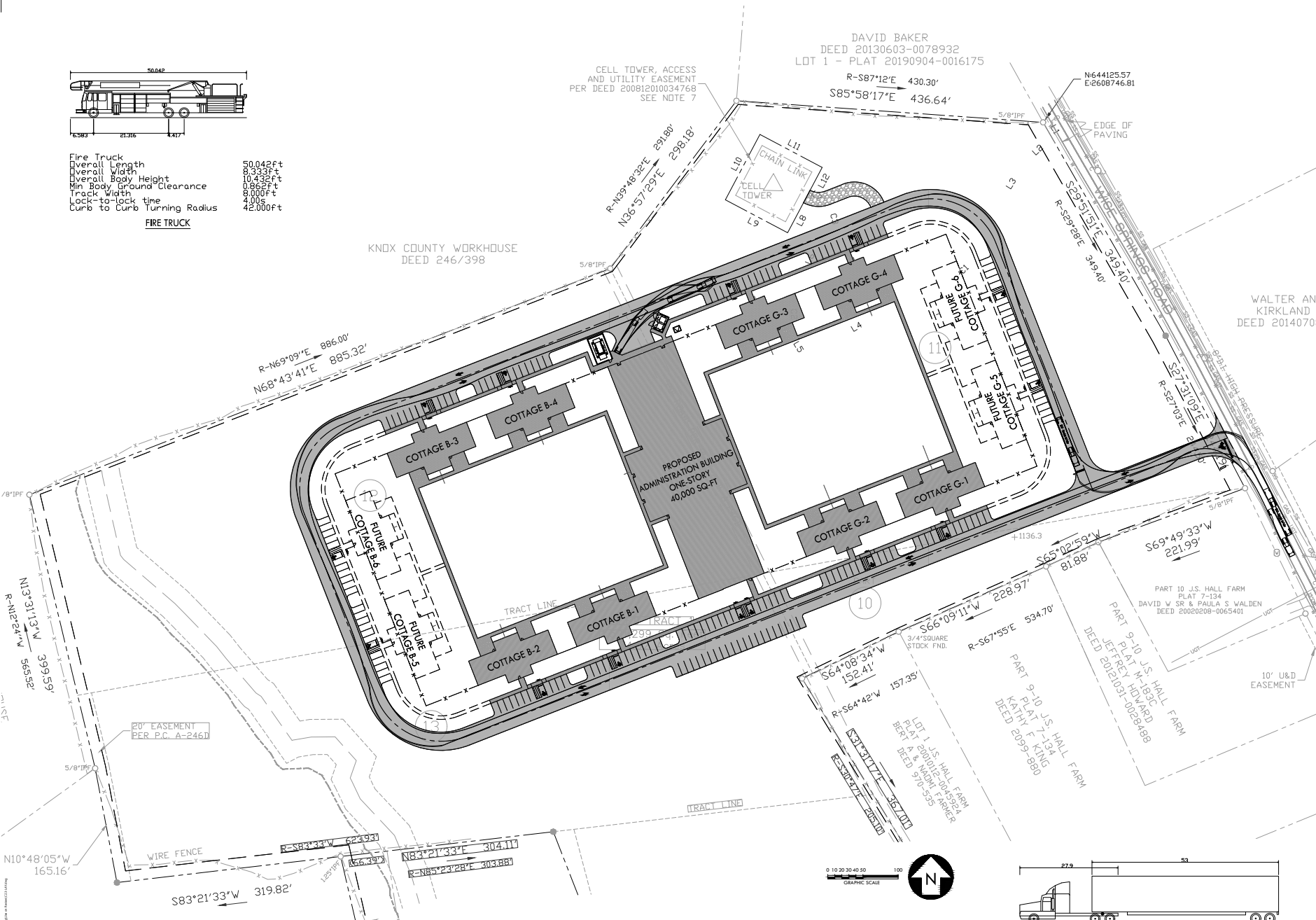
KNOX COUNTY WORKHOUSE
 DEED 246/398

DAVID BAKER
 DEED 20130603-0078932
 LOT 1 - PLAT 20190904-0016175

R-S87°12'E 430.30'
 S85°58'17"E 436.64'

CELL TOWER, ACCESS
 AND UTILITY EASEMENT
 PER DEED 200812010034768
 SEE NOTE 7

N644125.57
 E-2608746.81



WB-67 - Interstate Semi-Trailer
 Overall Length 73.50ft
 Overall Width 8.500ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.324ft
 Max Track Width 8.500ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 28.40°
DELIVERY TRUCK (TYP.)



**STENGE-HILL
 ARCHITECTURE**

418 West Main Street
 Knoxville, Tennessee 37902

REG. NO. 11978
 002.0001.10791 E.L.

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



Imran Foodservices Group, LLC

WALTER AND M
 KIRKLAND TRU
 DEED 20140708-00

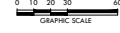
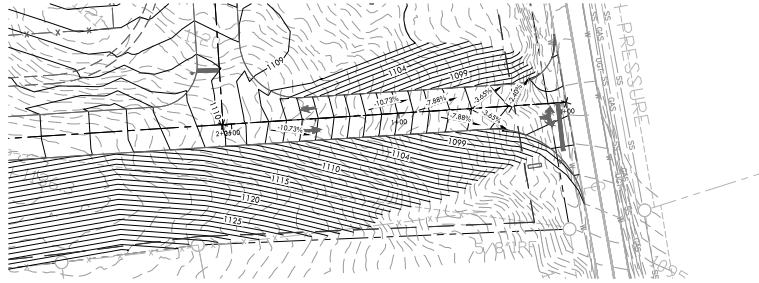


TURNING MOVEMENTS
 NEW CHILD/ADOLESCENT BEHAVIORAL HEALTH CENTER
 4937 WISE SPRINGS ROAD
 KNOXVILLE, TENNESSEE 37918

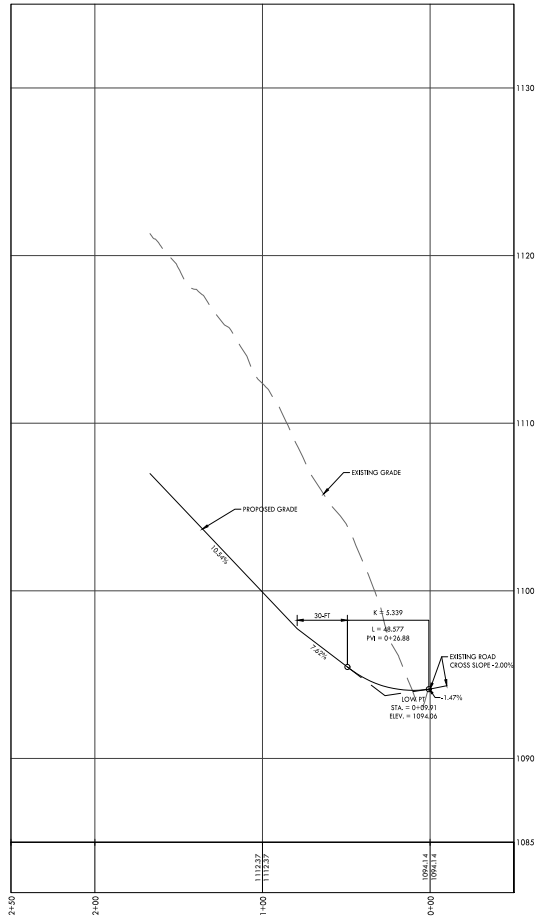
27 JULY 2020
 HCL/PWS

C2.3

USE ON REVIEW SUBMITTAL - PLANNING FILE # 8-C-20-JR



Access Connection



SCALE
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 3'



STENDEL-HILL
 ARCHITECTURE

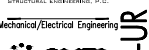
418 West Main Street
 Knoxville, Tennessee 37902

REG. NO. 1-075
 REG. EXPIRES 12/31/19

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design

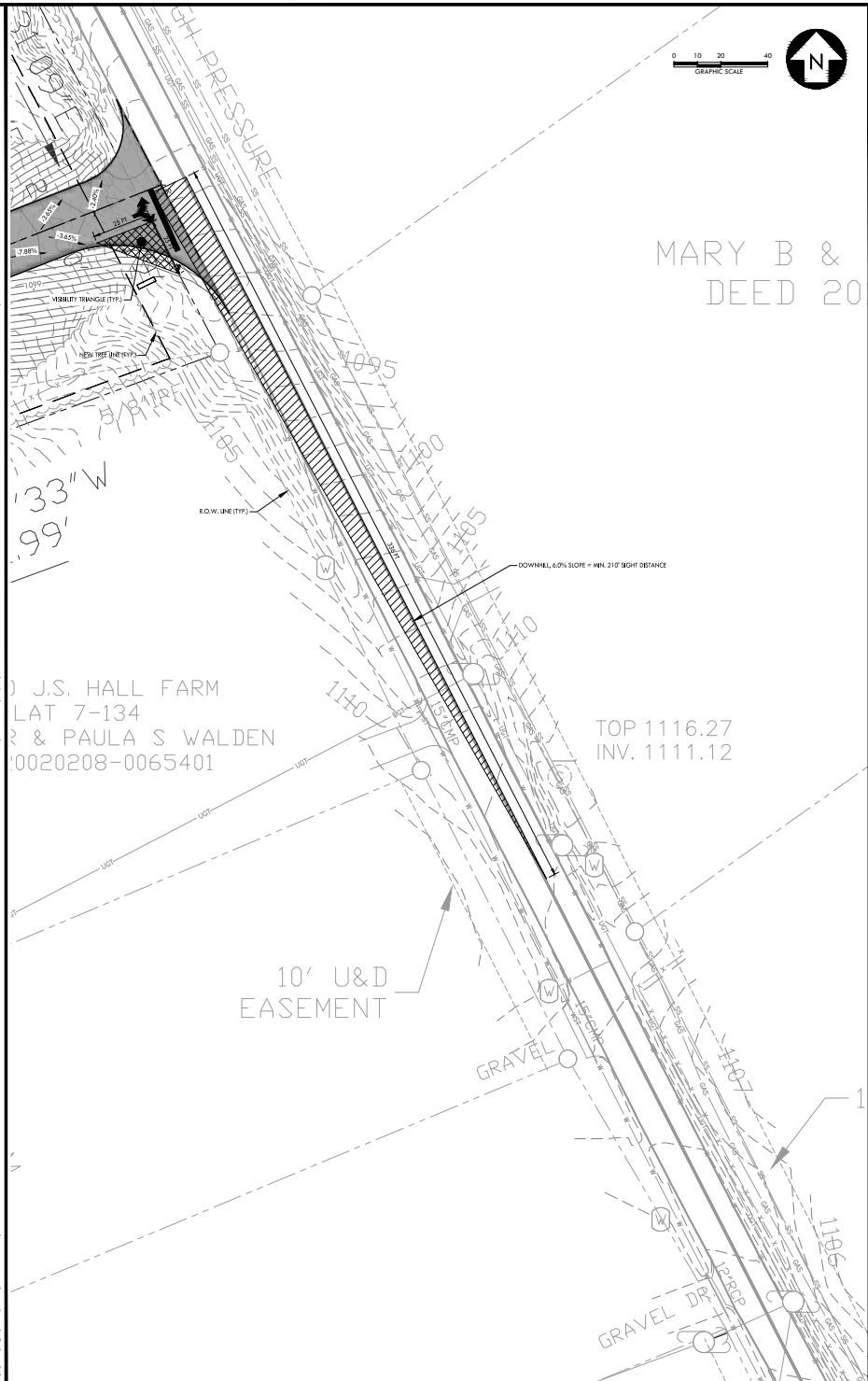
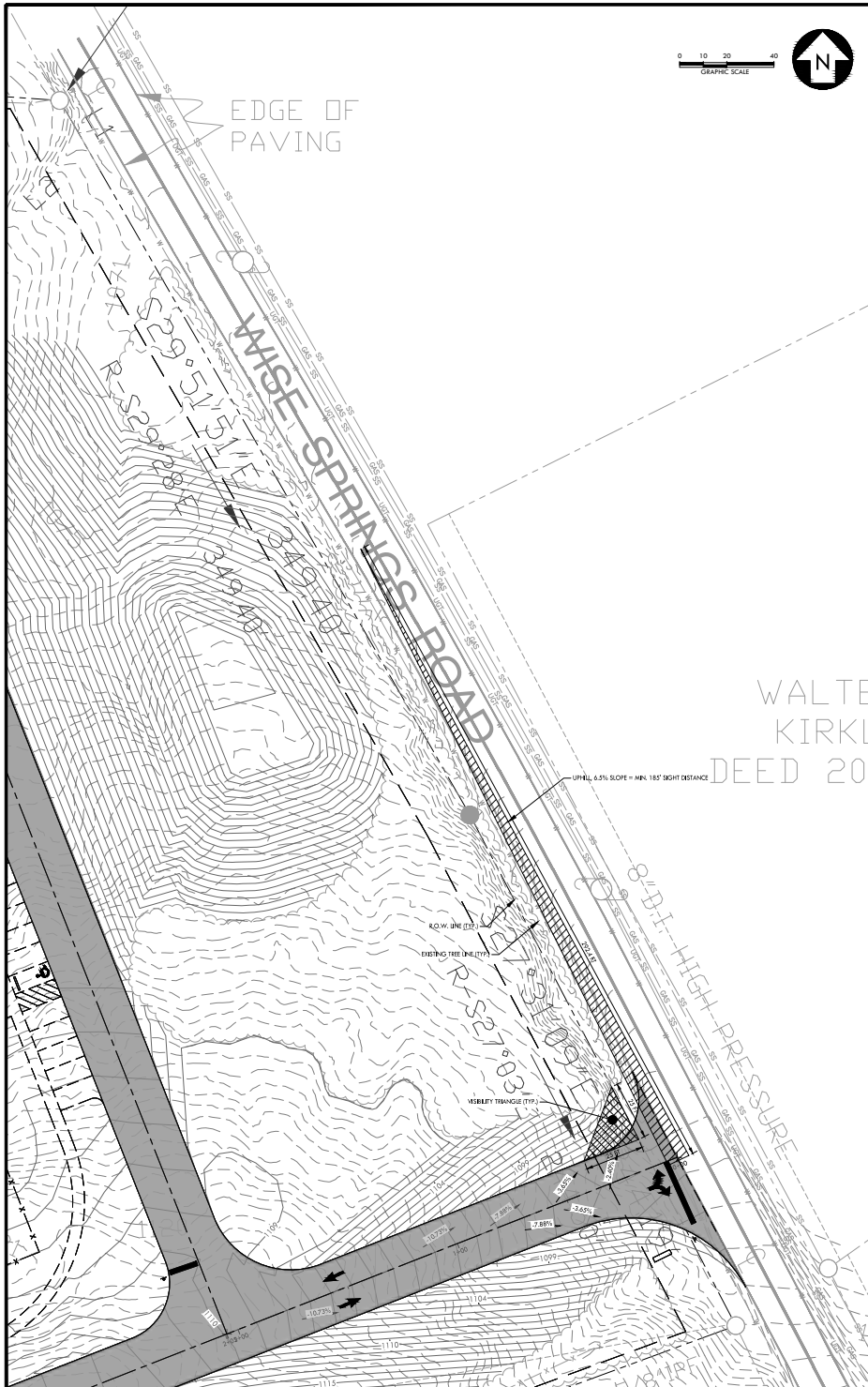


ACCESS DRIVE PROFILE
 NEW CHILD/ADOLESCENT BEHAVIORAL HEALTH CENTER
 4937 WISE SPRINGS ROAD
 KNOWLEDGE, TENNESSEE 37918

27 JULY 2020
 #HCP1908

C2.4

USE ON REVIEW SUBMITTAL - PLANNING FILE # 8-C-20-JR



WALTER J.S. HALL FARM
 KIRKLAND & PAULA S WALDEN
 DEED 200020208-0065401

MARY B &
 DEED 20

TOP 1116.27
 INV. 1111.12



STENDEL-HILL
 ARCHITECTURE

618 West Main Street
 Knoxville, Tennessee 37902

REGISTERED
 CIVIL ENGINEERING



STRUCTURAL ENGINEERING

Mechanical/Electrical Engineering



FOODSERVICES DESIGN



Inman Foodservices Group, LLC



SIGHT DISTANCE
 NEW CHILD/ADOLESCENT BEHAVIORAL HEALTH CENTER
 4937 WISE SPRINGS ROAD
 KNOXVILLE, TENNESSEE 37918

27 JULY 2020
 PJC/PWS

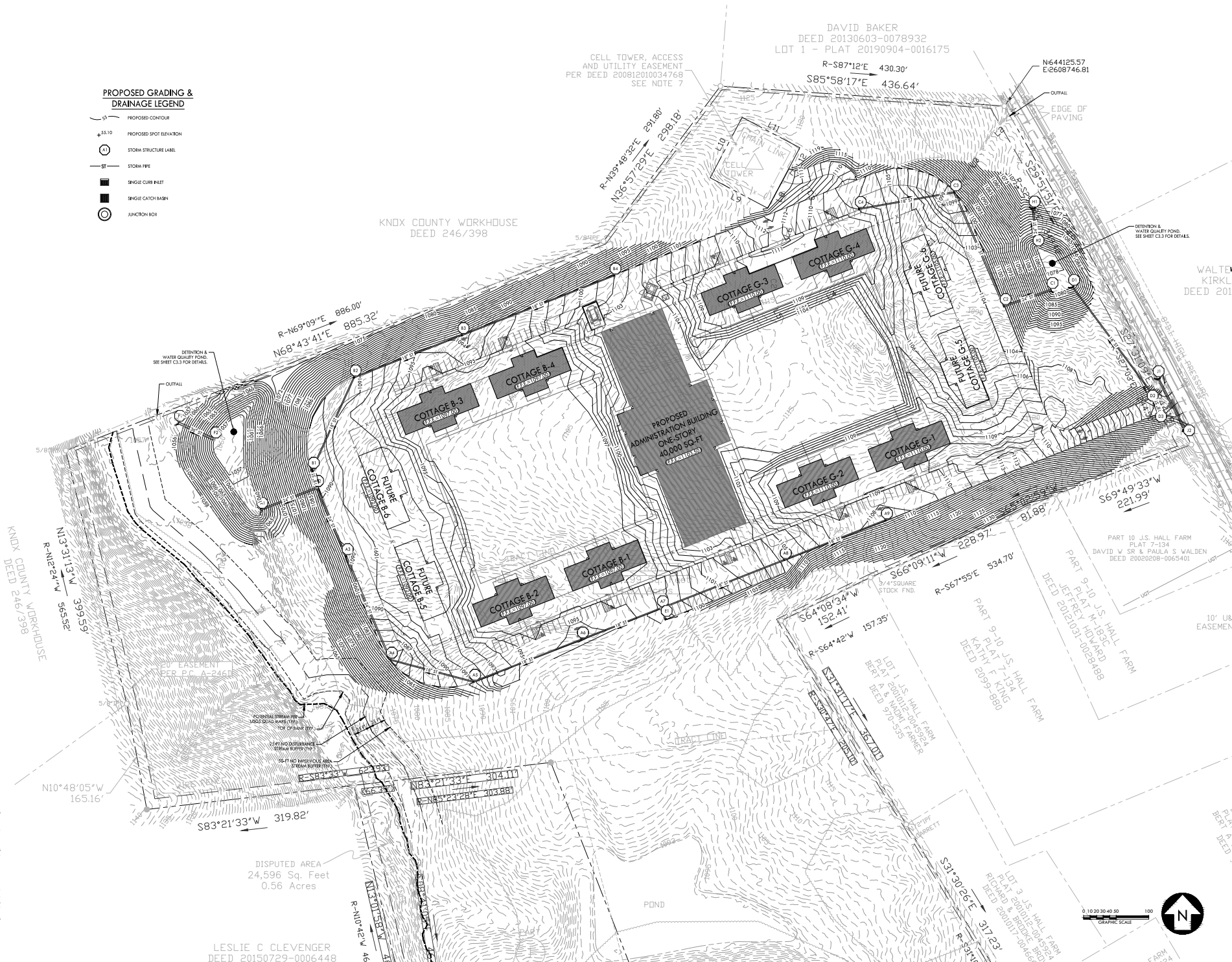
C2.5

USE ON REVIEW SUBMITTAL - PLANNING FILE # 8-C-20-JR

DATE PLOTTED: 7/27/2020 10:00:00 AM

PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- STORM STRUCTURE LABEL
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX



DAVID BAKER
 DEED 20130603-0078932
 LOT 1 - PLAT 20190904-0016175
 R-S87°12'E 430.30'
 S85°58'17"E 436.64'

N644125.57
 E2608746.81

KNOX COUNTY WORKHOUSE
 DEED 246/398

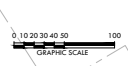
R-N69°09"E 886.00'
 N68°43'41"E 885.32'

KNOX COUNTY WORKHOUSE
 DEED 246/398
 N13°31'13"W 399.59'
 R-N12°24"W 565.52'

N10°48'05"W 165.16'
 S83°21'33"W 319.82'

DISPUTED AREA
 24,596 Sq. Feet
 0.56 Acres

LESLIE C CLEVENGER
 DEED 20150729-0006448



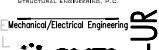
STENGEN-HILL ARCHITECTURE

418 West Main Street
 Knoxville, Tennessee 37902
 606.591.1275
 HILL@SHILL.COM

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



OVERALL GRADING & DRAINAGE PLAN
 NEW CHILD/ADOLESCENT BEHAVIORAL HEALTH CENTER
 4937 WISE SPRINGS ROAD
 KNOXVILLE, TENNESSEE 37918

27 JULY 2020
 HCL/PWS

C3.0

USE ON REVIEW SUBMITTAL - PLANNING FILE # 8-C-20-UR



STENDEL-HILL ARCHITECTURE

418 West Main Street
London, Kentucky 40302
KOLB & EBY
ARCHITECTS PC

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



Imman Foodservices Group, LLC

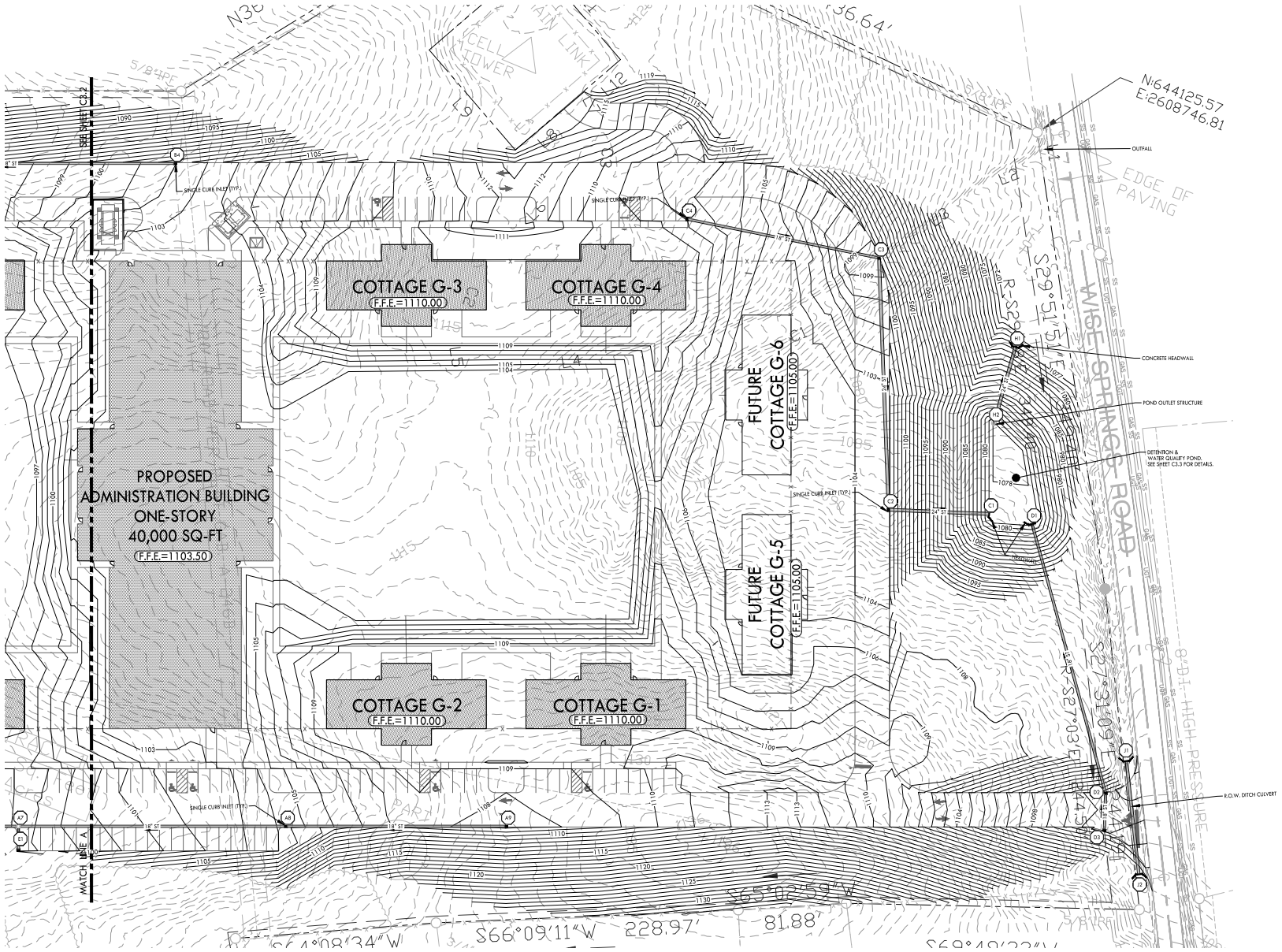


DETAILED GRADING & DRAINAGE PLAN
NEW CHILD/ADOLESCENT BEHAVIORAL HEALTH CENTER
4937 WISE SPRINGS ROAD
KNOWVILLE, TENNESSEE 37918

27 JULY 2020
HCL/PWS

C3.1

USE ON REVIEW SUBMITTAL - PLANNING FILE # 8-C-20-JR

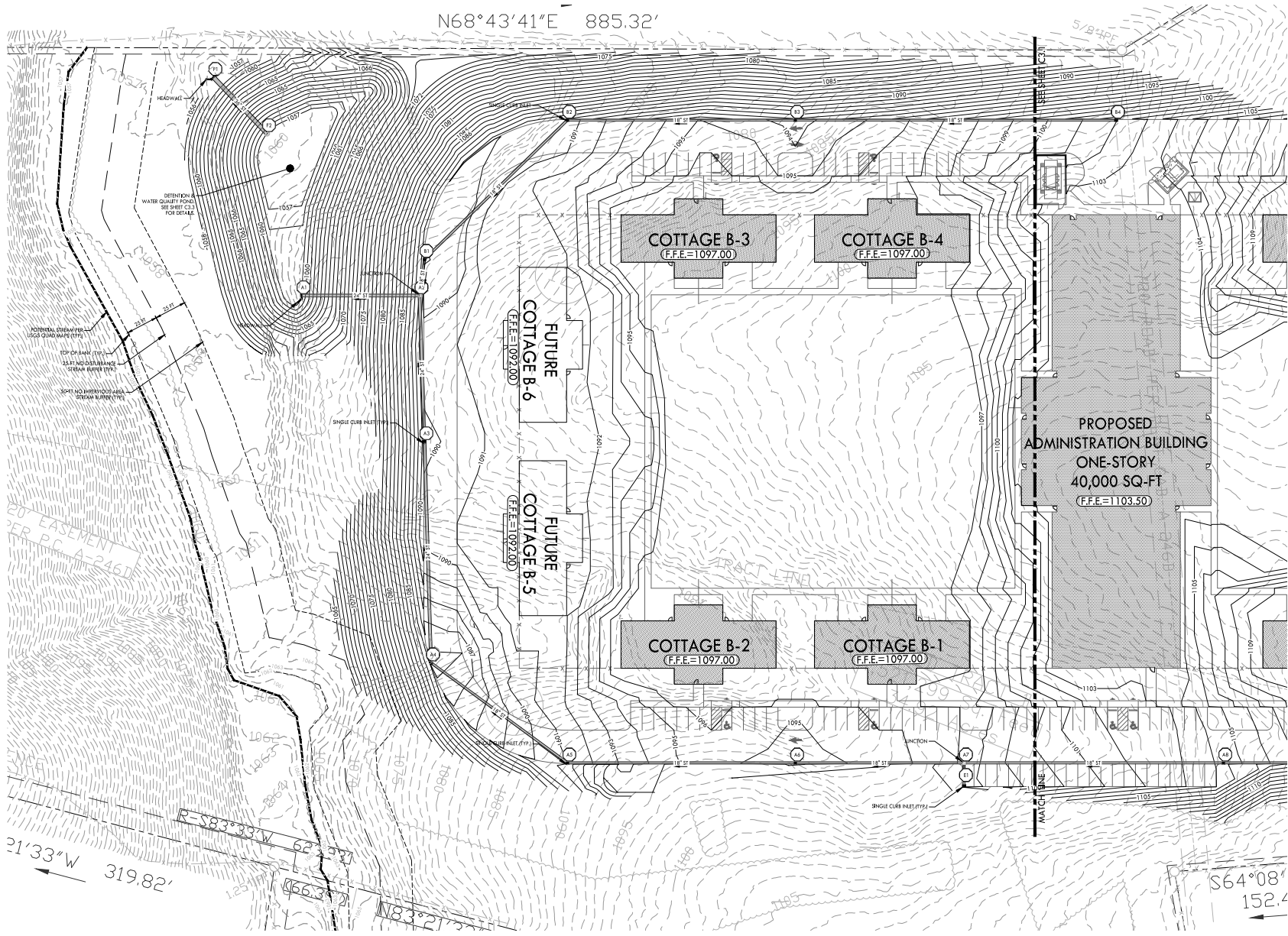


PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- STORM STRUCTURE LABEL
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

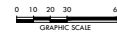


N68°43'41"E 885.32'



PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- STORM STRUCTURE LABEL
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX



STENDEL-HILL ARCHITECTURE

418 West Main Street
Leaksville, Kentucky 40320

REGISTERED ARCHITECT

REGISTERED PROFESSIONAL ENGINEER

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



Imman Foodservices Group, LLC



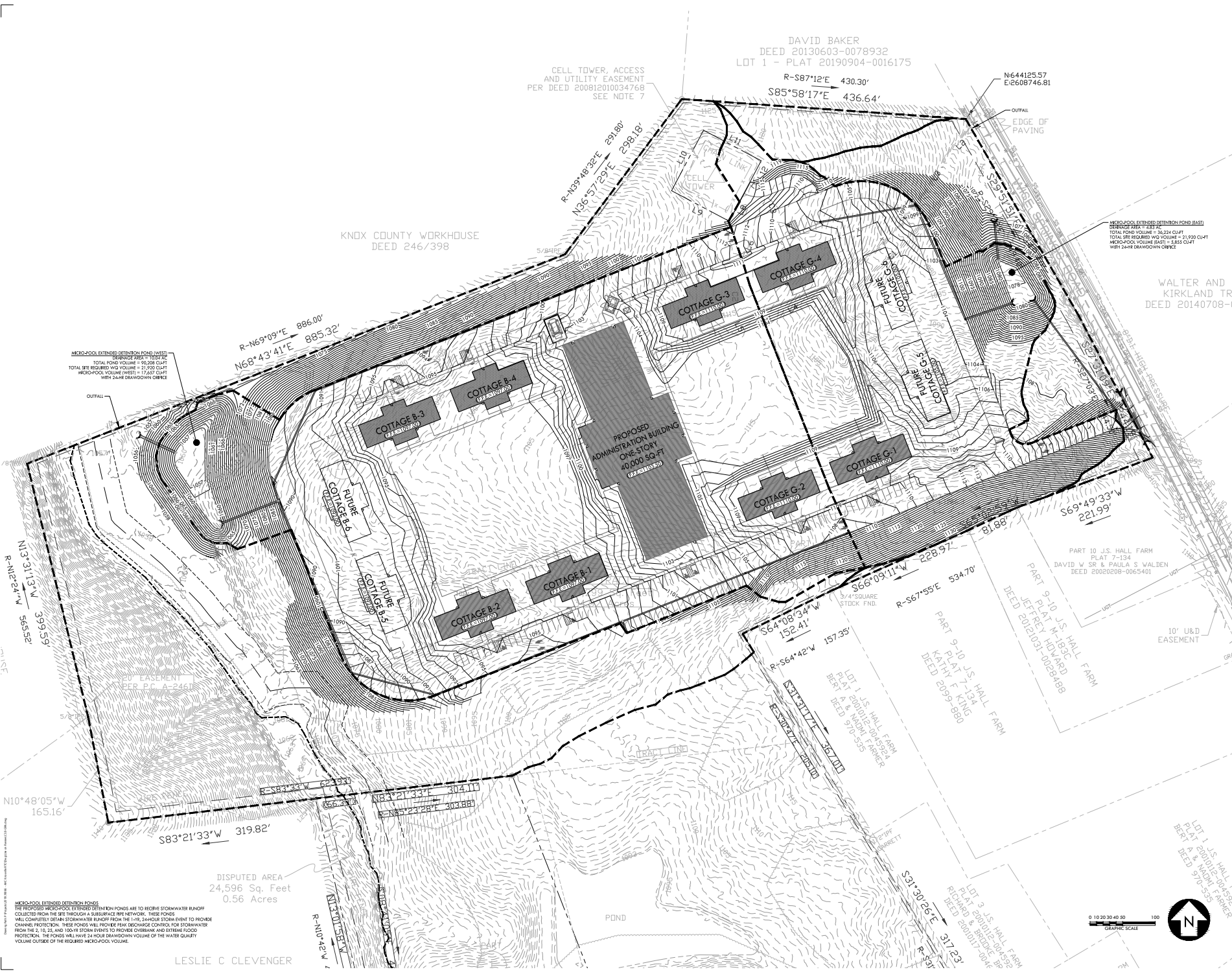
DETAILED GRADING & DRAINAGE PLAN
NEW CHILD/ADOLESCENT BEHAVIORAL HEALTH CENTER
4937 WISE SPRINGS ROAD
KNOWVILLE, TENNESSEE 37918

27 JULY 2020
HNC1906

C3.2

USE ON REVIEW SUBMITTAL - PLANNING FILE # 8-C-20-UR

DATE PLOTTED: 7/27/2020 10:58:10 AM. PLOT SCALE: 1"=40'. PLOT BY: HNC1906



CELL TOWER, ACCESS AND UTILITY EASEMENT PER DEED 200812010034768 SEE NOTE 7

DAVID BAKER
DEED 20130603-0078932
LOT 1 - PLAT 20190904-0016175
R-S87°12'E 430.30'
S85°58'17"E 436.64'

N644125.57
E-2608746.81

KNOX COUNTY WORKHOUSE
DEED 246/398

MICRO-POOL EXTENDED DETENTION POND (WEST)
DETENTION TIME = 18.83 MIN
TOTAL POND VOLUME = 70,208 CUFT
TOTAL AFE REQUIRED W/O VOLUME = 21,920 CUFT
MICRO-POOL VOLUME (FEET) = 17,225 CUFT
WITH 24-HR DRAWDOWN CURVE

MICRO-POOL EXTENDED DETENTION POND (WEST)
DETENTION TIME = 18.83 MIN
TOTAL POND VOLUME = 70,208 CUFT
TOTAL AFE REQUIRED W/O VOLUME = 21,920 CUFT
MICRO-POOL VOLUME (FEET) = 17,225 CUFT
WITH 24-HR DRAWDOWN CURVE

MICRO-POOL EXTENDED DETENTION POND (EAST)
DETENTION TIME = 18.83 MIN
TOTAL POND VOLUME = 36,224 CUFT
TOTAL AFE REQUIRED W/O VOLUME = 21,920 CUFT
MICRO-POOL VOLUME (FEET) = 5,855 CUFT
WITH 24-HR DRAWDOWN CURVE

WALTER AND M
KIRKLAND TRU
DEED 20140708-00

N13°31'13"W 399.55'
R-N12°24'W 565.58'

R-N69°09"E 886.00'
N68°43'41"E 885.32'

S69°49'33"W 221.99'

R-S67°55'E 534.70'

S64°08'34"W 152.41'

R-S64°42'W 157.35'

N10°48'05"W 165.16'

S83°21'33"W 319.82'

DISPUTED AREA
24,596 Sq. Feet
0.56 Acres

MICRO-POOL EXTENDED DETENTION PONDS
THE PROPOSED MICRO-POOL EXTENDED DETENTION PONDS ARE TO RECEIVE STORMWATER RUNOFF COLLECTED FROM THE SITE THROUGH A SUBSURFACE PIPE NETWORK. THESE PONDS WILL COMPLETELY DETAIN STORMWATER RUNOFF FROM THE SITE, DEFERRE STORM EVENT TO PROVIDE CHANNEL PROTECTION. THESE PONDS WILL PROVIDE PEAK DISCHARGE CONTROL FOR STORMWATER FROM THE 2, 10, 25, AND 100-YEAR STORM EVENTS TO PROVIDE OVERBANK AND EXTREME FLOOD PROTECTION. THE PONDS WILL HAVE 24 HOUR DRAWDOWN VOLUME OF THE WATER QUALITY VOLUME OUTSIDE OF THE REQUIRED MICRO-POOL VOLUME.

LESLIE C CLEVINGER



STENGEN-HILL
ARCHITECTURE

418 West Main Street
Knoxville, Tennessee 37902

REGISTERED ARCHITECT

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



Imron Foodservices Group, LLC

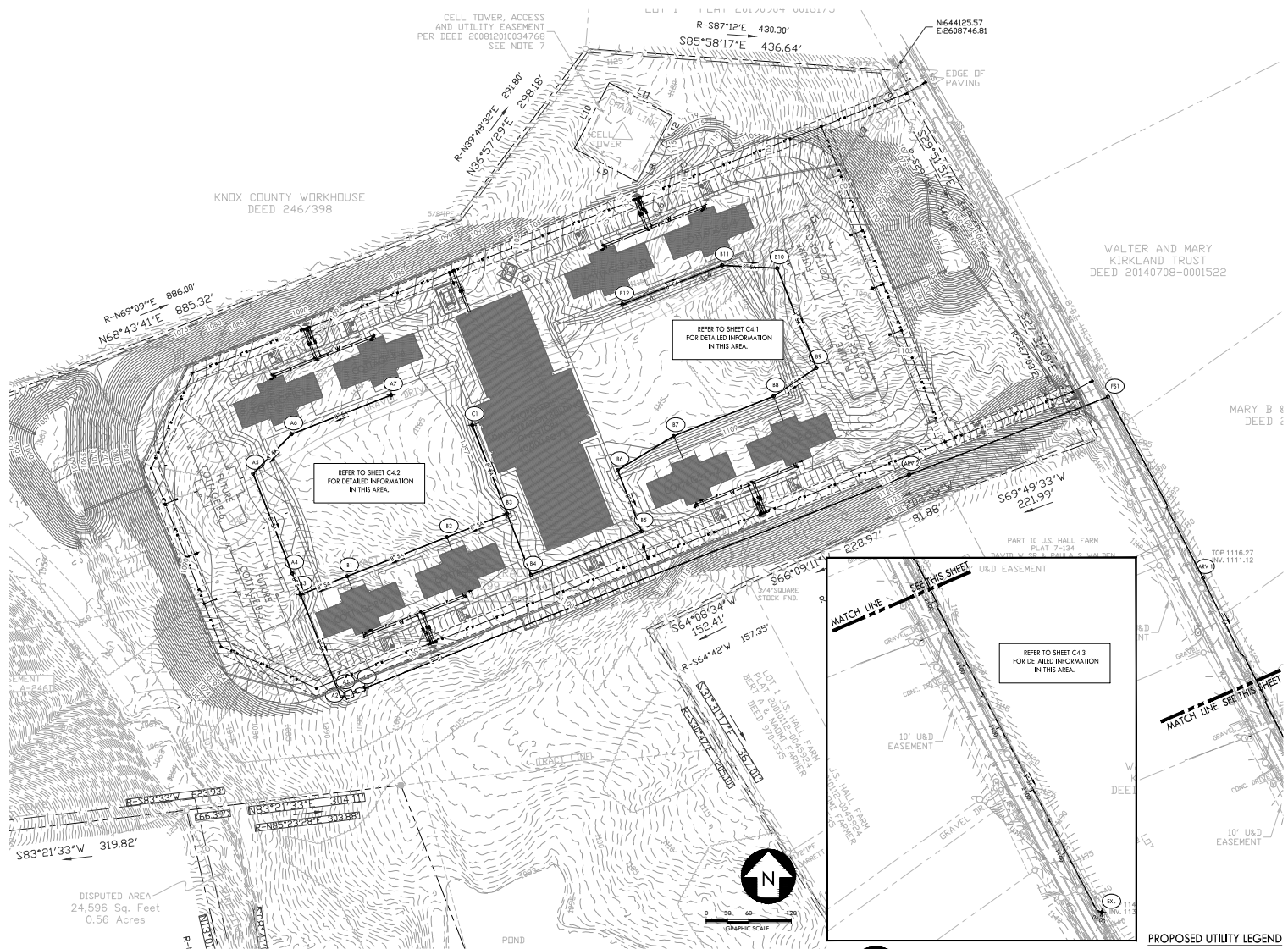


STORMWATER MANAGEMENT PLAN
NEW CHILD/ADOLESCENT BEHAVIORAL HEALTH CENTER
4937 WISE SPRINGS ROAD
KNOXVILLE, TENNESSEE 37918

27 JULY 2020
MCI/PLS

C3.3

USE ON REVIEW SUBMITTAL - PLANNING FILE # 8-C-20-JR



STENDEL-HILL ARCHITECTURE

418 West Main Street

Knoxville, Tennessee 37902

TEL 615.275.1875

FAX 615.275.1878

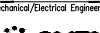
Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



Imran Foodservices Group, LLC



OVERALL UTILITY LAYOUT
 NEW CHILD/ADOLESCENT BEHAVIORAL HEALTH CENTER
 4937 WISE SPRINGS ROAD
 KNOXVILLE, TENNESSEE 37918

27 JULY 2020
 HCS/PS

C4.0

USE ON REVIEW SUBMITTAL - PLANNING FILE # 8-C-20-JR

DRAWING BY: DAVID J. STENDEL, P.E. DATE: 07/27/2020. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED.



STENDEL-HILL
ARCHITECTURE

418 West Main Street
Leaksville, Kentucky 40320

REGISTERED

REGISTERED PROFESSIONAL ENGINEER

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



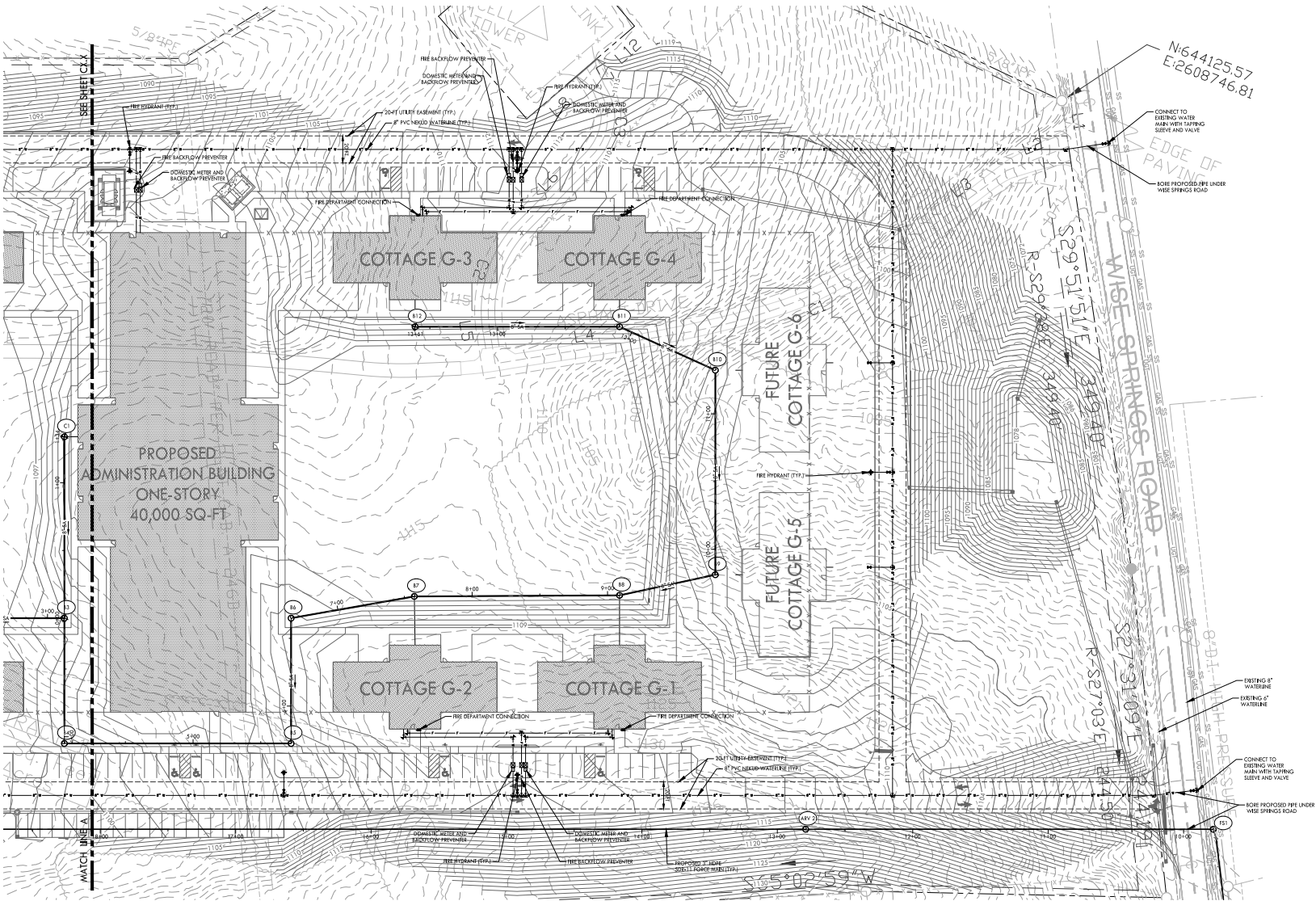
Inman Foodservices Group, LLC



DETAILED UTILITY LAYOUT
NEW CHILD/ADOLESCENT BEHAVIORAL HEALTH CENTER
4937 WISE SPRINGS ROAD
KNOWVILLE, TENNESSEE 37918

27 JULY 2020
MCI/TWS

C4.1



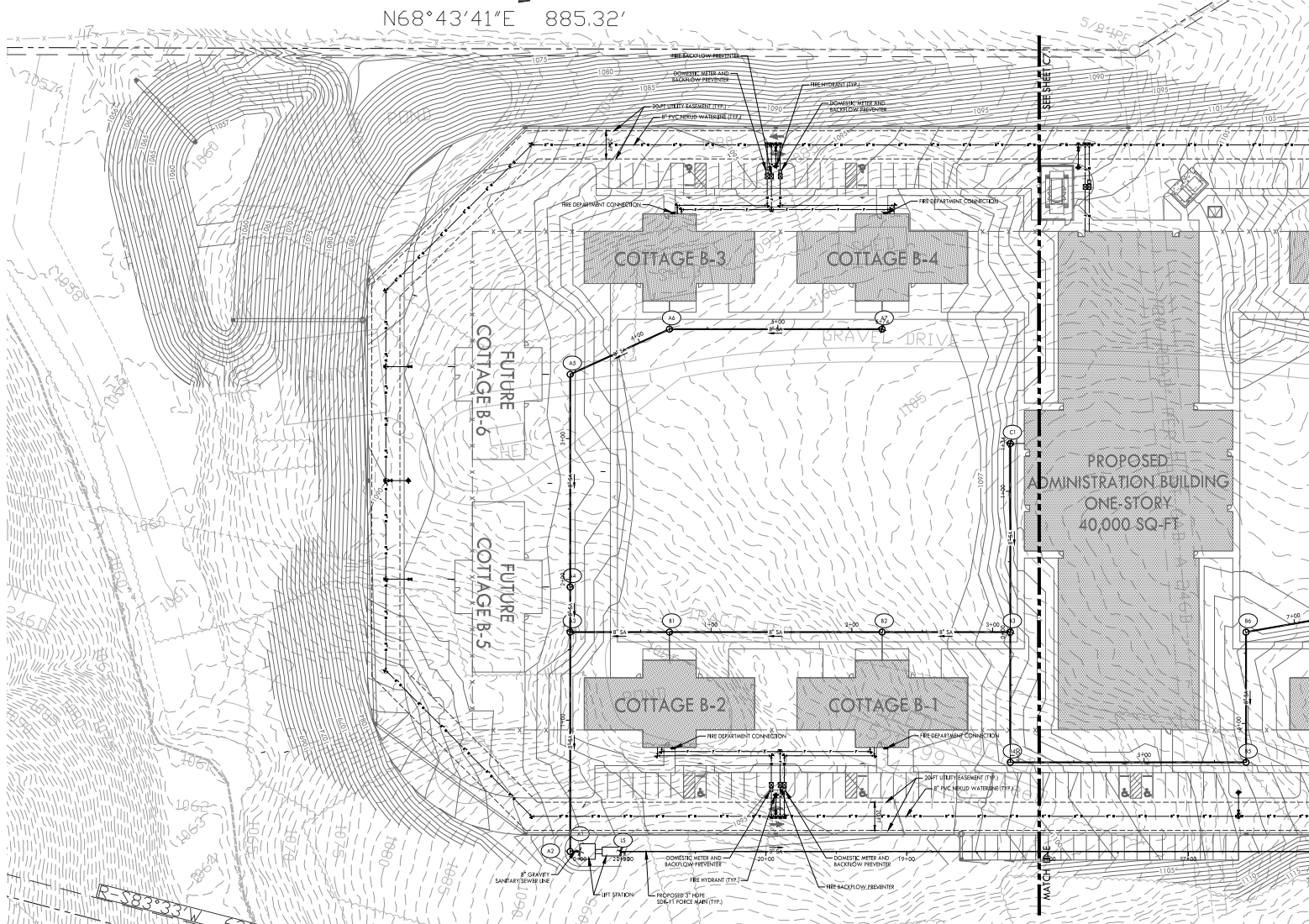
PROPOSED UTILITY LEGEND

- SS - SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- ELEC - UNDERGROUND ELECTRIC LINE
- UPT - UNDERGROUND TELEPHONE LINE

0 10 20 30 60
GRAPHIC SCALE



USE ON REVIEW SUBMITTAL - PLANNING FILE # 8-C-20-UR



N68°43'41"E 885.32'

5/8"4FF

SEE SHEET C-1

MATCH

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE
- G — GAS LINE
- ELEC — UNDERGROUND ELECTRIC LINE
- UG — UNDERGROUND TELEPHONE LINE



STENDEL-HILL ARCHITECTURE

418 West Main Street
 Knoxville, Tennessee 37902
 606.596.6775
 KSH@SHILL.COM

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



Imman Foodservices Group, LLC



DETAILED UTILITY LAYOUT
 NEW CHILD/ADJACENT BEHAVIORAL HEALTH CENTER
 4937 WISE SPRINGS ROAD
 KNOXVILLE, TENNESSEE 37918

27 JULY 2020
 HNC1906

C4.2

USE ON REVIEW SUBMITTAL - PLANNING FILE # 8-C-20-UR



**STENDEL-HILL
ARCHITECTURE**

418 West Main Street
Lebanon, Kentucky 40002
606.338.1875
HILL@SHILL.net

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



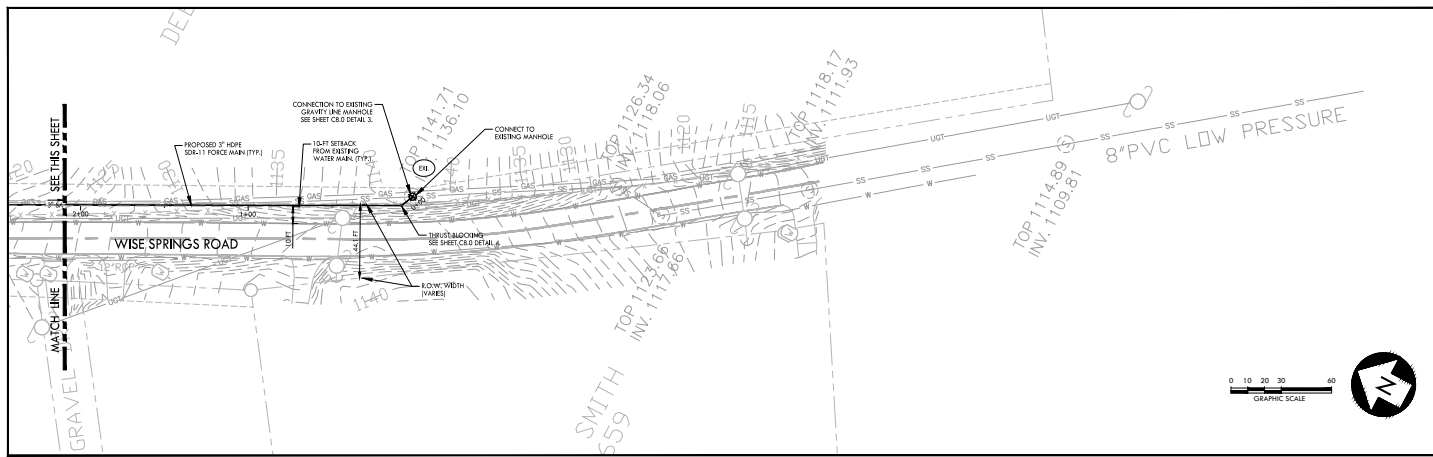
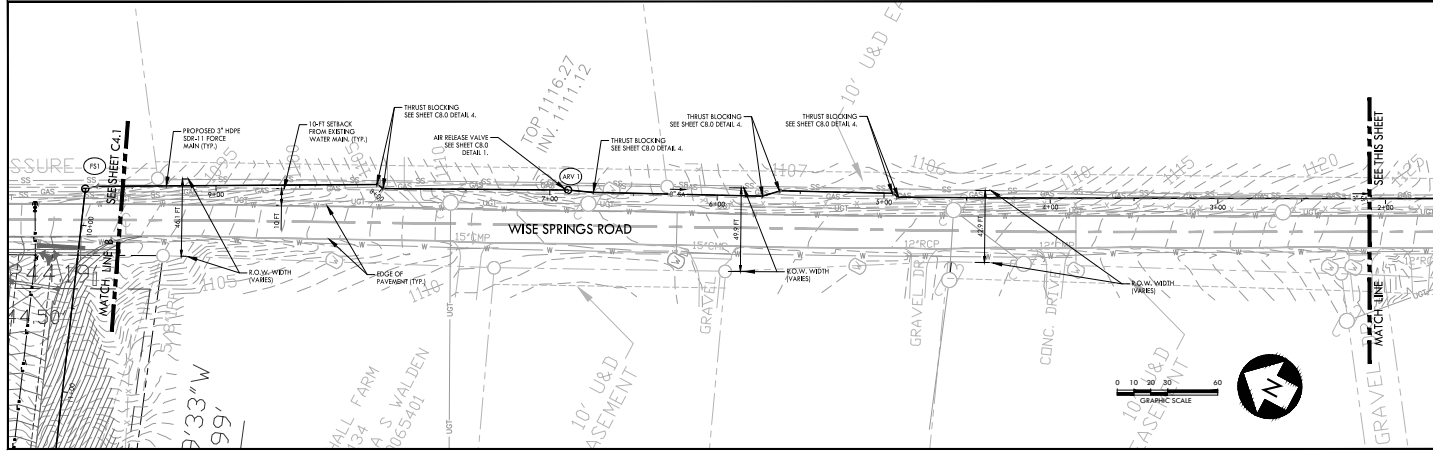
Imnon Foodservices Group, LLC



DETAILED UTILITY PLAN
NEW CHILD/ADOLESCENT BEHAVIORAL HEALTH CENTER
4937 WISE SPRINGS ROAD
KNOWVILLE, TENNESSEE 37918

27 JULY 2020
HCC1905

C4.3



PLANT SCHEDULE:

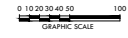
TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTR	CAL	HT	SPREAD	REMARKS
LARGE	11	1	Acer saccharum	Sugar Maple	8.8.8	2"	10-12'	3-4'	
LARGE	12	1	Rhus copallina	Loblolly Shortleaf	8.8.8	2"	10-12'	5-6'	
EVERGREEN	23	1	Pinus strobus	Norway Spruce	8.8.8	2"	10-12'	5-6'	
EVERGREEN	48	1	Pinus rigida	Austrian Pine	8.8.8	2"	10-12'	5-6'	
MEDIUM	33	1	Ulmus parvifolia 'SMITH' Escape	Smooth Elm	8.8.8	2"	10-12'	4.5-5'	Will be transplanted
MEDIUM	20	1	Zelkova serrata 'Blue Green'	Blue Green Zelkova	8.8.8	2"	10-12'	4.5-5'	Street tree - 10' to 11' @
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTR	CAL	HT	SPREAD	REMARKS
MEDIUM	66	1	Prunus serotina 'Yoccozoid'	Knox Cherry	8.8.8	2"	10-12'	4.5-5'	

CELL TOWER, ACCESS AND UTILITY EASEMENT PER DEED 200812010034768 SEE NOTE 7

DAVID BAKER
DEED 20130603-0078932
LOT 1 - PLAT 20190904-0016175
R-S87'12"E 430.30'
S85'58'17"E 436.64'

LANDSCAPE REGULATIONS:

1. THE DEVELOPMENT WILL COMPLY WITH KNOX COUNTY ZONING CODE FOR REQUIREMENTS FOR LANDSCAPE PLANTINGS.
2. EXISTING WOOD AREAS ARE APPROXIMATE BASED ON AERIAL IMAGERY. ACTUAL AREAS MAY VARY.



STENGEN HILL ARCHITECTURE

418 West Main Street
Knoxville, Tennessee 37902
615.252.1975
www.stengelhill.com

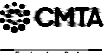
Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



Imnon Foodservices Group, LLC

WALTER AND M
KIRKLAND TRU
DEED 20140708-00

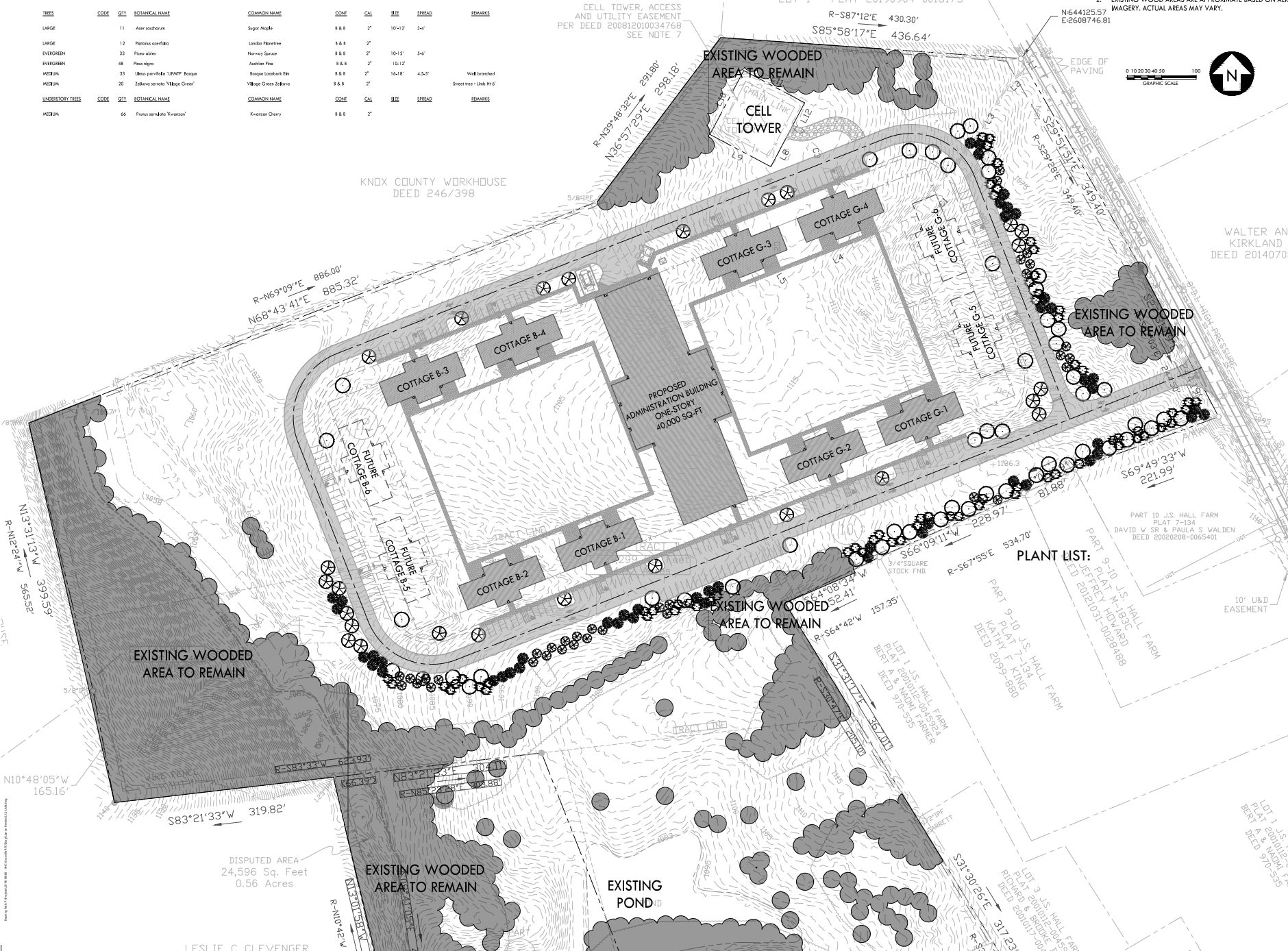


OVERALL LANDSCAPE PLAN
NEW CHILD/ADOLESCENT BEHAVIORAL HEALTH CENTER
4937 WISE SPRINGS ROAD
KNOXVILLE, TENNESSEE 37918

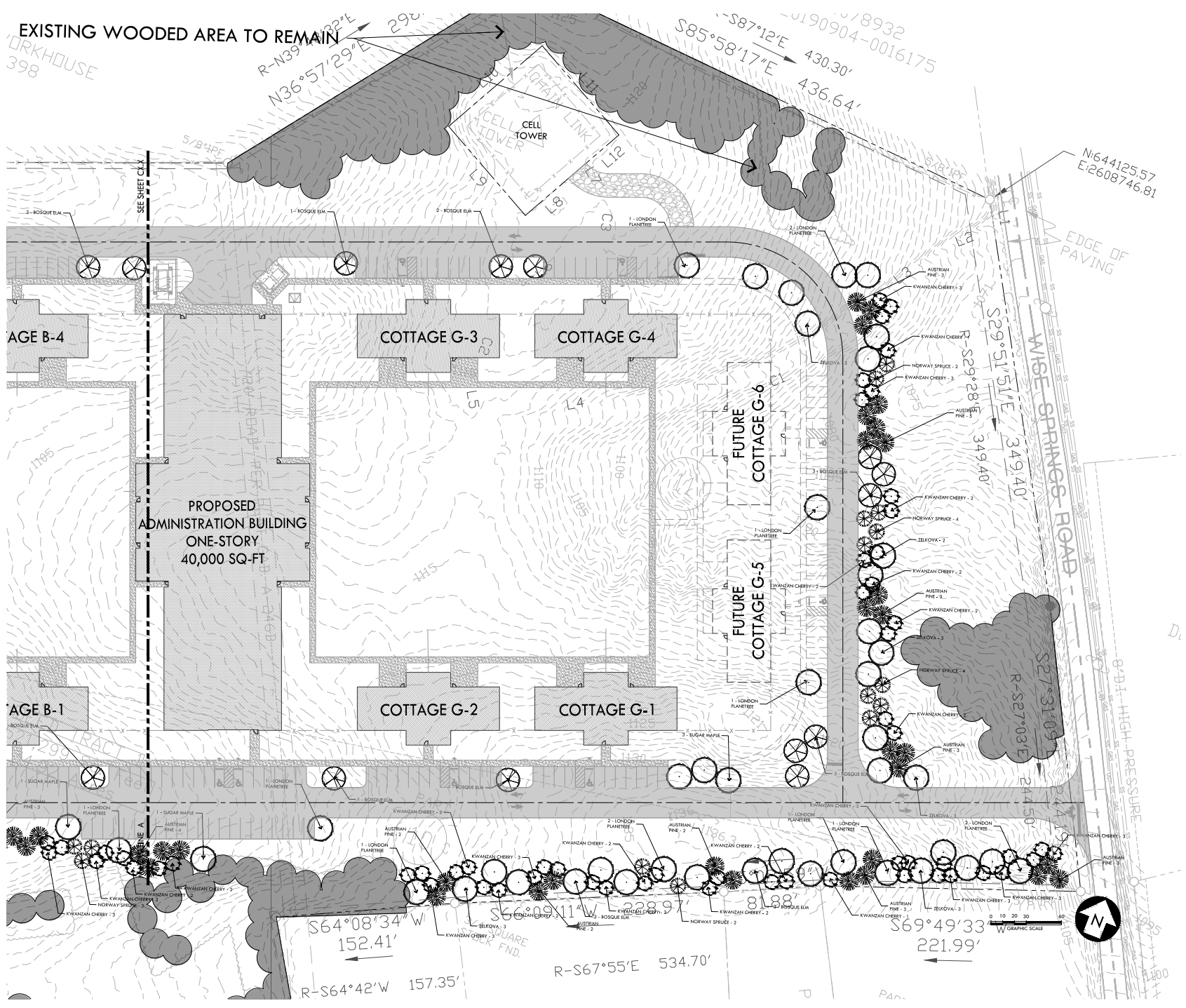
27 JULY 2020
HCL/PLS

L1.0

USE ON REVIEW SUBMITTAL - PLANNING FILE # 8-C-20-JR



PLANT LIST:



STENDEL-HILL ARCHITECTURE

618 West Main Street
Leaksville, Kentucky 42052
KOLB@LH.AE
858.246.1179 fax

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



Imran Foodservices Group, LLC

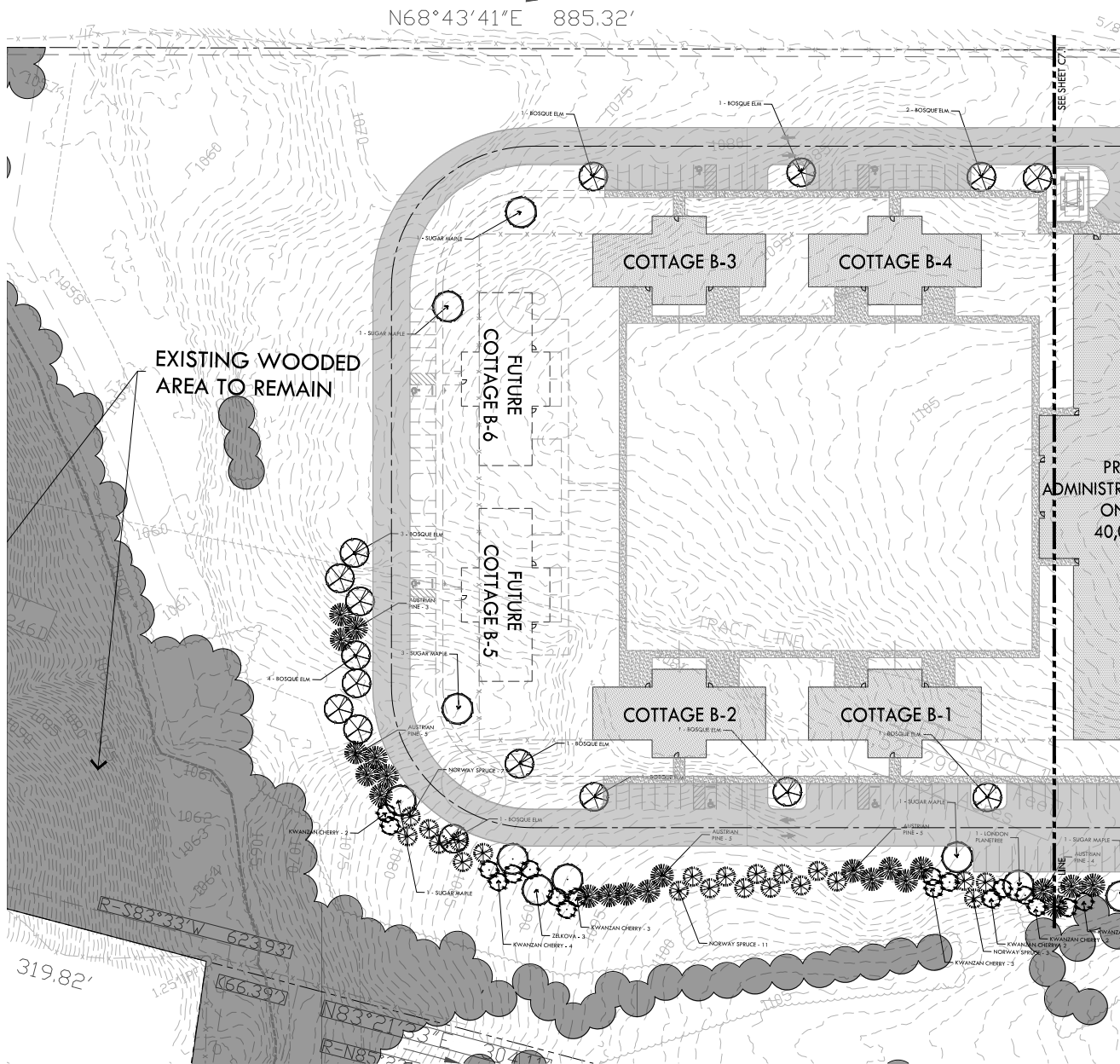


DETAILED LANDSCAPE PLAN
NEW CHILD/ADJACENT BEHAVIORAL HEALTH CENTER
4937 WISSE SPRINGS ROAD
KNOWVILLE, TENNESSEE 37918

27 JULY 2020
HVC/PWS

L1.1

USE ON REVIEW SUBMITTAL - PLANNING FILE # 8-C-20-JR



STENGL-HILL
ARCHITECTURE

418 West Main Street
Knoxville, Tennessee 37902

REG. NO. 1275
REG. EXPIRES 12/31/2019

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



Imman Foodservices Group, LLC



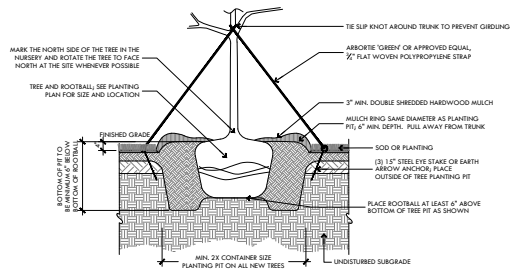
DETAILED LANDSCAPE
NEW CHILD/ADULT COMMUNITY HEALTH CENTER
4937 WISE SPRINGS ROAD
KNOXVILLE, TENNESSEE 37918

27 JULY 2020
H/C/1905

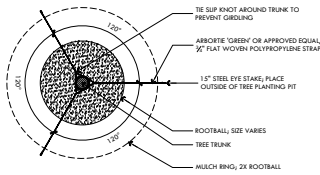
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USE ON REVIEW SUBMITTAL - PLANNING FILE # 8-C-20-JR

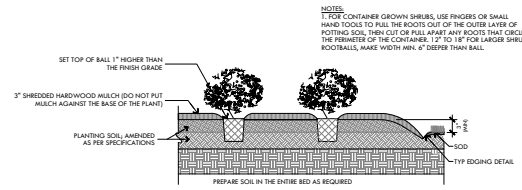
DRAWING BY: STENGL-HILL ARCHITECTURE, ARCHITECTS/PLANNERS/ENGINEERS, INC. PROJECT NO. 19-000001



A TREE PLANTING - TYPICAL SECTION 1/2" = 1'-0"

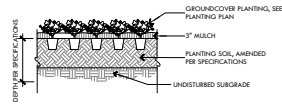


B TREE STAKING - TYPICAL PLAN 1/2" = 1'-0"

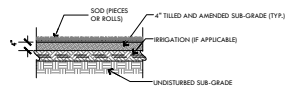


C SHRUB PLANTING - TYPICAL SECTION 1/2" = 1'-0"

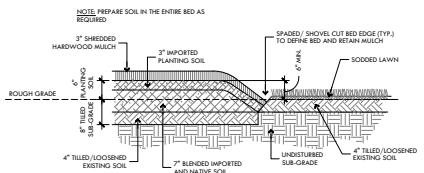
NOTES:
 CONTRACTOR SHALL OBTAIN A SOIL ANALYSIS FROM AN INDEPENDENT LABORATORY APPROVED BY THE STATE DEPARTMENT OF AGRICULTURE. ANY RECOMMENDED AMENDMENTS SHALL BE INCORPORATED INTO PREPARATION.
 CONTRACTOR SHALL LOOSEN THE TOP FOUR (4") INCHES OF SOIL IN AREAS TO RECEIVE LAWN. REMOVE ALL DEBRIS, STICKS, ROOTS, RUBBER, CLUMPS OF SOIL, STONES OVER ONE (1) INCH IN DIAMETER, AND ALL OTHER EXTRANEOUS MATTER PRIOR TO FINE GRADING FOR SOD AREAS AS PER SPECIFICATIONS.
 LAY SOD WITH TIGHTLY FITTED JOINTS, ELIMINATING AIR POCKETS AND FORMING A SMOOTH CONTINUOUS MASS OF LAWN.
 REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION THAT ARE PART OF THE CONTRACT DOCUMENTS.



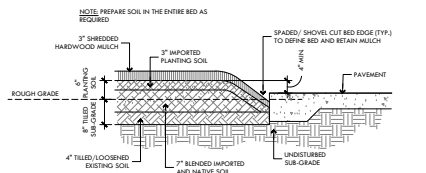
D GROUND COVER PLANTING - TYPICAL SECTION 1/2" = 1'-0"



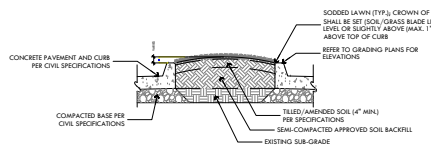
E LAWN SECTION 1/2" = 1'-0"



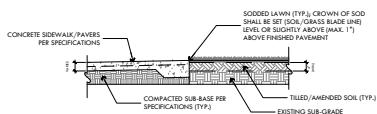
G BED PREP - TYPICAL SECTION 3/4" = 1'-0"



H BED PREP AT PAVEMENT - TYPICAL SECTION 3/4" = 1'-0"



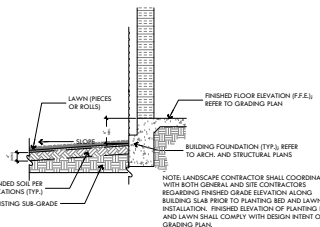
J INTERIOR PARKING ISLAND (LAWN) SECTION 1/2" = 1'-0"



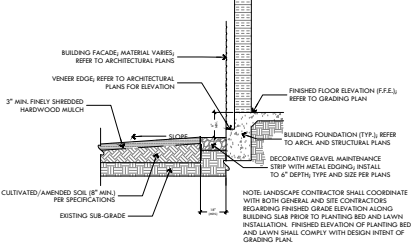
K PAVEMENT/LAWN TRANSITION SECTION 1/2" = 1'-0"

GENERAL PLANTING NOTES

1. LOCATE ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. ANY DAMAGE DONE TO EXISTING OR NEW UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
2. PLANTS SHALL BE WELL FORMED, NO. 1 GRADE OR BETTER NURSERY STOCK AND SHALL MEET THE APPLICABLE STANDARDS NOTED HEREIN OR SHALL BE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT.
3. STAKE OUT ALL TREE LOCATIONS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. LOCATE ALL TREES AS SHOWN ON PLAN.
4. COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE.
5. ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.
6. PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND.
7. PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, OBTAINED FROM THE SAME SOURCE.
8. ANY CHANGES IN PLANT MATERIAL SIZE, QUANTITY, SPECIES OR VARIETY MUST BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. SOIL SAMPLES: CONTRACTOR SHALL TAKE SOIL SAMPLES FROM SEVERAL AREAS (CONTRACTOR TO IDENTIFY ON SITE PLAN) OF THE SITE SCHEDULED FOR GRASSING/LANDSCAPING TO BE ANALYZED BY INDEPENDENT TESTING LAB. PROVIDE LANDSCAPE ARCHITECT WITH THE WRITTEN BROCHET OF RECOMMENDATIONS FOR SOIL AMENDMENTS & FERTILIZERS TO BE USED ON SITE. CONTRACTOR SHALL RECEIVE PROCEEDMENT OF RECOMMENDATIONS FROM LANDSCAPE ARCHITECT AND INCORPORATE ACCORDINGLY. ALL OF THE ABOVE SHALL BE DONE WITH NO ADJUSTMENTS TO EITHER THE CONTRACT SUM OR CONTRACT TIME.
10. CONTRACTOR TO PROVIDE MIN. 100 S.F. MOCK-UP OF FULLY AMENDED BED PREPARATION INCLUDING TILLING SUB-GRADE PER SPECIFICATIONS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMPLETING REMAINING BED PREPARATIONS AND PLANT INSTALLATION.
11. QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY QUANTITIES BASED ON PLAN SYMBOLS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION.



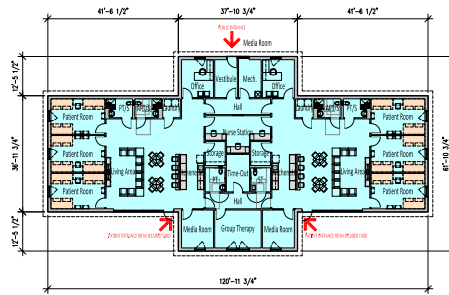
L LAWN AT BUILDING FOUNDATION SECTION 1/2" = 1'-0"



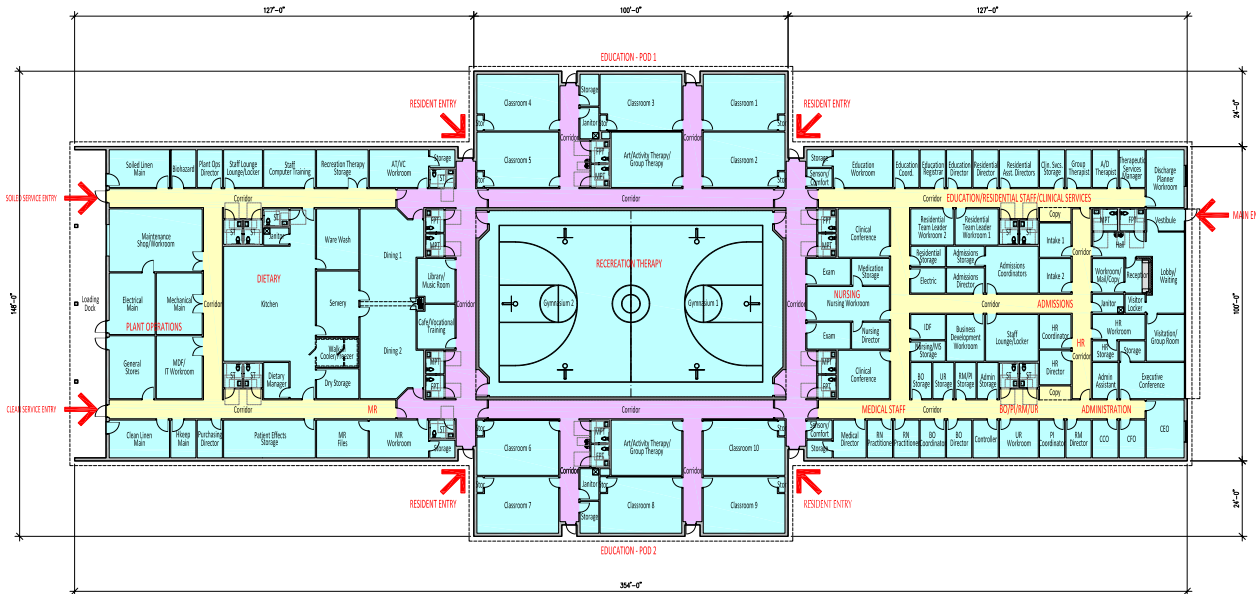
M GRAVEL BED AT BUILDING FOUNDATION SECTION 1/2" = 1'-0"

LEGEND

- New Building Area
- Creation - Patient
- Creation - Staff



02 TYPICAL 18-BED PRFT COTTAGE
CONCEPTUAL FLOOR PLAN
NW-TP 5.429 of



01 MAIN LODGE
CONCEPTUAL FLOOR PLAN
NW-TP 3.0045 of



**STENGL-HILL
ARCHITECTURE**

418 WEST MAIN STREET
KNOXVILLE, TENNESSEE 37902
862.946.1879
922.675.1024 fax



Structural Engineering



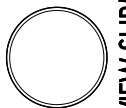
Mechanical/Electrical Engineering



Foundations Design



Iman Foundations Group, LLC

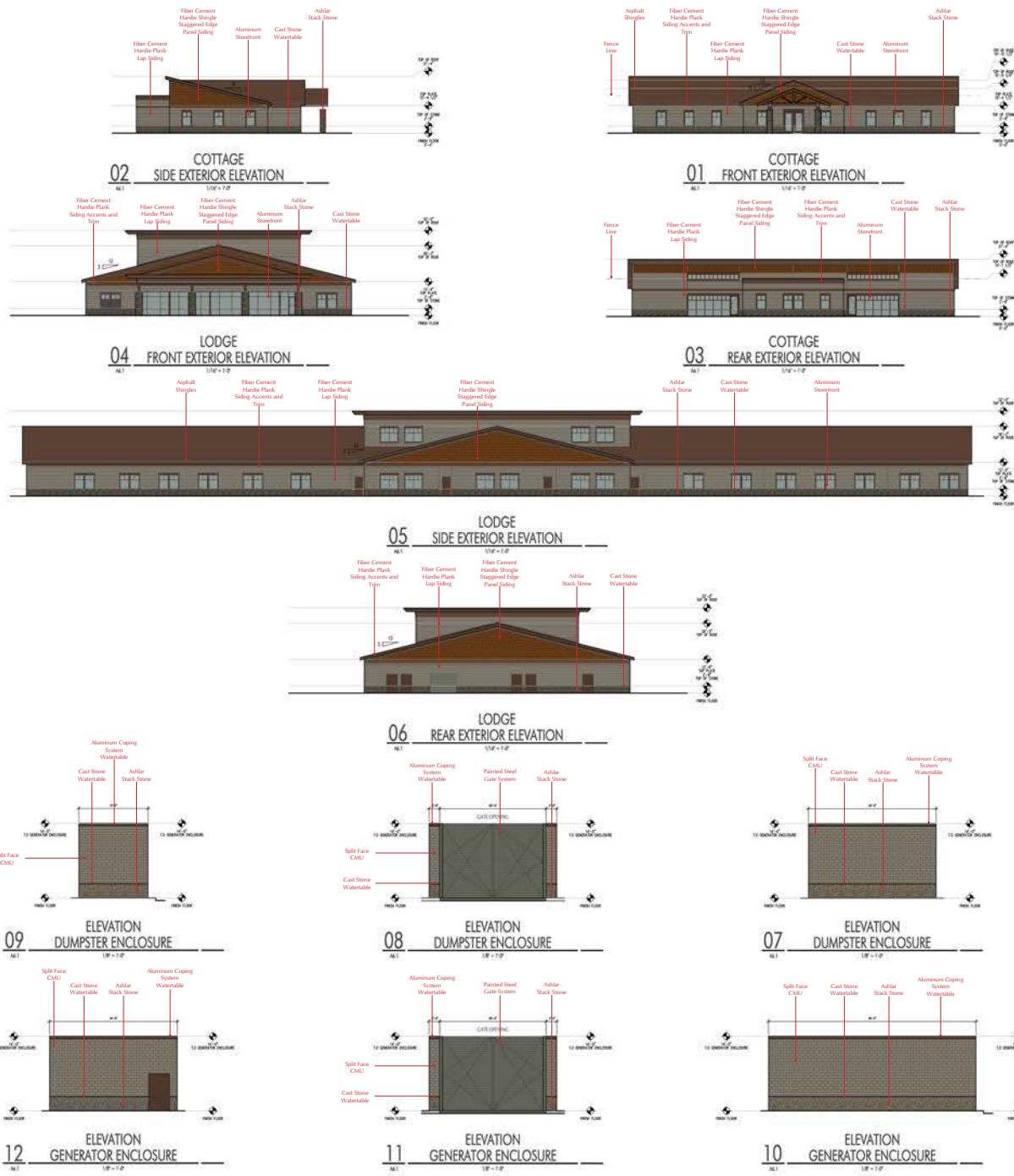


COMPOSITE FLOOR PLANS
NEW CHILD/ADOLESCENT BEHAVIORAL HEALTH CENTER
ACADIA HEALTHCARE
KNOXVILLE, TENNESSEE

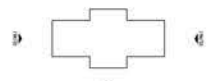
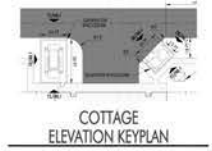
27 JULY 2020
AKC1919

A4.1

USE ON REVIEW SUBMITTAL - PLANNING FILE #8-C-20-UR

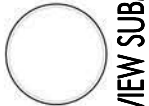


GENERATOR/DUMPSTER ELEVATION KEYPLAN



STENGENL-HILL
ARCHITECTURE
813 WEST MAIN STREET
LOUISVILLE, TENNESSEE 40202
502.893.1875
502.893.1876 fax

- CAE Engineering
- CRUNK
- Structural Engineering
- KYHOOK
- Mechanical/Electrical Engineering
- cmta
- Foodservices Design
- Urban Foodservices Group, LLC



EXTERIOR ELEVATIONS
NEW CHILD/ADOLESCENT BEHAVIORAL HEALTH CENTER
ACADIA HEALTHCARE
KNOXVILLE, TENNESSEE

27 JULY 2020
ACV19

A6.1

USE ON REVIEW SUBMITTAL - PLANNING FILE #8-C-20-UR



New Child and Adolescent Treatment Program

4937 Wise Springs Rd. Knoxville, TN 37918

Mental, Emotional, Behavioral Disorders (MEB) in Children

- ▶ It is estimated between 14%-20% (up to 1 in 5) of young people have a diagnosable MEB disorder.¹
- ▶ Without early diagnosis and treatment, children with mental disorders can have problems at home, in school, and in forming friendships. This can also interfere with their healthy development, and these problems can continue into adulthood.²
- ▶ Children's mental health disorders have significant consequences on the individual, socioeconomic factors, and can impede healthful transitioning into adulthood
- ▶ There are significant access barriers for families seeking behavioral health treatment. It is estimated only 15% to 25% of children with MEB disorders receive specialty care.³
- ▶ Data shows that 61% of adults have had at least 1 Adverse Childhood Experiences (ACEs)
 - ▶ ACEs include:
 - ▶ experiencing violence, abuse, or neglect
 - ▶ witnessing violence in the home or community
 - ▶ having a family member attempt or die by suicide
 - ▶ substance misuse
 - ▶ mental health problems
 - ▶ instability due to parental separation or household members being in jail or prison
 - ▶ ACEs have a tremendous impact on future violence victimization and perpetration, and lifelong health and opportunity.⁴

1. National Research Council (US) and Institute of Medicine (US) Committee on the Prevention of Mental Disorders and Substance Abuse Among Children, Youth, and Young Adults: Research Advances and Promising Interventions. <https://www.ncbi.nlm.nih.gov/books/NBK32776/>

2. Centers for Disease Control and Prevention (CDC). <https://www.cdc.gov/childrensmentalhealth/basics.html>

3. Behavioral Health Integration in Pediatric Primary Care: Considerations and Opportunities for Policymakers, Planners, and Providers. https://www.milbank.org/wp-content/uploads/2017/03/MMF_BHI_Executive-Summary-FINAL.pdf

4. Centers for Disease Control and Prevention (CDC). <https://www.cdc.gov/violenceprevention/acestudy/index.html>

New Child and Adolescent Residential Treatment Center

- ▶ Program will be licensed as a Residential Treatment Center and Alcohol and Drug Treatment Center for Youth
- ▶ Accredited through Joint Commission on Accreditation of Healthcare Organizations (JCAHO)
- ▶ Onsite School licensed and accredited through TN Department of Education and Southern Association of Colleges and Schools (SACS)
- ▶ The mission is to provide youth the highest standard of excellence in mental health and addiction treatment. We aspire to provide a setting where youth receive therapeutic care which will empower them to develop hope and direction in a supportive, caring, and compassionate environment with a strong academic program addressing both their emotional and educational needs.

New Residential Treatment Program

- ▶ Will treat youth who have attempted less intensive treatment approaches (outpatient therapy, medication management, school based services, etc.) at home and continue to struggle
- ▶ Youth in this program will have experienced significant trauma, family problems, problems in academic environments, and/or problems in their social environments
- ▶ Common mental health and behavioral disorders treated are:
 - ▶ Anxiety Disorders (generalized anxiety disorder, post-traumatic stress disorder, social anxiety disorder, etc.)
 - ▶ Mood Disorders (depression, bipolar disorder, dysthymia, etc.)
 - ▶ Behavioral Disorders (ADHD, oppositional defiant disorder, conduct disorder)
 - ▶ Co-Occurring Disorders and Substance Abuse Related Disorders
- ▶ This program will **NOT** treat youth who are:
 - ▶ Adjudicated Sexual Offenders
 - ▶ Youth charged with significant crimes

New Residential Treatment Program

- ▶ Projected Age Range Served
 - ▶ 11 to 17 years old
- ▶ Geographic Location
 - ▶ Approximately 70% of youth will be from Tennessee
 - ▶ Another 15% from North Carolina and remaining 15% from other parts of the country
- ▶ Youth in the program will average around a 3-4 month stay
- ▶ Youth will admit to the program via transportation from their family. If for some reason the family is unable to bring the child for admission, a facility staff member will transport.
 - ▶ Though youth might be able to drive, they will not be allowed to have their vehicle while in the program.

New Residential Treatment Program

- ▶ Professional Staff Disciplines Include:
 - ▶ Child and Adolescent Psychiatrist
 - ▶ Pediatricians
 - ▶ Psychiatric Nurse Practitioners
 - ▶ Licensed Therapist
 - ▶ Certified Therapeutic Recreation Specialist
 - ▶ Licensed Alcohol and Drug Counselor (LADAC)
 - ▶ Registered Nurses
 - ▶ Dietician
 - ▶ Licensed Teachers
 - ▶ Behavioral Health Technicians
- ▶ The program will have approximately 200+ employees.
- ▶ The program will provide a handful of specialized therapeutic services that are capable of giving youth the most well-rounded approach to treatment available.
- ▶ Treatment Modalities included in this program:
 - ▶ Intensive Individual and Family Therapy
 - ▶ Group Therapy
 - ▶ Life Skills Groups
 - ▶ Equine and Animal Assisted Therapy
 - ▶ Activity, Vocational, and Experiential Therapy
 - ▶ Psychiatric Medication Care
 - ▶ Cognitive Behavioral Therapy (CBT)
 - ▶ Dialectical Behavior Therapy (DBT)
 - ▶ Eye Movement Desensitization and Reprocessing (EMDR)
 - ▶ Motivational Interviewing
 - ▶ Accredited On-Site School

New Residential Treatment Program

► Features of the program:

- The program will be staffed 24 hours a day, 7 days a week with employees specifically trained in working with youth experiencing mental health and substance abuse diagnosis.
 - Behavioral Health Technicians (BHT) are primary frontline staff assigned specific to each cottage and will be with the youth 24/7.
- Throughout the week, youth will participate in school, daily group therapy, weekly family therapy, weekly individual therapy, and participate in many other treatment modalities such as equine therapy, activity therapy, and vocational therapy.
- On the weekends youth will participate in on/off campus activities such as sports, hiking, movies, etc. Visitation with the youth's family predominantly occurs on the weekends on-site as well as youth leaving the campus with their family for 1-2 days at a time.

New Residential Treatment Program

▶ Program Layout and Security

- ▶ There will be 8 cottages housing youth in the program. Each cottage consists of two units housing up to 9 youth each.
- ▶ The cottages will be hardware secure with key card access for both entering and exiting the building. Youth will not be able to exit the cottage without staff.
- ▶ The back of each cottage will enter into a large courtyard/sports field that is secured by a 14-foot privacy fence. Youth will transition through the courtyard to school and other activities housed in the main lodge.
- ▶ Within the main lodge will be dining, full gym, classrooms, group rooms, nursing, and other administrative offices.
- ▶ The main entrance to the property will have a key card access gate to prevent any entry of unauthorized individuals.
- ▶ The youth will occasionally participate in activities in other parts of the property outside the cottages, courtyards, and main lodge. These activities will always be supervised by staff and include things such as use of the fishing ponds, walking trails, and other outdoor recreational activities.
- ▶ Neighboring properties will be shielded from view with natural vegetation both pre-existing and some areas where additional landscaping will be added during construction. Youth will always be supervised on the property.



Campus Aerial

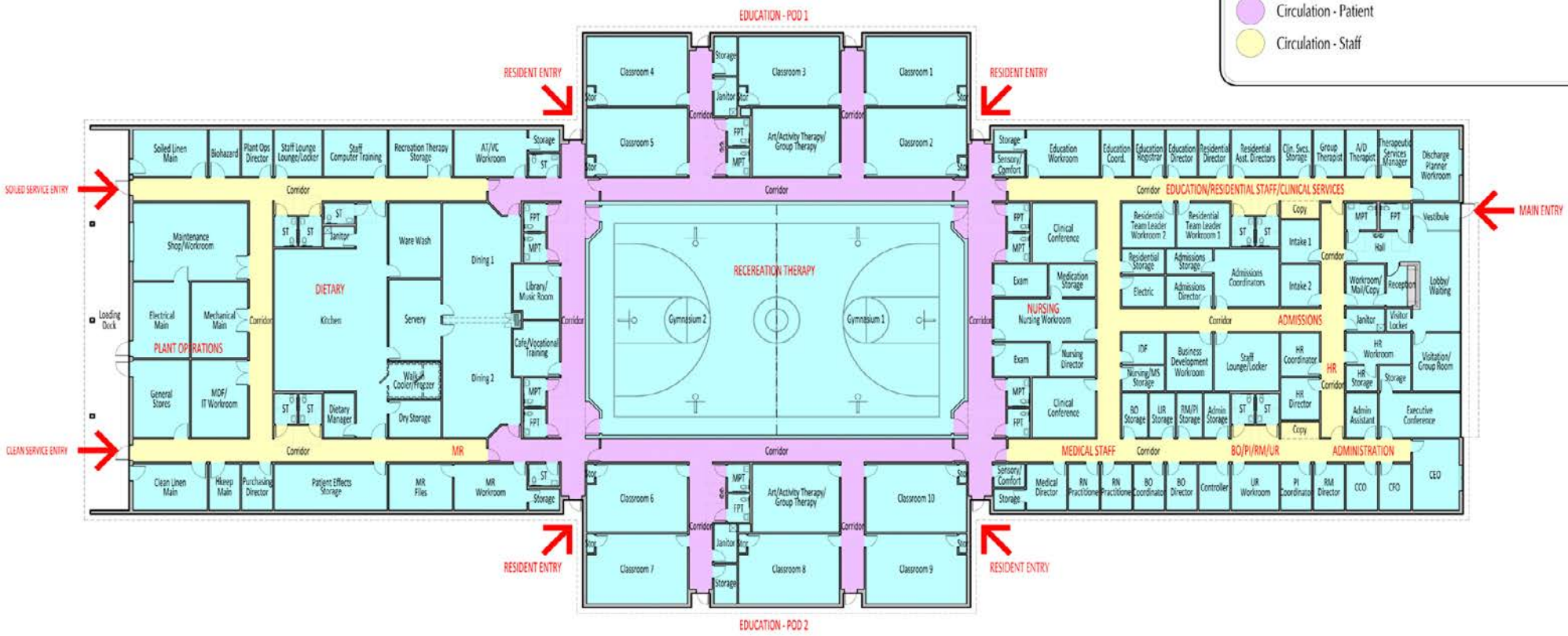




Administrative Building

LEGEND

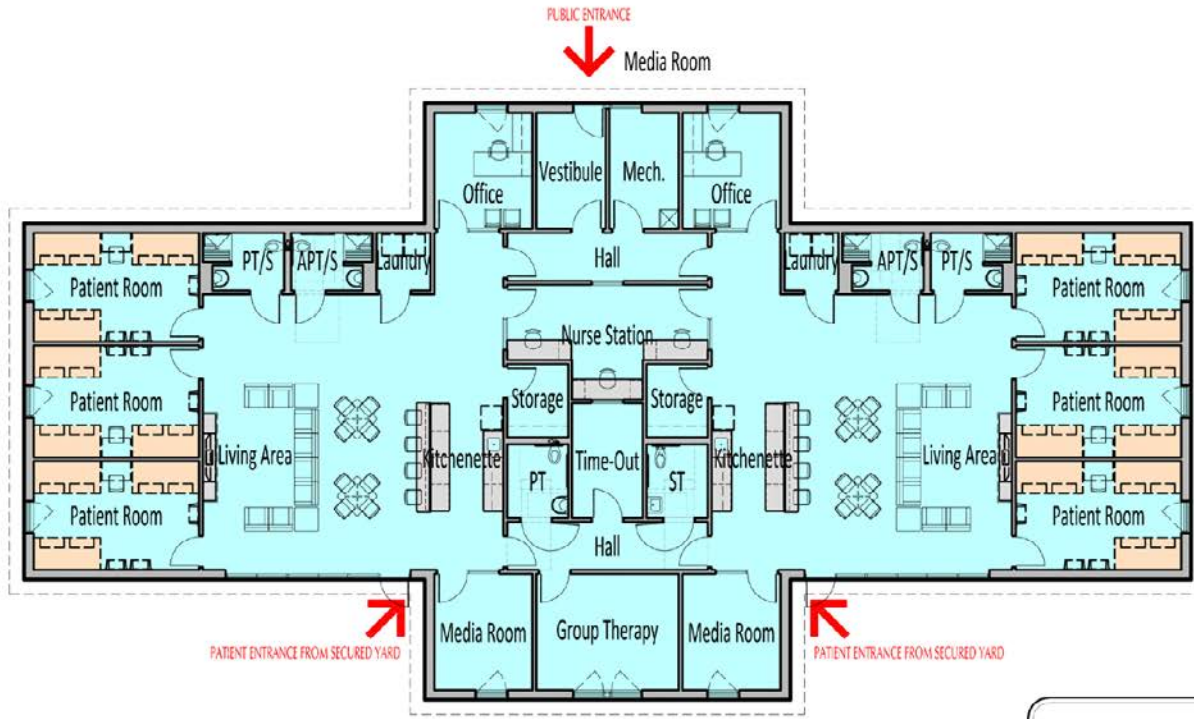
- New Building Area
- Circulation - Patient
- Circulation - Staff



01 MAIN LODGE CONCEPTUAL FLOOR PLAN



Typical Patient Cottage



LEGEND

- New Building Area
- Circulation - Patient
- Circulation - Staff

02 TYPICAL 18-BED PRTF COTTAGE CONCEPTUAL FLOOR PLAN

A4.1

● New Building Area

5,420 sf

New Residential Treatment Program

► Our Commitment to Be Good Neighbors

- As the CEO, we fully plan to always maintain an open dialogue with our neighbors.
- Neighbors who want, will have direct access phone numbers to our nursing station (staffed 24/7) and direct line to the onsite Residential Director's cell.
- The program will also include a text messaging platform that will message any neighbors regarding operations. Examples can include invitations to on-campus events for the neighbors or to alerting of a youth who has eloped from the facility.
- We have a strong belief in community service and giving back. From the clinical level this is also very therapeutic for an adolescent to participate in community service projects. With this being said we hope to incorporate into the program opportunities for youth to serve our neighbors and the Knox county community. This could include things such as yard work, serving animal shelters, community cleanup projects, etc.

ACADIA

H E A L T H C A R E

Proposed Use for 4937 Wise Springs Rd.

Child and Adolescent Residential Treatment Center

8-C-20-UR
7/1/2020

Program Overview and Daily Operations

The planned use for 4937 Wise Springs Rd. Knoxville, TN 37918 is a residential treatment center for youth who are struggling with mental health and/or addiction issues. The program will be licensed as a residential treatment center and alcohol and drug treatment center for youth. The program will be accredited through Joint Commission on Accreditation of Healthcare Organizations (JCAHO) and have an on-site licensed and accredited (SACS) school. The mission is to provide youth the highest standard of excellence in mental health and addiction treatment. We aspire to provide a setting where youth receive therapeutic care which will empower them to develop hope and direction in a supportive, caring, and compassionate environment with a strong academic program addressing both their emotional and educational needs.

This program will treat youth experiencing histories such as:

- Trauma from physical, emotional, or sexual abuse
- Mood disorders such as depression, bipolar disorder, and anxiety
- Chemical dependence and/or abuse of alcohol and drugs.
- Behavioral disorders & issues
- Difficulties in academic environments
- Family problems
- *This program will not treat youth adjudicated as a sex offender.*

The program will provide a handful of specialized therapeutic services that are capable of giving youth the most well-rounded approach to treatment available. Individualized to the needs of the youth, he or she will be able to access the following services:

- Individual therapy
- Group therapy
- Family therapy
- Equine therapy
- Animal assisted therapy
- Medication management
- 12-Step programming

- Cognitive Behavioral Therapy (CBT)
- Dialectical Behavior Therapy (DBT)
- Eye Movement Desensitization and Reprocessing (EMDR)
- Motivational interviewing
- Experiential and Vocational therapies

The program will be staffed 24 hours a day, 7 days a week with employees specifically trained in working with youth experiencing mental health and substance abuse diagnosis. The professional staff disciplines involved in the program will include:

- Child and Adolescent Psychiatrist
- Pediatrician
- Psychiatric nurse practitioners
- Registered Nurses
- Dietitian
- Licensed and Master level therapists
- Certified Therapeutic Recreation Specialist (CTRS)
- Licensed Alcohol and Drug Counselor (LADAC)
- Teachers
- Behavioral Health Technicians

Youth will admit to this program and average around a three month stay. Throughout the week, youth will participate in school, daily group therapy, weekly family therapy, weekly individual therapy, and participate in many other treatment modalities such as equine therapy, activity therapy, and vocational therapy. On the weekend's youth will participate in on/off campus activities such as sports, hiking, movies, etc. Visitation with the youth's family predominantly occurs on the weekends on-site as well as youth leaving the campus with their family for 1-2 days at a time.

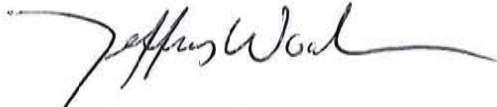
Program Layout and Security

There will be 8 cottages housing youth in the program. Each cottage consists of two units housing 9 youth each. The cottages will be hardware secure with key card access for both entering and exiting the building. Youth will not be able to exit the cottage without staff. The back of each cottage will enter into a large courtyard/sports field that is secured by a 10-foot privacy fence. Youth will transition through the courtyard to school and other activities housed in the main lodge. Within the main lodge will be dining, full gym, classrooms, group rooms, nursing, and other administrative offices.

The main entrance to the property will have a key card access gate to prevent any entry of unauthorized individuals. The family members of youth in the program will come for on-site family therapy and visitation on average one time per week. On an average day there will be approximately 75-100 employees on site and 10-20 visitors.

The youth will occasionally participate in activities in other parts of the property outside the cottages, courtyards, and main lodge. These activities will always be supervised by staff and include things such as use of the fishing ponds, walking trails, and other outdoor recreational activities. Neighboring properties will be shielded from view with natural vegetation both pre-existing and some areas where additional landscaping will be added during construction. Youth will always be supervised on the property.

Respectfully submitted,

A handwritten signature in black ink that reads "Jeffrey Woods". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Dr. Jeffrey Woods, MS, MPH, MSN, DNP, PMHNC
Operations Group President
Acadia Healthcare
6100 Tower Circle
Suite 1000
Franklin, Tennessee 37067
(615) 721-1238 ofc
(615) 372-3481 cell



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Crunk Engineering, LLC

Applicant Name	Affiliation	
6/26/2020	8/13/2020	8-C-20-UR
Date Filed	Meeting Date (if applicable)	File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Adam Henriksen	Crunk Engineering, LLC		
Name	Company		
7112 Crossroads Blvd., Suite 201	Brentwood	TN	37027
Address	City	State	Zip
(615) 873-1795	ahenriksen@crunkeng.com		
Phone	Email		

CURRENT PROPERTY INFO

Gregory Allen Jones & John Steven Ousley	7523 Nevada Lane, Corryton, TN 37721	865-310-3261
Owner Name (if different)	Owner Address	Owner Phone
4937 Wise Springs Road	040 133	
Property Address	Parcel ID	
West side of Wise Springs Road, east of Maloneyville Road and southeast west of Washington Pike	42.01 acres	
General Location	Tract Size	
Knox County Commission District 8	PR < 1 DU/AC	
Jurisdiction (specify district above) <input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District	
Northeast County	AG + HP	Rural
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Agricultural	N KUB	NEKUD
Existing Land Use	Septic (Y/N)	Sewer Provider Water Provider

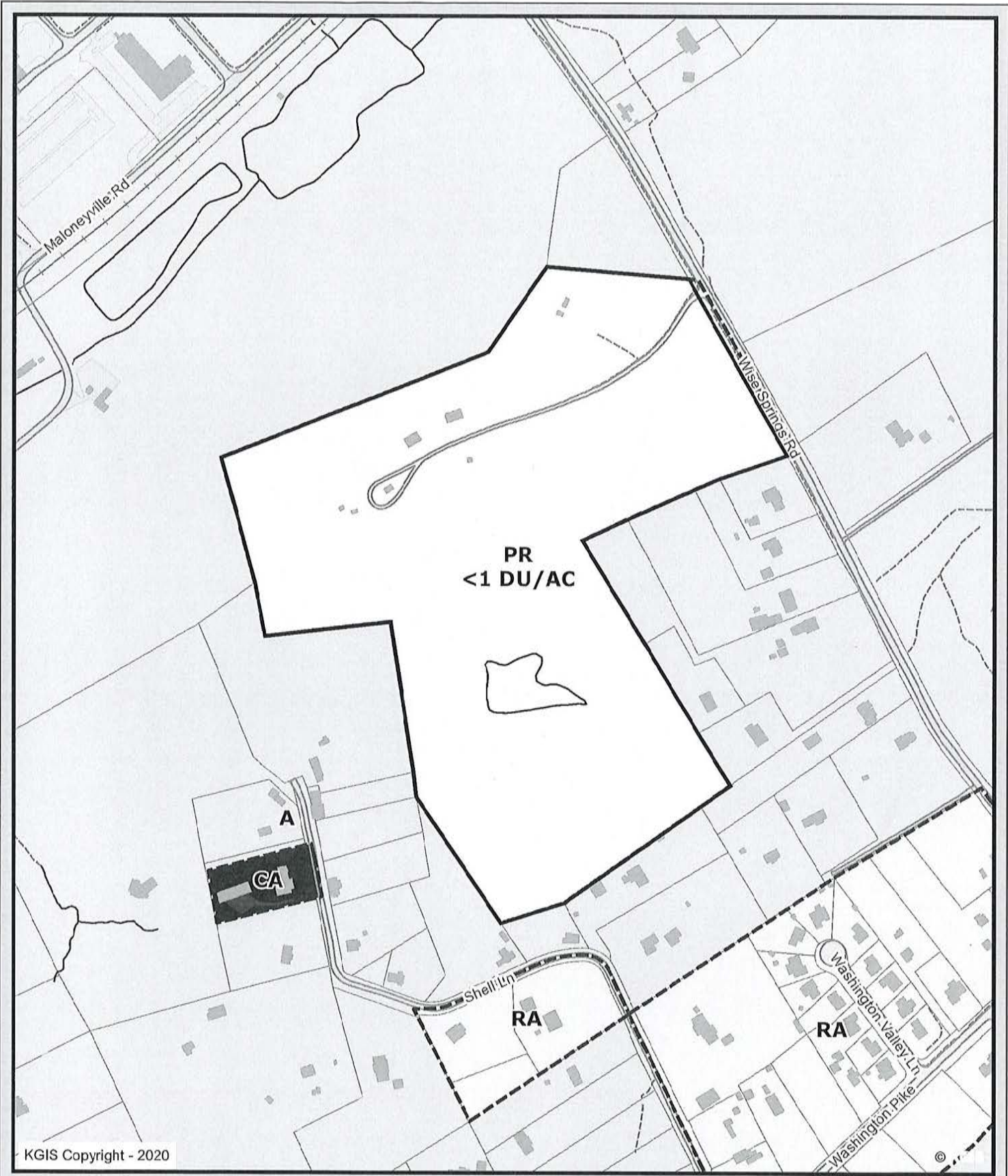
REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	
	<input type="checkbox"/> Home Occupation (specify): _____	
	<input checked="" type="checkbox"/> Other (specify): Residential Treatment Center	
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____	
	<input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____	
	<input type="checkbox"/> Other (specify): _____	
	<input type="checkbox"/> Attachments / Additional Requirements _____	
ZONING	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning _____	
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____	
	Proposed Density (units/acre) _____ Previous Rezoning Requests _____	
<input type="checkbox"/> Other (specify): _____		

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1: _____	TOTAL: _____ _____
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2: _____	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat only) <input checked="" type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	FEE 3: _____	
	\$5,501.00 \$5,501.00		

AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

 Applicant Signature	Adam Henriksen Please Print	6/26/2020 Date
(615) 873-1795 Phone Number	ahenriksen@crunkeng.com Email	
 Staff Signature	Thomas Brechko Please Print	6-29-2020 Date



Letter Portrait

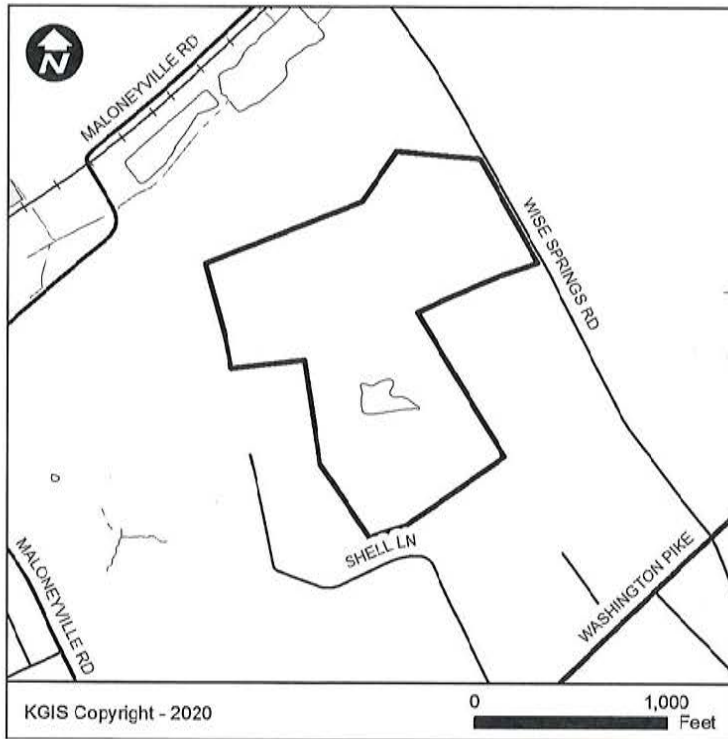
Knoxville - Knox County - KUB Geographic Information System



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Parcel 040 133 - Property Map and Details Report

KGIS Copyright - 2020

0 1,000 Feet

Property Information

Parcel ID: 040 133
 Location Address: 4937 WISE SPRINGS RD
 CLT Map: 40
 Insert:
 Group:
 Condo Letter:
 Parcel: 133
 Parcel Type:
 District: N8
 Ward:
 City Block:
 Subdivision: J S HALL FARM PT
 LOTS 14,10 & 1
 ROLLBACK APPA-3502
 Rec. Acreage: 42.01
 Calc. Acreage: 0
 Recorded Plat: 7 - 134
 Recorded Deed: 20130712 - 0003441
 Deed Type: Deed:Full Coven
 Deed Date: 7/12/2013

Address Information

Site Address: 4937 WISE SPRINGS RD
 KNOXVILLE - 37918
 Address Type: DWELLING, SINGLE-FAMILY
 Site Name:

Owner Information

JONES GREGORY ALLEN & OUSLEY JOHN STEVEN
 7523 NEVADA LN
 CORRYTON, TN 37721

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

MPC Information

Census Tract: 52.01
 Planning Sector: Northeast County
 Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 84
 Voting Location: Ritta Elementary School
 6228 WASHINGTON PIKE
 TN State House: 19 Dave Wright
 TN State Senate: 6 Becky Duncan Massey
 County Commission: 8 Richie Beeler
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 8 Mike McMillan

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary: RITTA ELEMENTARY
 Intermediate:
 Middle: HOLSTON MIDDLE
 High: GIBBS HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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DEVELOPMENT INFORMATION		
Project name:	Knoxville RTC	
Project Description:	Residential Treatment Center - 12 Residential Cottages w/ 18 beds each	
Project Location	4937 Wise Springs Road	
Existing Zoning:	PR <1 DU/AC	
Development Name:	Knoxville RTC	
Developer name & address:	Crunk Engineering, LLC - 7112 Crossroads Blvd., Brentwood, TN 37027	
Telephone number:	615-873-1795	
Email:	ahenriksen@crunkeng.com	
Tax Map & Parcel #:	040 133	
CHECKLIST (All items should be available at the time of discussion)		
Complete description of the development that includes:		
	Site Map details (this should be <u>attached</u>):	
<input checked="" type="checkbox"/>	Building footprints	
<input checked="" type="checkbox"/>	Number of units/unit size	
<input checked="" type="checkbox"/>	Access points	
<input checked="" type="checkbox"/>	Internal roadways (if any)	
<input checked="" type="checkbox"/>	Adjacent streets	
<input checked="" type="checkbox"/>	Proposed sidewalks and bicycle facilities, and	
<input checked="" type="checkbox"/>	Location and number of proposed parking spaces (if applicable)	
	Phasing plan (if applicable) that includes:	
<input type="checkbox"/>	Phase size, location, & timing	N/A

BELOW TO BE FILLED OUT BY KNOXVILLE-KNOX COUNTY PLANNING STAFF

- Pre-study scope meeting **needed**
- Pre-study scope meeting **not needed**

Intersection(s) to study:

Level of Analysis:

A TIA will not be required for this development.

Notes:

	June 2, 2020
Signature	Date