



USE ON REVIEW REPORT

Planning

▶ FILE #:	8-C-20-UR	AGENDA ITEM #:	22		
POSTPONEMENT(S):	8/13/2020	AGENDA DATE:	9/10/2020		
▶ 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:	Residences and vacant land - A (Agricultural)			
	West:	Knox County Detention Center and associated uses and 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 proposed signage would be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to Planning staff approval.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to the maximum occupancy for boarding homes for sheltered care requiring 12 or fewer persons per each dwelling unit.

With the conditions noted, this plan meets the requirements for approval of a boarding home for sheltered care 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 care facility on a 42-acre site. The applicant recently rezoned the property to PR in order to accommodate this use (File # 2-H-20-RZ). The rezoning took effect in April 2020.

The use on review request was previously heard at the August 8, 2020 Planning Commission, and was postponed. The residential treatment center was evaluated for that meeting as an assisted living facility. However, the Knox County Development Services Department has reviewed correspondence between previous Knox County staff, the previous Executive Director of Planning, and the applicant and found it clear that staff at the time of the rezoning thought this use should be considered a boarding home for sheltered care, and that this use is allowed in the PR zone. Therefore, current staff in the Codes office will honor this interpretation made by previous staff as it would be unfair to change the recommendation at this time in the process. However, the zoning ordinance does give the Planning Commission the authority to evaluate whether or not the proposed use will have an adverse impact on the area in which the site is located (Knox County Code of Ordinances, Appendix A, Article 6.5).

The proposed facility would be new construction consisting of 12 cottages and one administrative building. Each cottage would comprise approximately 5,420 square feet and the administrative building would 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. Each dwelling unit contains 9 beds. With 12 cottages containing 2 dwelling units each, there are 24 dwelling units, which yields a density of 0.57 du/ac.

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

The development would be inwardly focused with all cottages surrounding 2 courtyard areas and the administration building. A sidewalk connecting all buildings would be completed in Phase 1. Existing vegetation would be retained around the perimeter of the site. Additional landscaping is proposed that meets the intent of the Type B landscape buffer required.

The Operations Summary states that 75-100 employees would be on site with 10-20 visitors on an average day. Assuming maximum occupancy of patients (216 people) and staffing at the stated level, the staff-to-patient ratio would be 2-3 staff members per patient. The target population would be youth aged 11-17 years who suffer from trauma from abuse, mood and/or behavioral disorders, chemical dependence, difficulties in academic environments, or family problems.

Security measures include locked doors requiring key card access into all buildings at all entries/exits, and youth would not be able to exit without a member of staff. The interior courtyard would be secured by a 10-foot privacy fence. Additional fencing has been proposed around a portion of the perimeter that is not shown on the site plan but is included in a map submitted at the August 2020 Planning Commission (Exhibit B).

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 would have minimal impact on the existing street system.
3. The scale of the proposed facility is significantly larger than structures in the surrounding area. However, landscaping provides a visual buffer for the residential properties from the development. Fencing is proposed along a portion of the shared property lines with residential properties.
4. Security measures would minimize the likelihood of patients running away from the facility.

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 General Plan allows PR zoning with up to 2 du/ac in the Rural Area of the Growth Plan, and the Northeast County Sector Plan allows PR zoning with up to 1 du/ac in the Rural area of the Growth Plan.
 - Previous staff determined, 1) the use is in harmony with the general purpose and intent of the Zoning Ordinance; 2) the specified use is permitted as a use on review, and the applicant was advised to rezone to PR and submit a use on review application.
 - The use is compatible with institutional properties to the north and west of where it is proposed. The use is more intense than that of the surrounding residential properties to the south, east, and west.
 - The use would not significantly injure the value of adjacent property. Proposed landscaping and fencing is intended to buffer the residential properties and provides a visual barrier from the facility to limit views and noise and lessen potential impacts on property values.
 - The use would not draw substantial additional traffic through residential areas since the patients are youth. Any traffic generated would consist of visitors and staff.
 - No surrounding land uses would pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

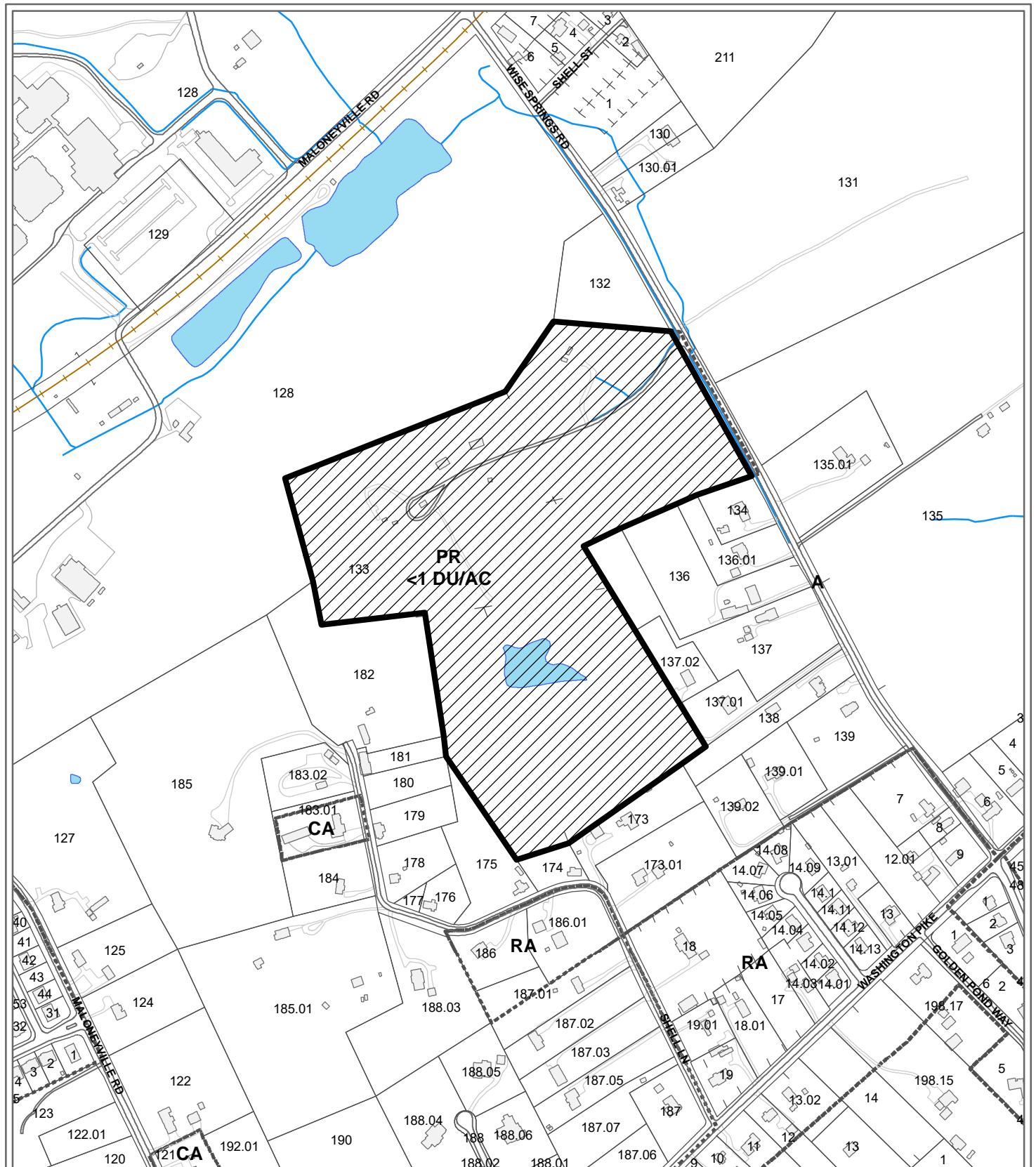
1. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map and is in the northeast county planning sector.
2. The Northeast County Sector Plan designates the land use classification for this property as AG (Agricultural). The AG land class allows PR zoning with up to 1 du/ac in the Rural area of the Growth Plan. Boarding homes for sheltered care are allowed in the PR zone as a use on review per previous staff interpretation. However, the zoning ordinance does give the Planning Commission the authority to deem this use as not compatible in the PR zone.

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

0 500
Feet



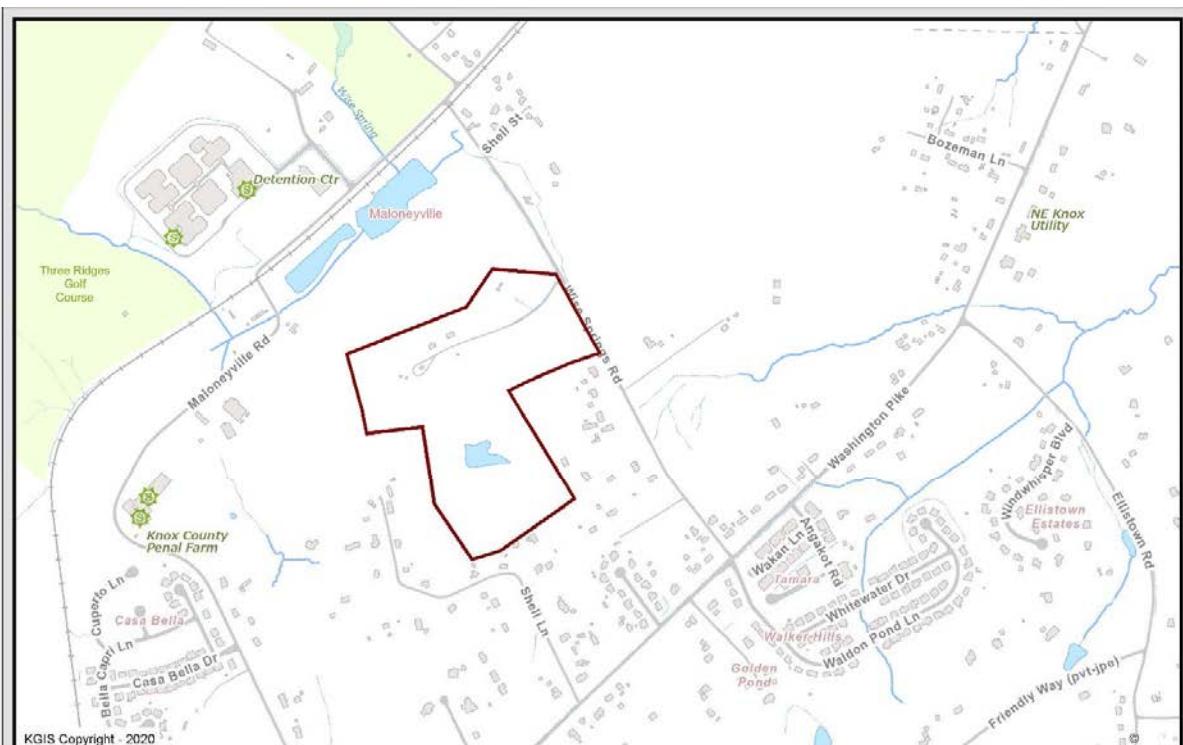
Original Print Date: 7/20/2020

Revised:

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

8-C-20-UR

EXHIBIT A. Contextual Images



8-C-20-UR: Location Map

4937 Wise Springs Road

Knoxville - Knox County - KUB Geographic Information System



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0 390 780 1,560
ft



KGIS Copyright - 2020

8-C-20-UR: Aerial Map

4937 Wise Springs Road

Knoxville - Knox County - KUB Geographic Information System



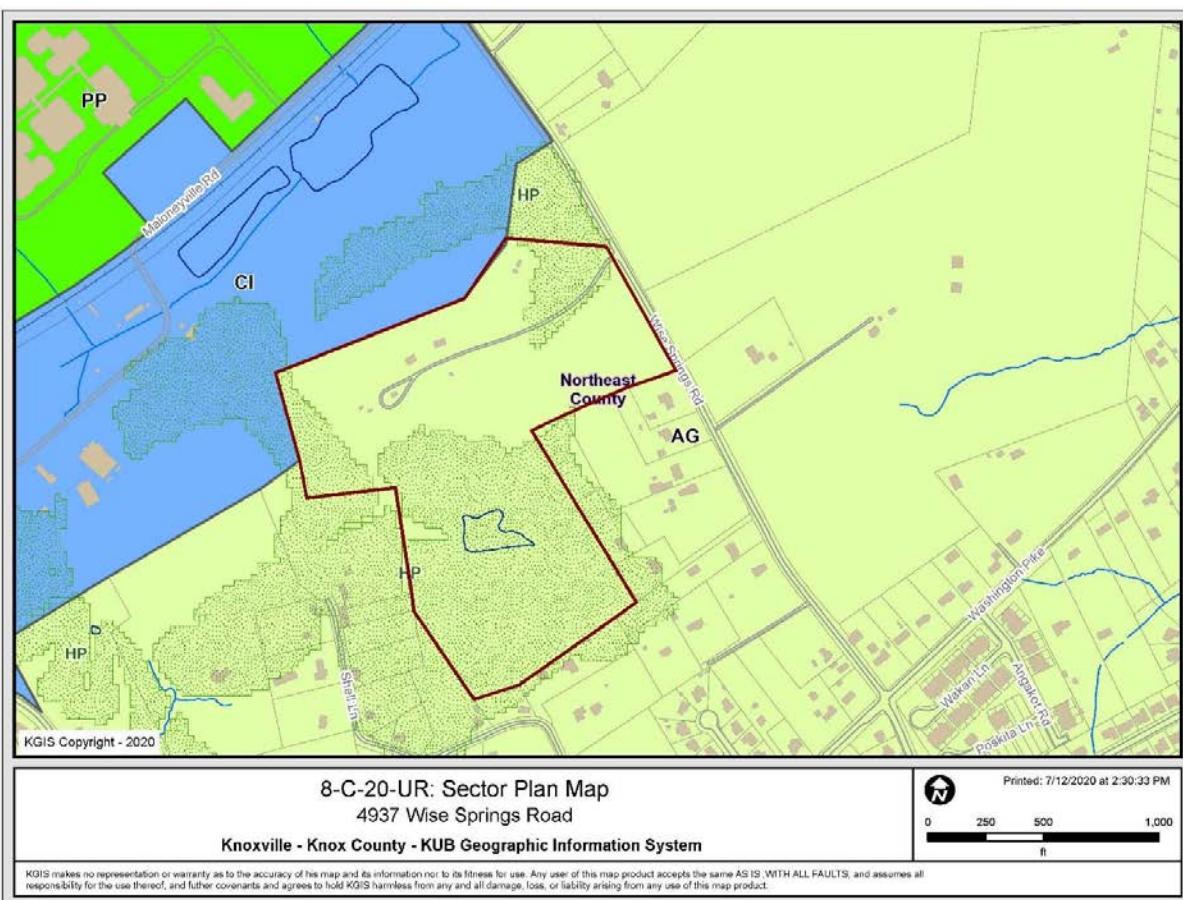
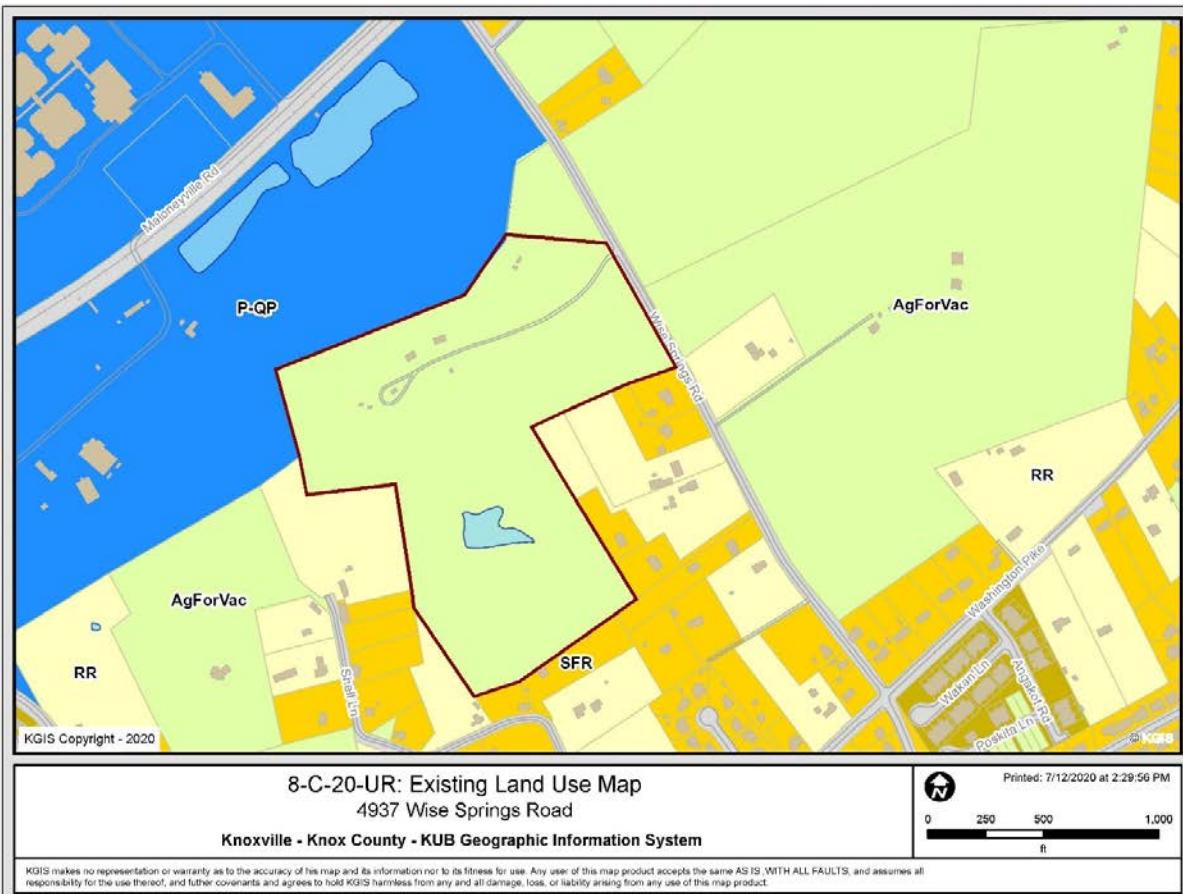
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ft

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8-C-20-UR

EXHIBIT A. Contextual Images



8-C-20-UR

EXHIBIT A. Contextual Images

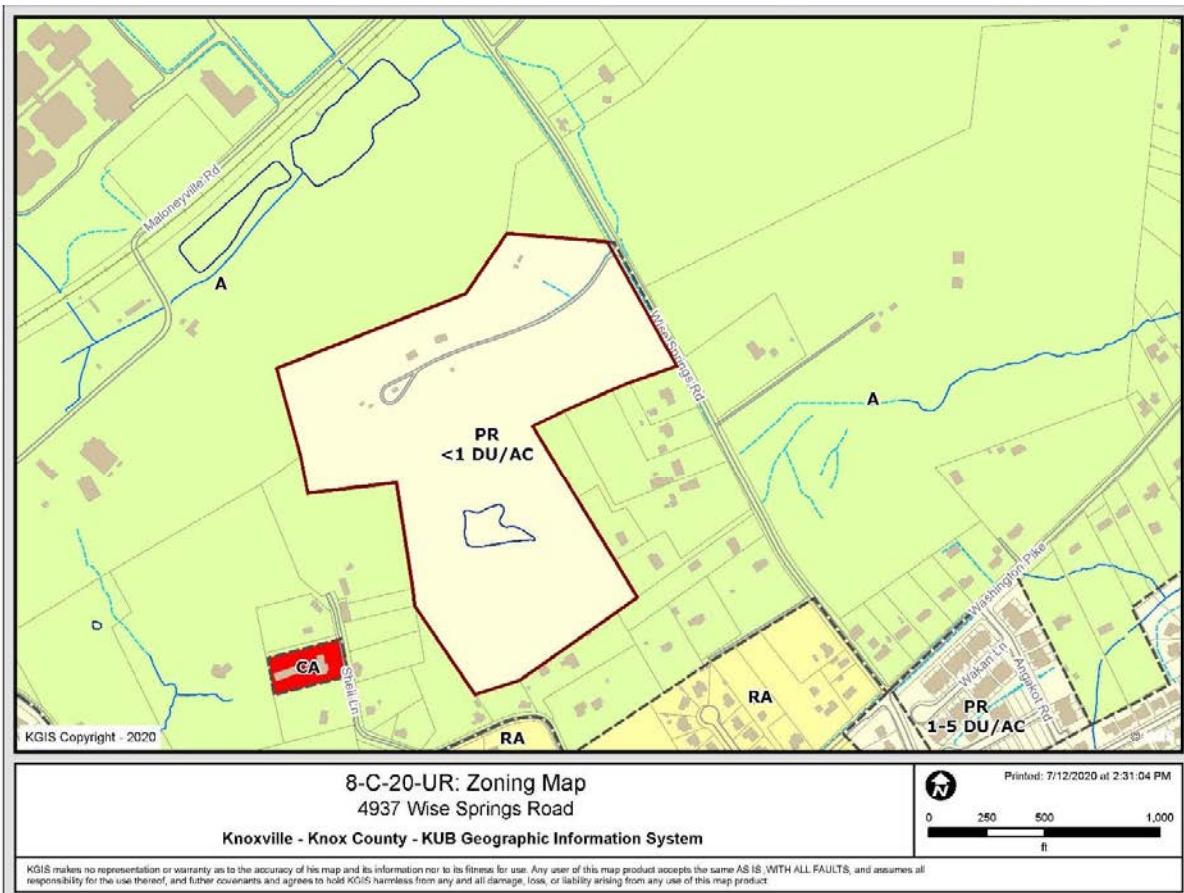


Exhibit B. Additional fencing proposed by applicant at 8/13/2020 Planning Commission meeting



Index to Drawings

CIVIL	
C1.0	Basing Conditions
C2.0	Overall Site Layout Plan
C2.1	Detailed Site Layout Plan
C2.2	Detailed Site Layout Plan
C2.3	Turning Movements
C2.4	Access Drive Profile
C2.5	Sight Distance
C3.0	Overall Grading & Drainage Plan
C3.1	Detailed Grading & Drainage Plan
C3.2	Detailed Grading & Drainage Plan
C3.3	Stormwater Management Plan
C4.0	Overall Utility Plan
C4.1	Detailed Utility Plan
C4.2	Detailed Utility Plan
C4.3	Detailed Utility Plan
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L1.1	Detailed Landscape Plan
L1.2	Landscape Details
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ARCHITECTURAL	
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A6.1	Exterior Elevations

Code Information

GOVERNING REGULATIONS	
Building Code	International Building Code-2018 Edition
Electrical Code	International Electrical Code-2018 Edition
Zoning Code	International Zoning Code-2018 Edition
Mechanical Code	International Mechanical Code-2018 Edition
Plumbing Code	International Plumbing Code-2018 Edition
Fuel Gas Code	International Fuel Gas Code-2018 Edition
Electrical Code	National Electrical Code-2017 Edition
Fire Protection Code	IRC/NFPA 1-2018 Edition, No. Americans
Life Safety Code	IFPA 101-2018 Edition, No. Americans
For Guidance in Design & Construction of Hospital Occupancies - TIA 404-18	

PROJECT DESCRIPTION

Project Scope for the New Child Adolescent Behavioral Health Center for Acadia Healthcare is located at 4937 Wise Springs Road, Knoxville, Tennessee. The project will consist of one (1) 7-story, 45,000 SF, Main lobby, Auditorium, Administration, Classroom, Dining, and Support spaces, two (2) residential floors, 64 Key Units, and 2 associated Parking and Admin buildings.

BUILDING CLASSIFICATION

PERIMETER FIRE PROTECTION AND SPRINKLER SYSTEMS

All code analysis is based upon a new building which will be fully permitted, approved plans, permit issued and fully completed by the City of Knoxville Fire Department.

USE GROUPS/OCUPANCIES

ICR	NPhpR
<input checked="" type="checkbox"/> Residential (4A-4 and AD-1)	New Healthcare (Chapter 18)

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
Structural Engineering
Mechanical/Electrical Engineering

Interior Design
Foodservices Design
General Contractor

STENGEL-HILL ARCHITECTURE
443 WEST MAIN STREET | KNOXVILLE, TN 37902 | 865.586.1295 | 865.586.1294 fax

Crunk Engineering, LLC
1084 General George Patton Drive, Suite 600, Franklin, TN 37067
415.673.1797

SKYHOOK
STRUCTURAL ENGINEERING, P.C.

OMTA Inc.

Stengel Hill Architecture
613 West Main Street | Knoxville, TN 37902
901.893.1875 | 901.893.1876 fax

Inman Foodservice Group, LLC
3807 Charlotte Avenue | Nashville, TN 37203
615.231.5591 | 615.231.5691 fax



STENGEL-HILL
ARCHITECTURE

413 West Main Street
Lexington, Kentucky 40502
TEL: (859) 231-1272
FAX: (859) 231-1275

Civil Engineering

Structural Engineering

SKYHOOK
STRUCTURAL ENGINEERING, INC.

Mechanical/Electrical Engineering

CMTA

Foodservices Design

Imran Foodservices Group, LLC

ACADIA



OVERALL SITE LAYOUT
NEW CHILDREN'S SPRINGS ROAD
KNOXVILLE, TENNESSEE 37918

22 JULY 2020
AMC106

C2.0

Graphic Scale

N

100'

SITE DATA TABLE	
4937 WISE SPRINGS ROAD	PARCEL 100 & 103
4.25 ACRES	ZONING: PR-1 (DU/AC)
PROPOSED USE	ONE STORY ADMINISTRATION BUILDING - 40,000 SQ.FT.
(18) RESIDENTIAL COTTAGES W/ 18 BEDS = 144 BEDS	(14) RESIDENTIAL COTTAGES W/ 18 BEDS = 72 BEDS
PARKING REQUIREMENTS	
HOMES FOR THE AGED, SANATORIUMS, CONVALESCENT	
5 SPACES FOR EACH HOME	
1 SPACE FOR EACH STAFF DOCTOR	
1 SPACE FOR EACH 2 EMPLOYEES INCLUDING NURSES	
EMPLOYEE/BED COUNTS FROM SWARZER ATC	
5 NURSES/COTTAGE/DAY = 3 SPACES	
10 NURSES/COTTAGE/DAY = 5 SPACES	
6 NURSES/COTTAGE/DAY = 3 SPACES	
2 THIRTEEN-BED COTTAGE/DAY	
12 COTTAGES = 144 SPACES	
64 ADMINISTRATION EMPLOYEES = 32 SPACES	
	= 176 SPACES
PROPOSED PARKING	
REGULAR = 126 SPACES	
ADA = 10 SPACES (VAN)	
TOILET REG. = 5 SPACES	
FUTURE ADA = 4 SPACES (VAN)	
TOTAL = 184 SPACES	
BUILDING SETBACKS	
TOP = 25'-0"	
SIDE = 25'-0"	
REAR = 13'-0"	
MAX. HEIGHT ALLOWED (O.C.) = 3-STORIES	
MAX. HEIGHT OF PROPOSED = 1-STORY	
MAX. LOT COVERAGE = 50%	
PROPOSED LOT COVERAGE = 10%	
TRIP GENERATION	
ITE MANAGERIAL: 263 DAILY TRIPS	
ITE MEDICAL: 202 DAILY TRIPS	
ITE EDUCATIONAL: 121 DAILY TRIPS	
ITE KNOX COUNTY PLANNING REVIEW: NO TA RECOMMENDED	
PROPOSED VEHICULAR USE AREA = .36 AC	

APPLICANT
Crunk Engineering LLC
7112 Germanna Blvd, Suite 201
Brentwood, TN 37077
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

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

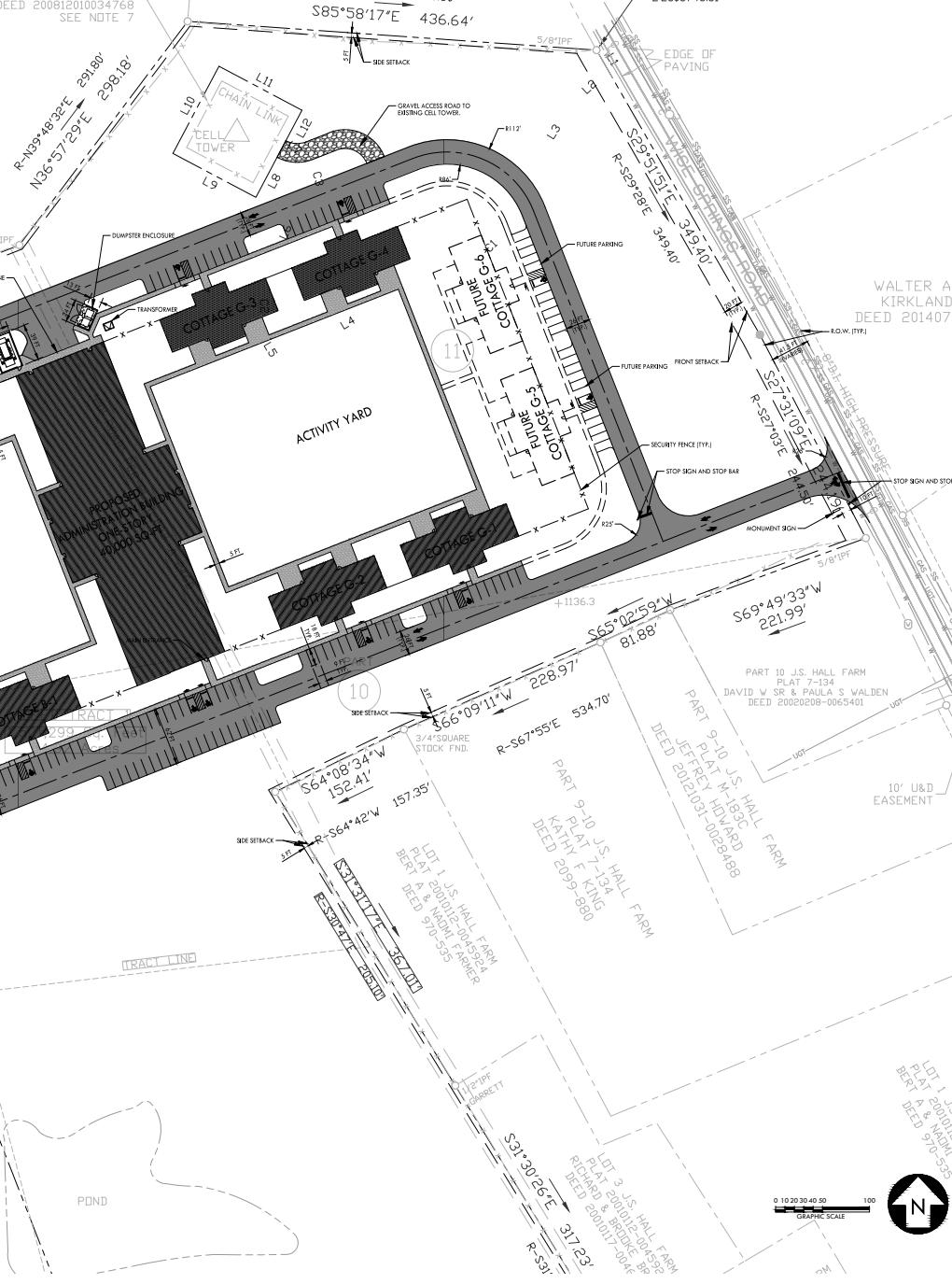
DAVID BAKER
DEED 20130603-0078932
LOT 1 - PLAT 20190904-0016175

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

SEE NOTE 7

N644125.57
E2608746.81

EDGE OF
PAVING





STENGEL-HILL
ARCHITECTURE

413 West Main Street
Lexington, Kentucky 40502

PHONE: 859.231.2900

FAX: 859.231.2905

Civil Engineering



Structural Engineering



STRUCTURAL ENGINEERING, P.C.

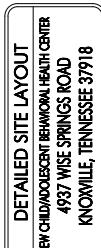
Mechanical/Electrical Engineering



Foodservices Design



Inman Foodservices Group, LLC

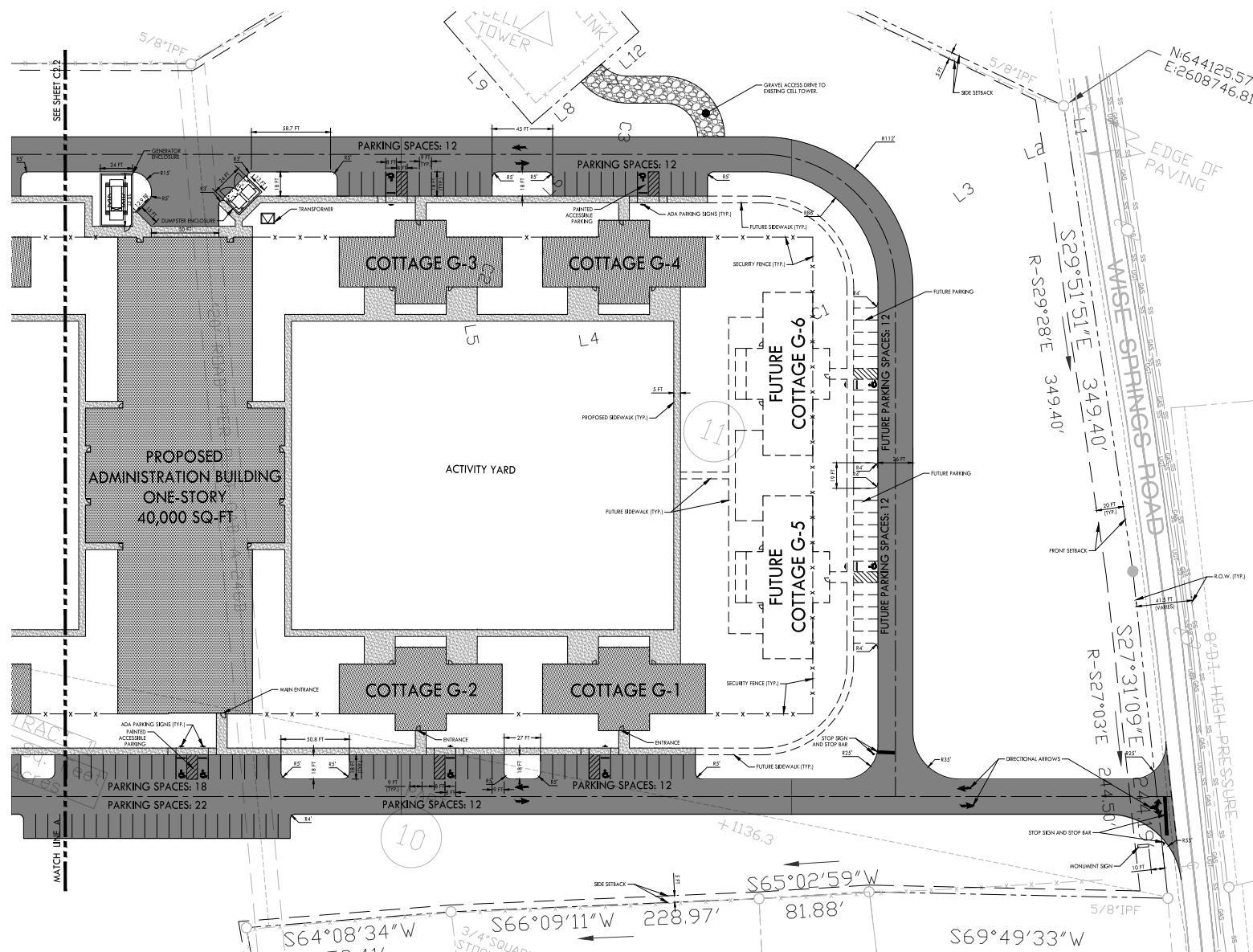


DETAILED SITE LAYOUT
NEW CHILD DEVELOPMENT BEHAVIOR HEALTH CENTER
1937 WISE SPRINGS ROAD
KNOXVILLE, TENNESSEE 37918

27 JULY 2020
AMC106

C2.1

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



PROPOSED LAYOUT LEGEND

- [Hatched Box] PROPOSED BUILDING
- [Solid White Box] HEAVY DUTY ASPHALT PAVEMENT
- [Hatched Box] LIGHT DUTY ASPHALT PAVEMENT
- [Hatched Box] CONCRETE PAVEMENT
- [Hatched Box] CONCRETE SIDEWALK
- PROPERTY LINE
- - - EDGE OF NEW PAVEMENT

GRAPHIC SCALE

0 10 20 30 40





STENGEL-HILL
ARCHITECTURE

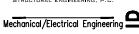
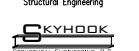
413 West Main Street

Louisville, Kentucky 40202

PHONE: (502) 569-1870

FAX: (502) 569-1875

Civil Engineering



Mechanical/Electrical Engineering

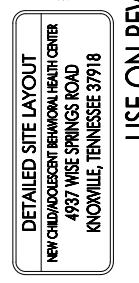


Foodservices Design



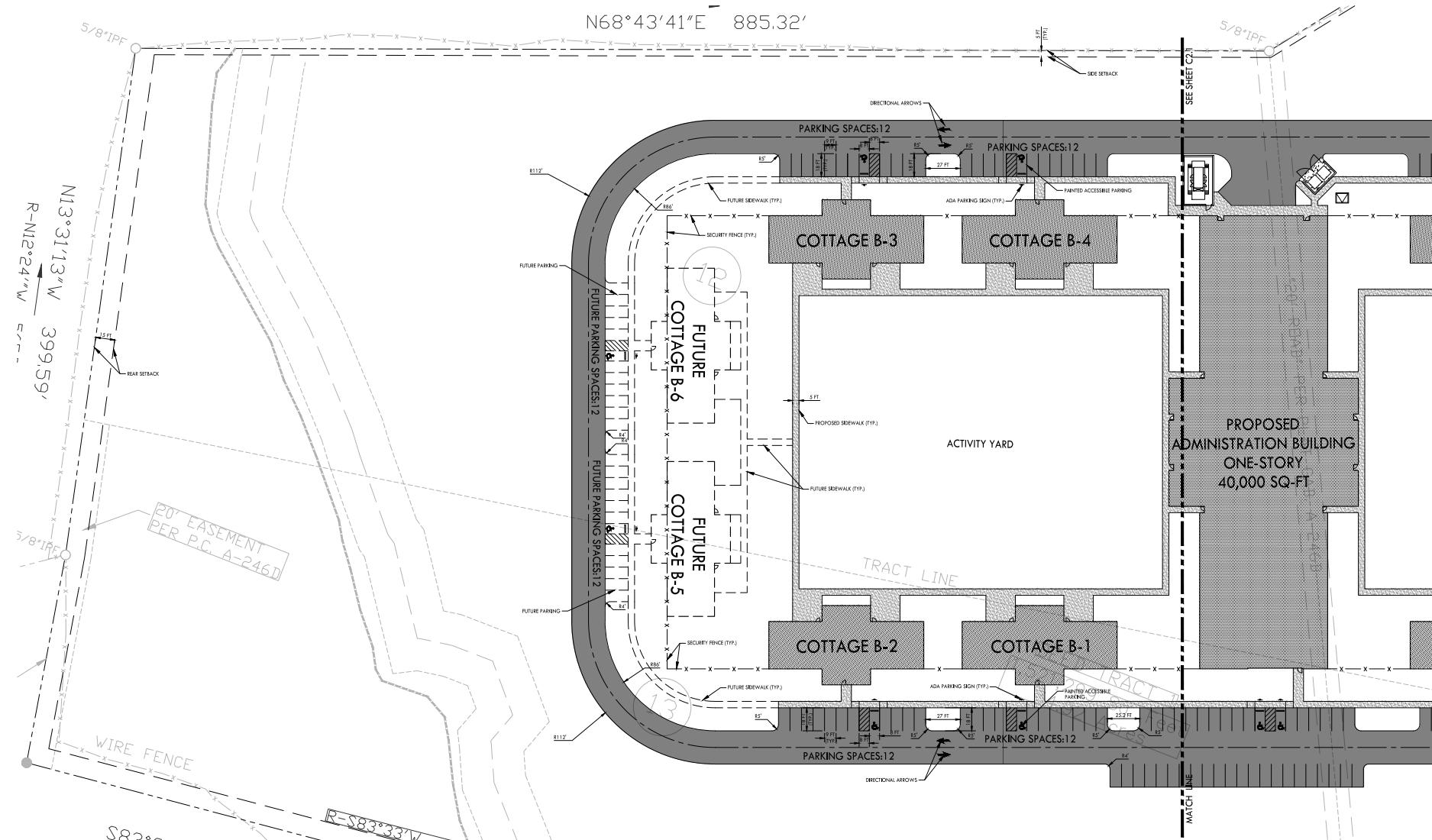
Inman Foodservices Group, LLC

ACADIA



22 JULY 2020
AMC106

C2.2



PROPOSED LAYOUT LEGEND

- [Hatched Box] PROPOSED BUILDING
- [Solid Box] HEAVY DUTY ASPHALT PAVEMENT
- [Dashed Box] LIGHT DUTY ASPHALT PAVEMENT
- [Crossed-out Box] CONCRETE PAVEMENT
- [Hatched Box] CONCRETE SIDEWALK
- [Dashed Line] PROPERTY LINE
- [Dashed Line] EDGE OF NEW PAVEMENT

0 10 20 30 60
GRAPHIC SCALE





STENGEL-HILL
ARCHITECTURE

413 West Main Street

Louisville, Kentucky 40202

502.559.1895

Civil Engineering



Structural Engineering

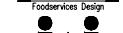


STRUCTURAL ENGINEERING, INC.

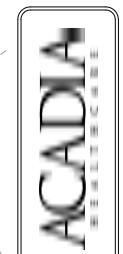
Mechanical/Electrical Engineering



Foodservices Design



Imran Foodservices Group, LLC



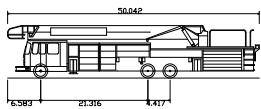
22 JULY 2020
AMC106

C2.3

DAVID BAKER
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LOT 1 - PLAT 20190904-0016175

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

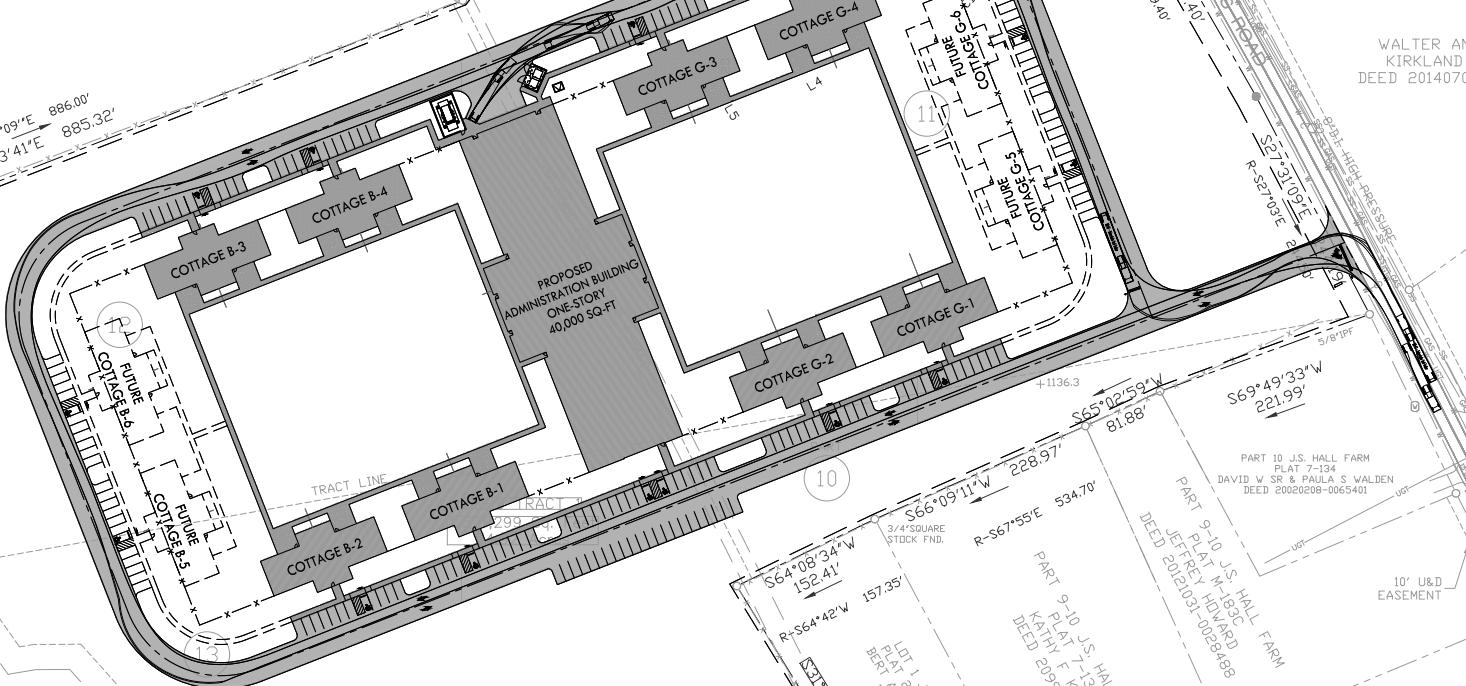
CELL TOWER, ACCESS
AND UTILITY EASEMENT
PER DEED 200812010034768
SEE NOTE 7



FIRE TRUCK
Overall Length 50.042ft
Overall Width 8.333ft
Overall Body Height 10.432ft
Body Ground Clearance 0.40ft
Track Width 8.000ft
Lock-to-lock time 4.00s
Curb-to-Curb Turning Radius 42.000ft

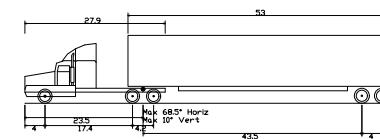
FIRE TRUCK

KNOX COUNTY WORKHOUSE
DEED 246/398



0 10 20 30 40 50
GRAPHIC SCALE

100



WB-67 - Interstate Semi-Trailer
Overall Length 73.501ft
Overall Width 8.500ft
Overall Body Height 13.300ft
Body Ground Clearance 1.300ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40°
DELIVERY TRUCK (TYP.)



**STENGEL-HILL
ARCHITECTURE**

415 West Main Street

Louisville, Kentucky 40202

PHONE: (502) 569-1970

FAX: (502) 569-1975

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



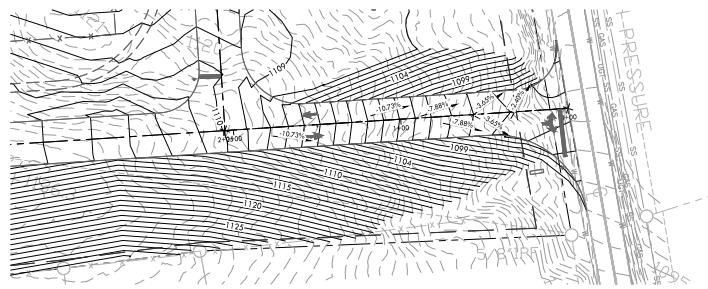
Inman Foodservices Group, LLC



22 JULY 2020
AMC106

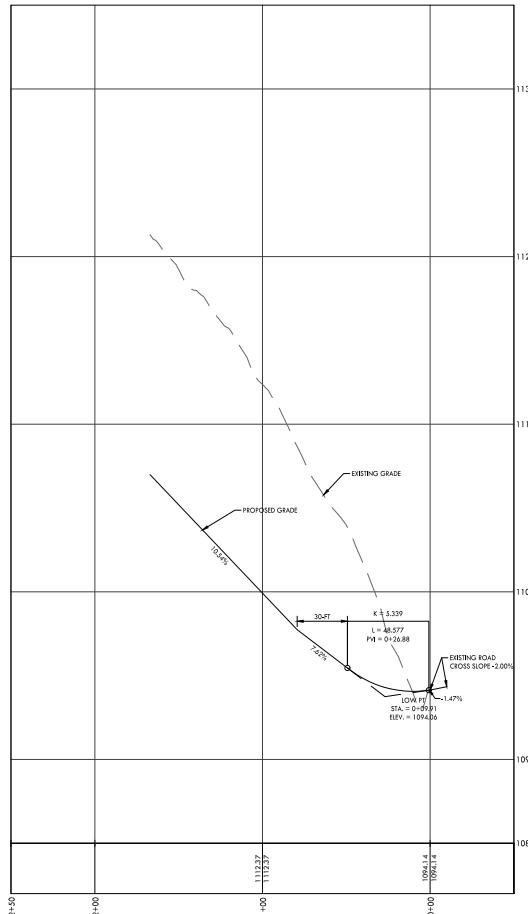
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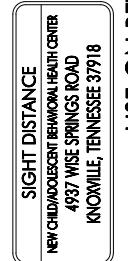
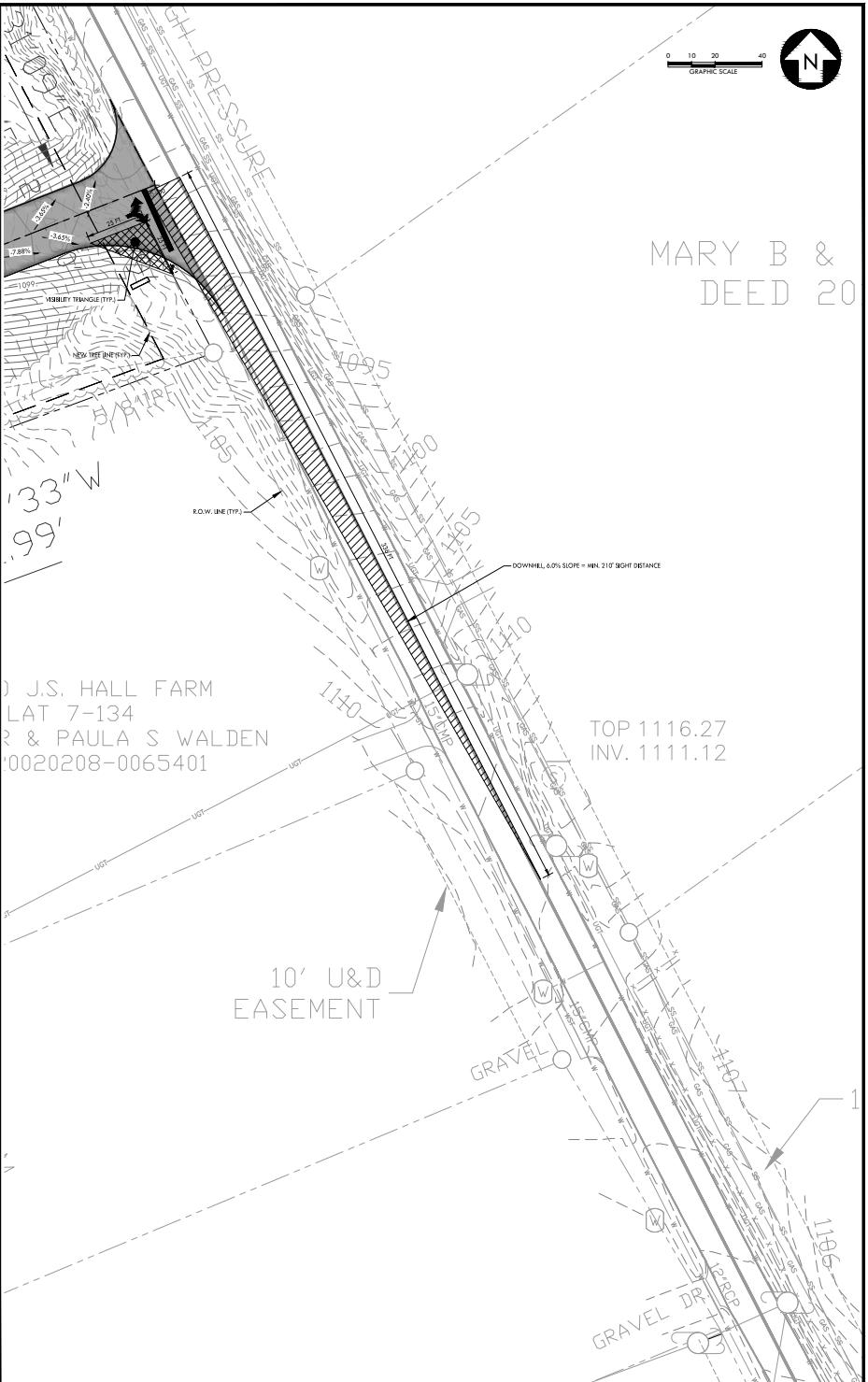
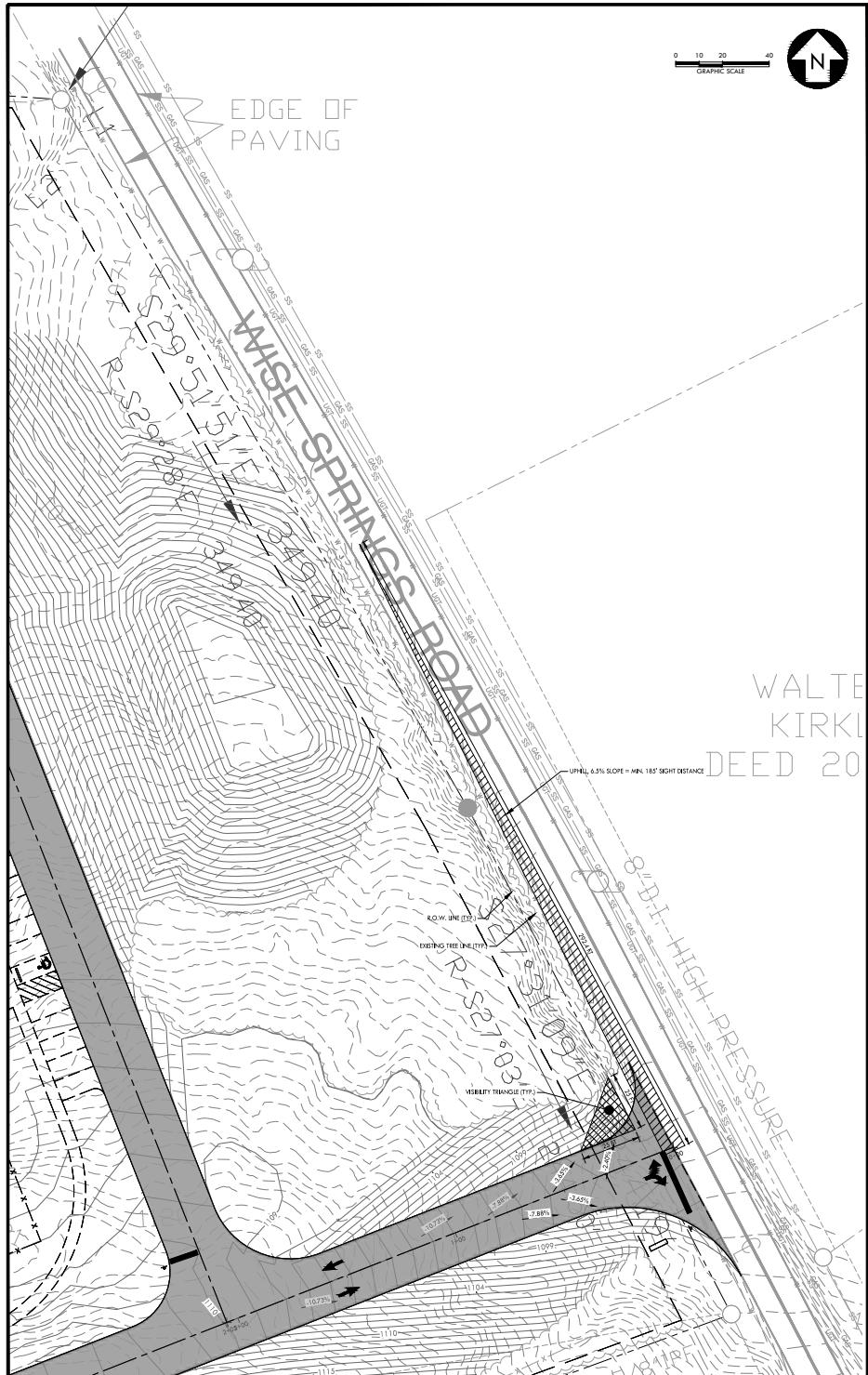
USE ON REVIEW SUBMITTAL - PLANNING FILE # 8-C-20-UR



0 10 20 30 40
GRAPHIC SCALE

Access Connection





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

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



STENGEL-HILL
ARCHITECTURE

413 West Main Street
Lexington, Kentucky 40502
DEVELOPMENTS
0.02,096,1870 ac

Civil Engineering

G
CHAND
Structural Engineering

S
KYHOOK
STRUCTURAL ENGINEERING, INC.

Mechanical/Electrical Engineering

CMTA

Foodservices Design

I
Inman Foodservices Group, LLC

ACADIA



OVERALL GRADING & DRAINAGE PLAN
NEW CHILDREN'S GROWTH CENTER
1937 WISE SPRINGS ROAD
KNOXVILLE, TENNESSEE 37918

PLAT A
ED 027085
27 JULY 2020
AKC106

C3.0

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

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

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

**PROPOSED GRADING &
DRAINAGE LEGEND**

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

KNOX COUNTY WORKHOUSE
DEED 246/398

KNOX COUNTY WORKHOUSE
DEED 246/398

N13°31'13"N
399.59'
R-N12 E24W
555.52'

LESLIE C CLEVINGER
DEED 20150729-0006448

DISPUTED AREA
24,596 Sq. Feet
0.56 Acres

R-N10 E42W
49
N13°07'38"N
304.11'
R-N15 E23'28"E 303.88'
S83°21'33"W 319.82'





**STENGEL-HILL
ARCHITECTURE**

413 West Main Street

Lewisburg, Kentucky 42339

PHONE: 606.465.2626

FAX: 606.465.1875

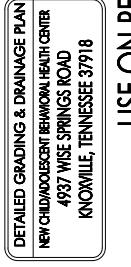
Civil Engineering



Mechanical/Electrical Engineering

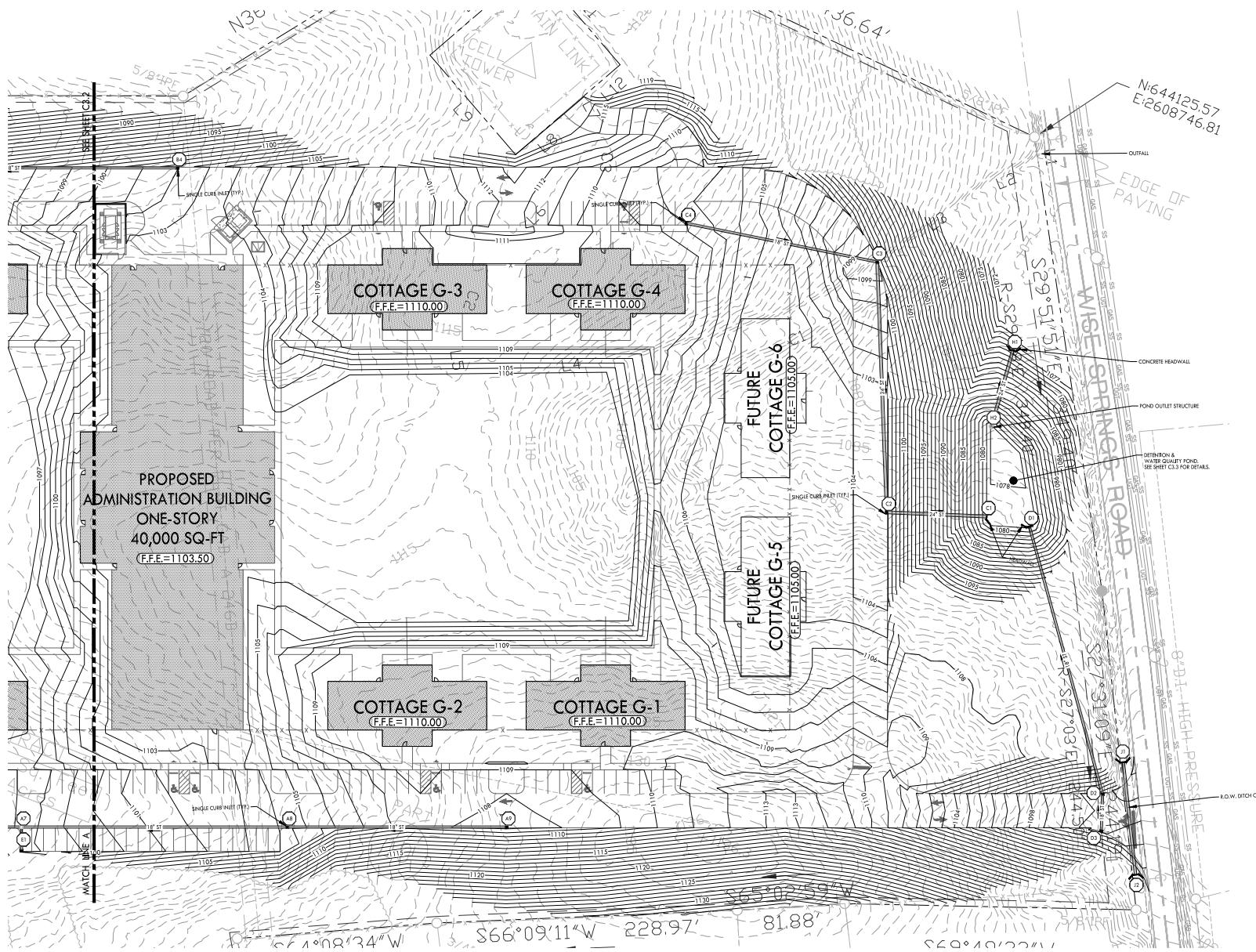


Foodservices Design



27 JULY 2020
AKC106

C3.1



**PROPOSED GRADING &
DRAINAGE LEGEND**

- PROPOSED CONTOUR
- 45.10 PROPOSED SPOT ELEVATION
- (C) STORM STRUCTURE LABEL
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- ◎ JUNCTION BOX

0 10 20 30 60
GRAPHIC SCALE





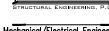
**STENGEL-HILL
ARCHITECTURE**

413 West Main Street
Lexington, Kentucky 40502
ELEVATION: 1075
022.0985.1075 ft

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



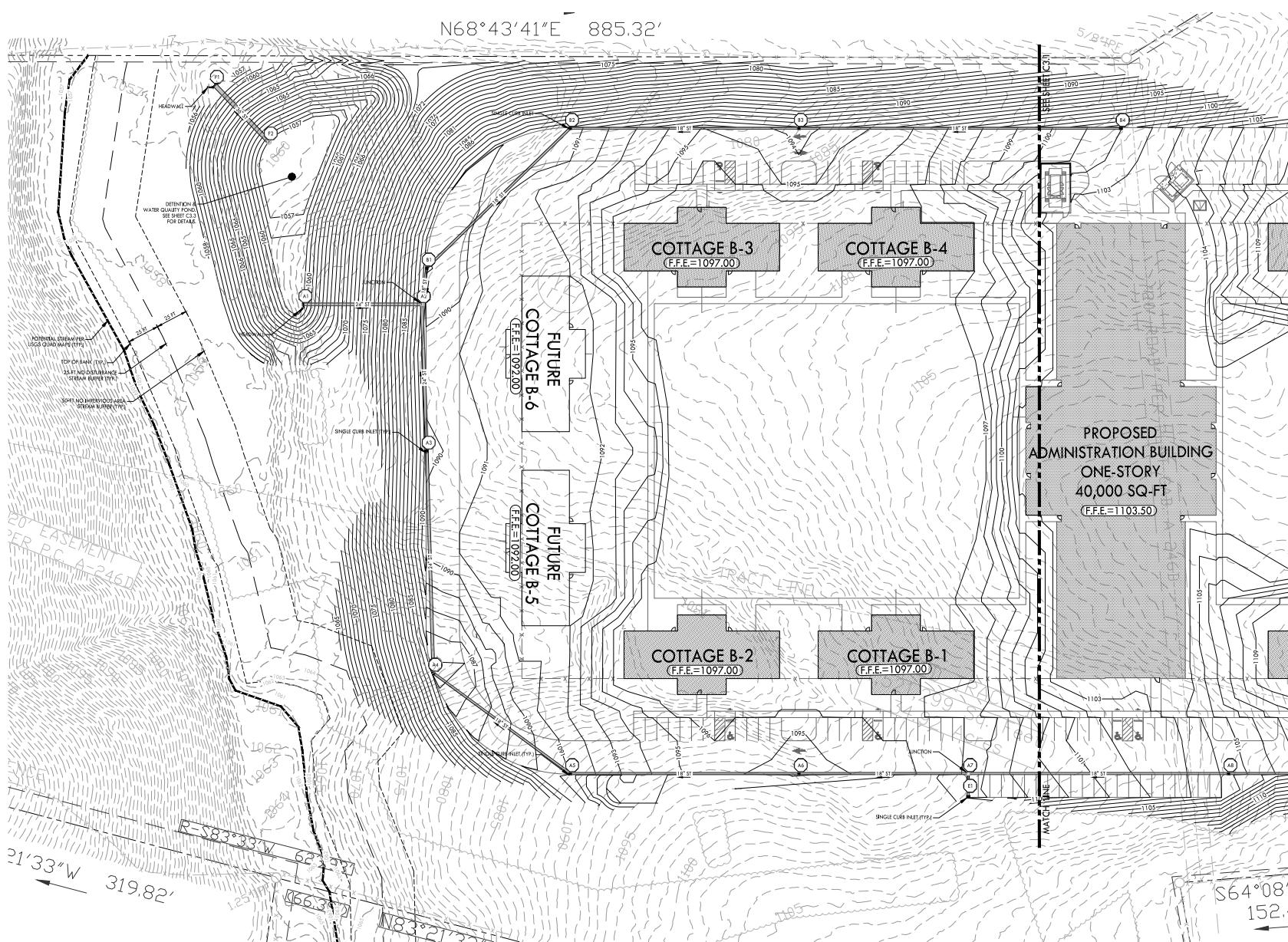
Inman Foodservices Group, LLC



27 JULY 2020
AMC106

C3.2

N $68^{\circ}43'41''$ E 885.32'



**PROPOSED GRADING &
DRAINAGE LEGEND**

- PROPOSED CONTOUR
- + 55.10 PROPOSED SPOT ELEVATION
- (●) STORM STRUCTURE LABEL
- ST STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- (○) JUNCTION BOX

0 10 20 30 40 50 60





STENGEL-HILL
ARCHITECTURE

413 West Main Street
Lexington, Kentucky 40502

PHONE: 859.231.5000

FAX: 859.231.5090

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



Imran Foodservices Group, LLC



22 JULY 2020
AMC106



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

LESLIE C CLEVINGER

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

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

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

N644125.57
E2608746.81

MICRO-POOL EXTENDED DETENTION POND (EAST)
DEMINATE AREA = 4.83 AC
TOTAL SITE REQUIRED W/O VOLUME = 21,820 CFT
INCLUDES 24-HR DRAWDOWN OF 1,833 CFT
WITH 24-HR DRAWDOWN OF 3,324 CFT

WALTER AND M
KIRKLAND TR
DEED 20140708-01

PART 10 J.S. HALL FARM
PLAT 7-134
DAVID V SR & PAULA S WALDEN
DEED 20020208-0065401

PART 9-10 J.S. HALL
HALL
HOWARD
JEFF
DEED 20121031-0028488

PART 9-10 J.S. HALL
HALL
KATY
KING
DEED 2009-820

PART 9-10 J.S. HALL
HALL
KATY
KING
DEED 2009-820

PART 1 J.S. HALL FARM
PLAT A-2010-25-53
DEED 970-533

PART 1 J.S. HALL FARM
PLAT A-2010-25-53
DEED 970-533

DISPUTED AREA
24,596 Sq. Feet
0.56 Acres

MICRO-POOL EXTENDED DETENTION POND
DEMINATE AREA = 10.80 AC STORMWATER RUNOFF
COLLECTED FROM THE SITE THROUGH A SUBSURFACE PIPE NETWORK. THESE FONDS
WILL COMPLETELY DETAIN STORMWATER RUNOFF FROM THE 1-, 24-HOUR STORM EVENT TO PROVIDE
CHARGE TIME FOR THE 24-HOUR STORM EVENT. THESE FONDS WILL ALSO PROVIDE STORMWATER RUNOFF
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 OUTLET OF THE REQUIRED MICRO-POOL VOLUME.



0 10 20 30 40 50
100

GRAPHIC SCALE



STENGEL-HILL
ARCHITECTURE

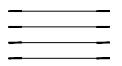
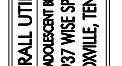
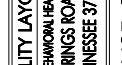
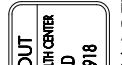
413 West Main Street

Lewisburg, Kentucky 42332

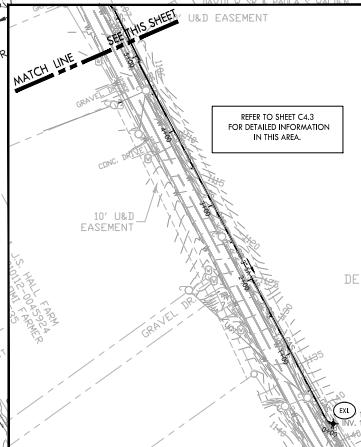
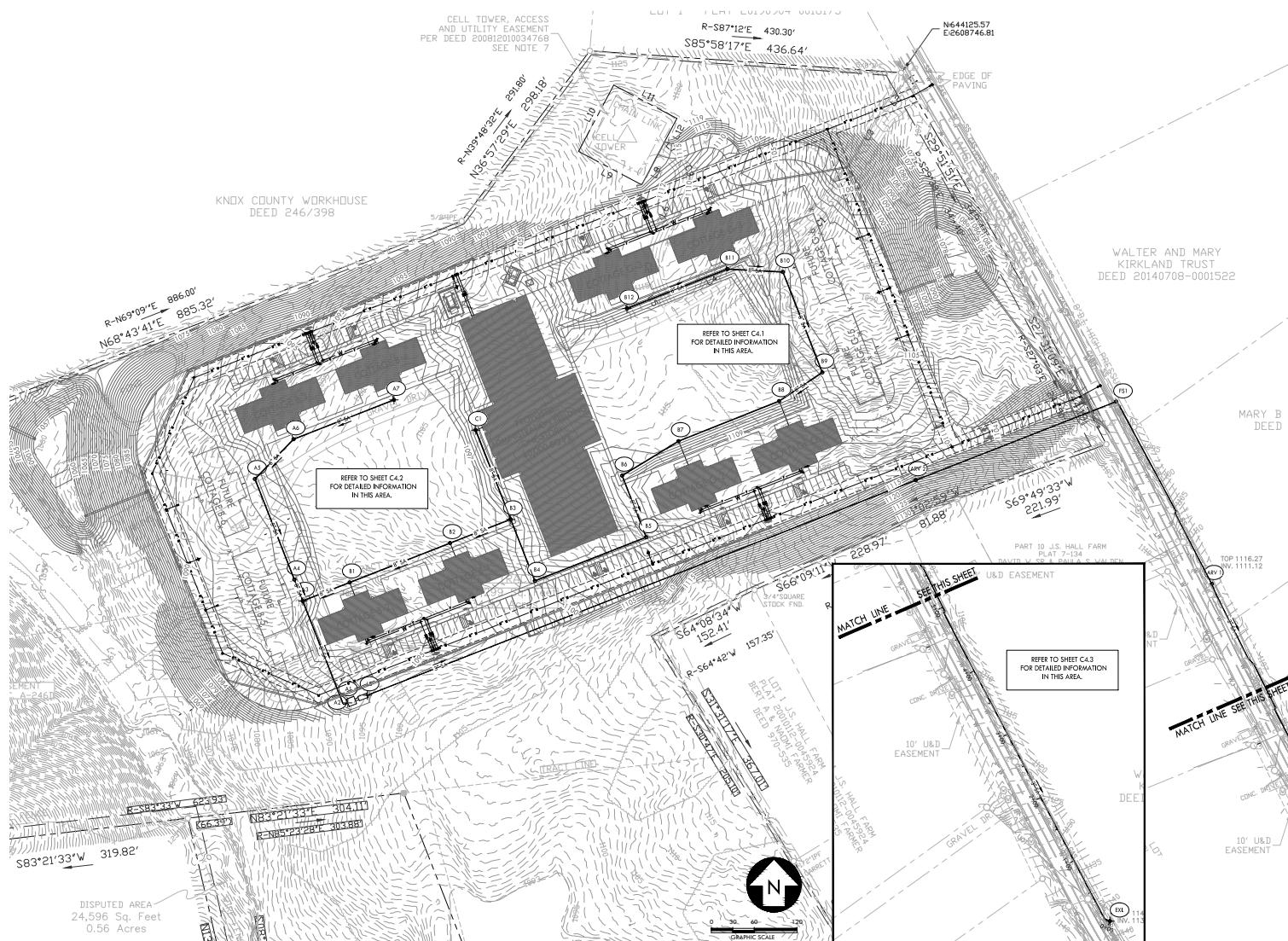
TEL: 606.465.1275

FAX: 606.465.1276

Civil Engineering



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



PROPOSED UTILITY LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE
- GAS LINE
- ELEC UNDERGROUND ELECTRIC LINE
- UT UNDERGROUND TELEPHONE LINE
- SL SEWER STRUCTURE LADS

27 JULY 2020

AKC106

C4.0



STENGEL-HILL
ARCHITECTURE

413 West Main Street

Louisville, Kentucky 40202

PHONE: 502.589.1275

FAX: 502.589.1295

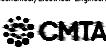
Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



Inman Foodservices Group, LLC



NEW CHILDREN'S HOSPITAL CENTER

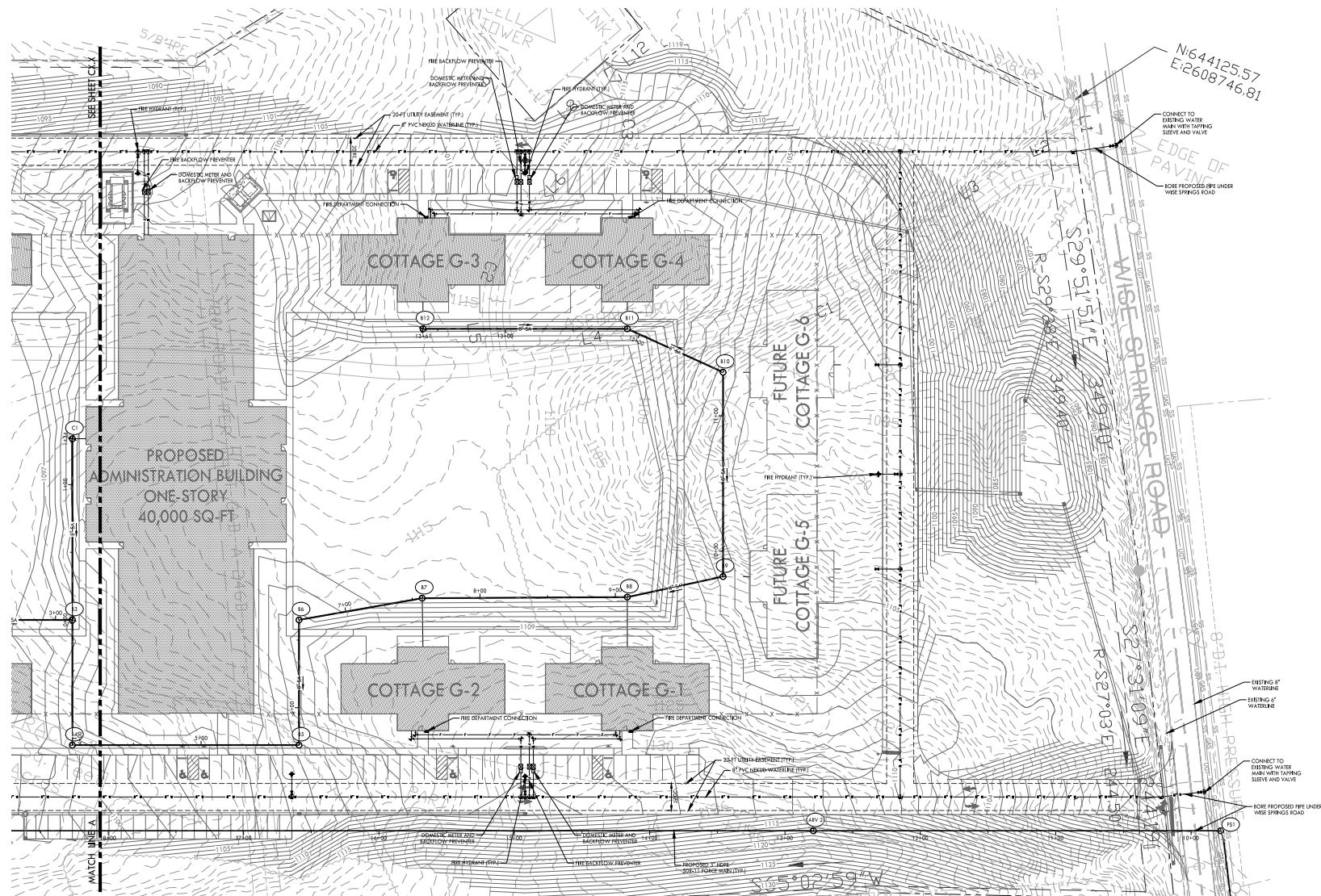
1937 WISE SPRINGS ROAD

KNOXVILLE, TENNESSEE 37918

22 JULY 2020

AMC106

C4.1



PROPOSED UTILITY LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE
- GAS GAS LINE
- ELEC UNDERGROUND ELECTRIC LINE
- UST UNDERGROUND TELEPHONE LINE

0 10 20 30 60

GRAPHIC SCALE





STENGEL HILL
ARCHITECTURE

415 West Main Street
Lexington, Kentucky 40502

PHONE: 859.231.9750

FAX: 859.231.9755

Civil Engineering



Mechanical/Electrical Engineering



Foodservices Design



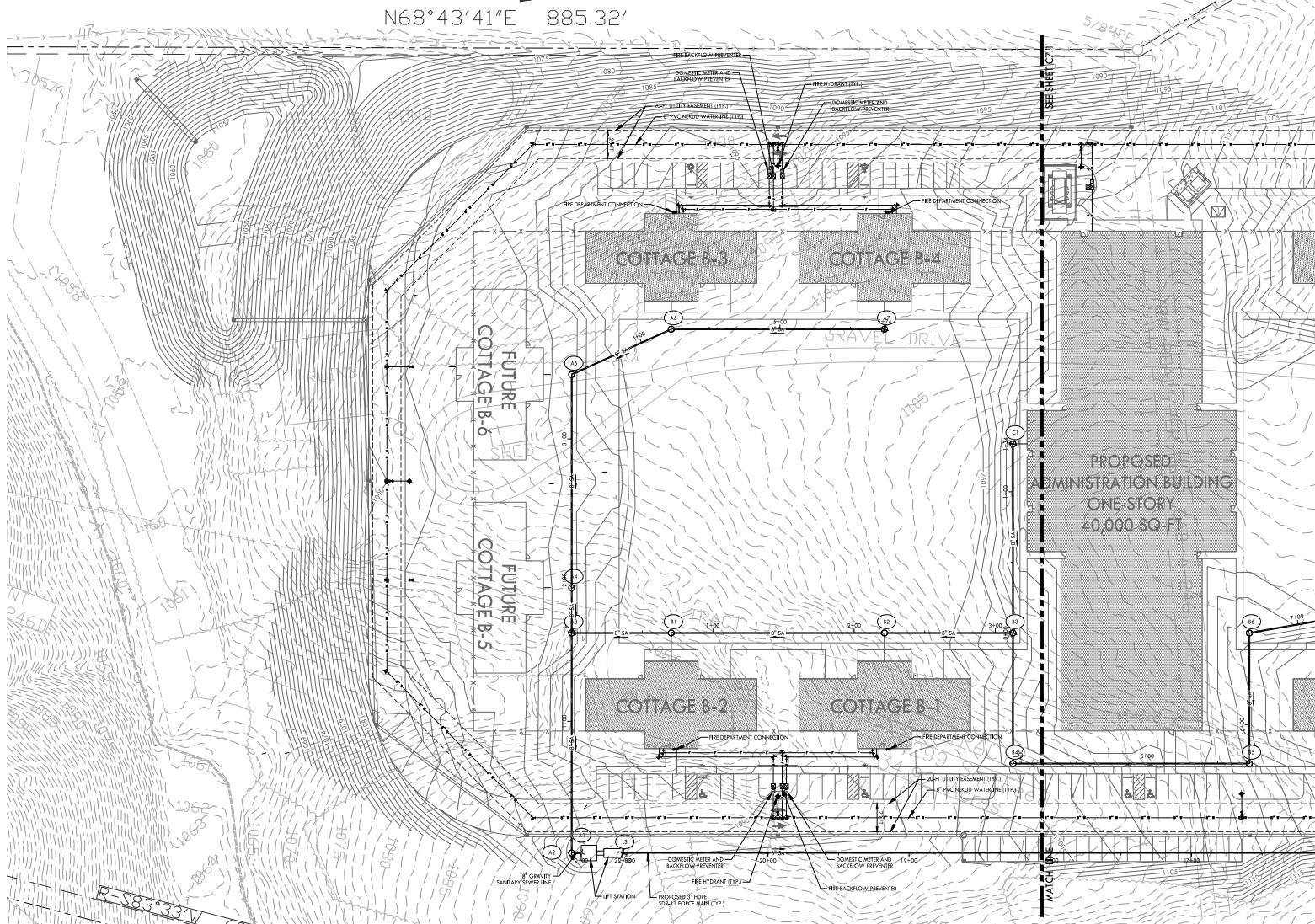
Inman Foodservices Group, LLC



DETAILED UTILITY LAYOUT
NEW CHILDREN'S BEHAVIORAL HEALTH CENTER
1937 WISE SPRINGS ROAD
KNOXVILLE, TENNESSEE 37918

27 JUN 2020
AMC106

C4.2



PROPOSED UTILITY LEGEND

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





STENGEL-HILL
ARCHITECTURE

413 West Main Street

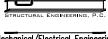
Louisville, Kentucky 40202

502.559.1875 fax

Civil Engineering



Structural Engineering



STRUCTURES ENGINEERING, INC.



Mechanical/Electrical Engineering



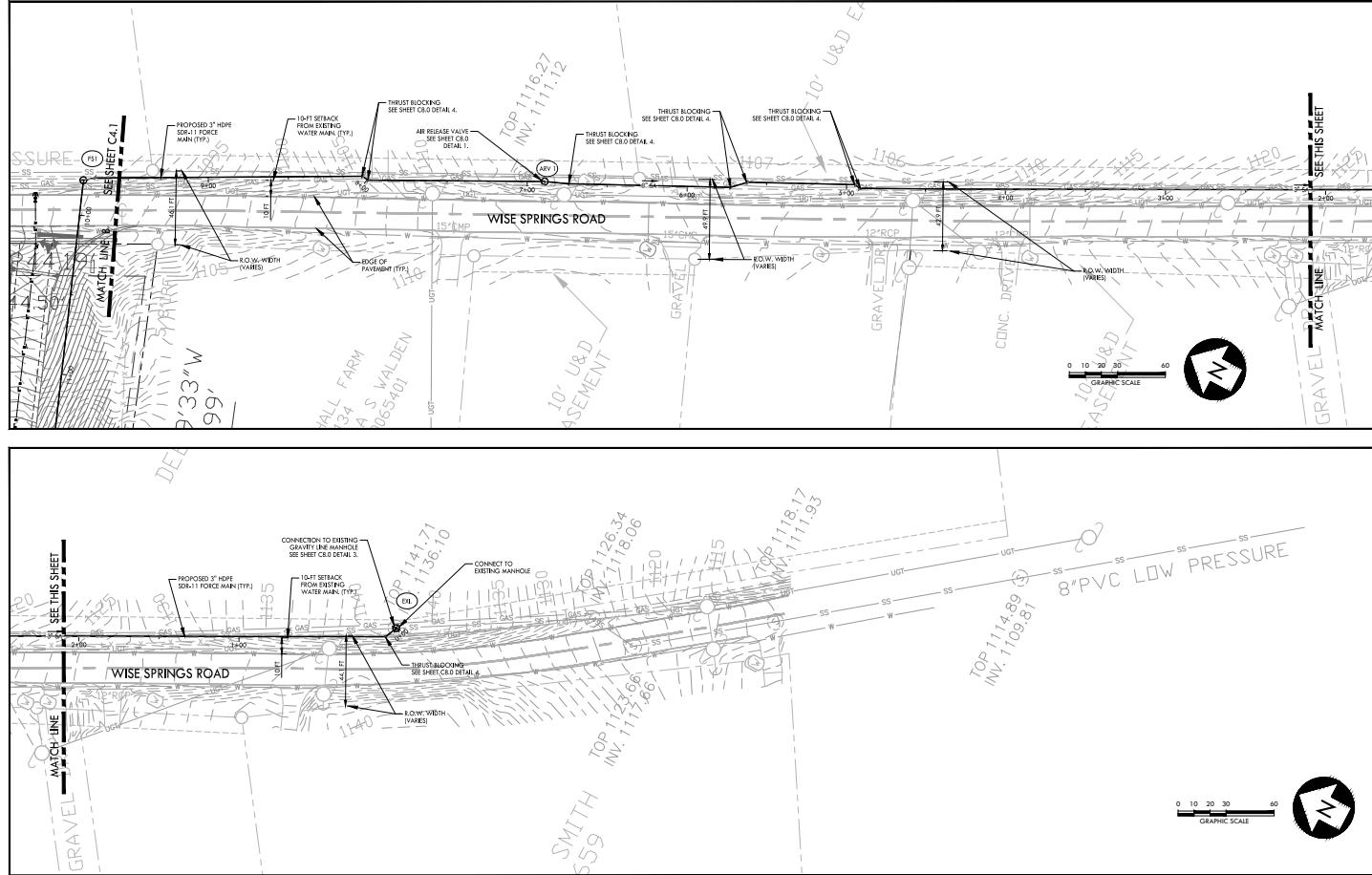
Foodservices Design

Imran Foodservices Group, LLC



27 JULY 2020
AWC1905

C4.3



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

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



**STENGEL-HILL
ARCHITECTURE**

418 West Main Street
Lexington, Kentucky 40502

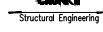
PHONE: 859.231.2000

FAX: 859.231.2001

Civil Engineering



Structural Engineering



STRUCTURAL ENGINEERING, INC.

Mechanical/Electrical Engineering



Foodservices Design



Imran Foodservices Group, LLC

ACADIA



ACADIA



BENTLEY



BENTLEY



BENTLEY



BENTLEY



BENTLEY



BENTLEY



BENTLEY



BENTLEY



BENTLEY



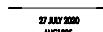
BENTLEY



BENTLEY



BENTLEY



BENTLEY



BENTLEY



BENTLEY



BENTLEY

ACADIA

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.

PLANT SCHEDULE:

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SHR	SPREAD	REMARKS
LARGE		11	Acer saccharum	Sugar Maple	8 & 8	2"	10'-12'	3'-4'	
LARGE	12	2	Tilia cordata	London Plane	8 & 8	2"	10'-12'	5'-6'	
EVERGREEN	33	2	Picea abies	Norway Spruce	8 & 8	2"	10'-12'	5'-6'	
EVERGREEN	48	2	Picea nigra	Austrian Pine	8 & 8	2"	10'-12'	5'-6'	
MEDIUM	33	1	Ulmus parvifolia 'PUMA'	Bosque	8 & 8	2"	16'-18'	4.5'-5'	Well branched
MEDIUM	20	2	Zelkova serrata 'Elgin Green'	Virgin Green Elm	8 & 8	2"	16'-18'	4.5'-5'	Street tree + Link H-6
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SHR	SPREAD	REMARKS
MEDIUM		66	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	8 & 8	2"			

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



WALTER AND M
KIRKLAND TR
DEED 20140708-01

PART 10 J.S. HALL FARM
PLAT 7-134
DAVID V SR & PAULA S WALDEN
DEED 20020208-0065401

PLANT LIST:

PART 9-10 J.S. HALL FARM
PLAT 7-134
DAVID V SR & PAULA S WALDEN
DEED 20020208-0065401

PART 9-10 J.S. HALL FARM
PLAT 7-134
DAVID V SR & PAULA S WALDEN
DEED 20020208-0065401

PART 9-10 J.S. HALL FARM
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DEED 20020208-0065401

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DEED 20020208-0065401

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DEED 20020208-0065401

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PLAT 7-134
DAVID V SR & PAULA S WALDEN
DEED 20020208-0065401

PART 9-10 J.S. HALL FARM
PLAT 7-134
DAVID V SR & PAULA S WALDEN
DEED 20020208-0065401

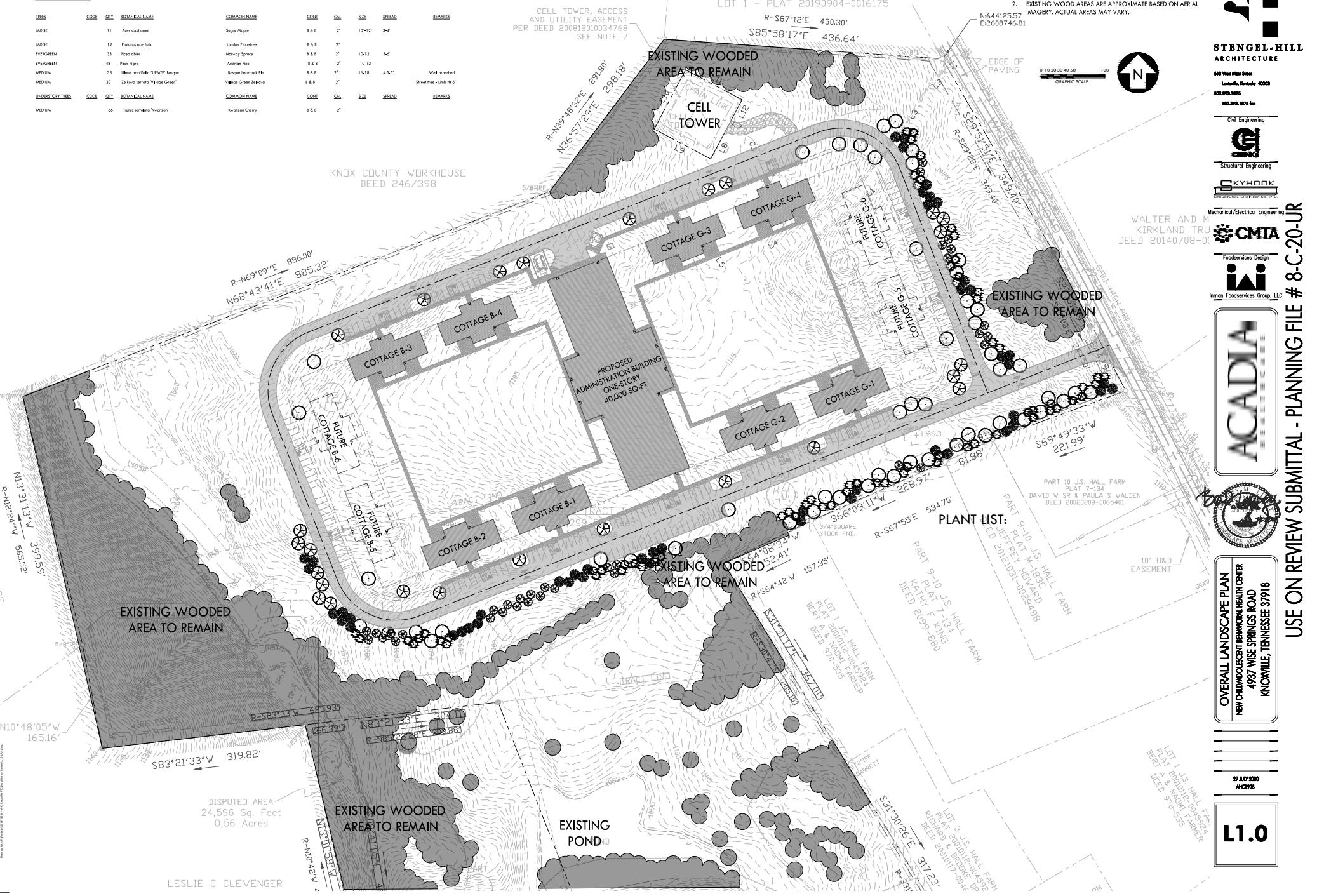
PART 9-10 J.S. HALL FARM
PLAT 7-134
DAVID V SR & PAULA S WALDEN
DEED 20020208-0065401

PART 9-10 J.S. HALL FARM
PLAT 7-134
DAVID V SR & PAULA S WALDEN
DEED 20020208-0065401

OVERALL LANDSCAPE PLAN
NEW CHILDREN'S BEHAVIOR CENTER
1937 WISE SPRINGS ROAD
KNOXVILLE, TENNESSEE 37918

22 JULY 2020
AMC106

L1.0





STENGEL-HILL
ARCHITECTURE

413 West Main Street

Louisville, Kentucky 40202

PHONE: 502.569.1870

FAX: 502.569.1875

Civil Engineering

Structural Engineering

Mechanical/Electrical Engineering

Foodservices Design

Imran Foodservices Group, LLC

ACADIA

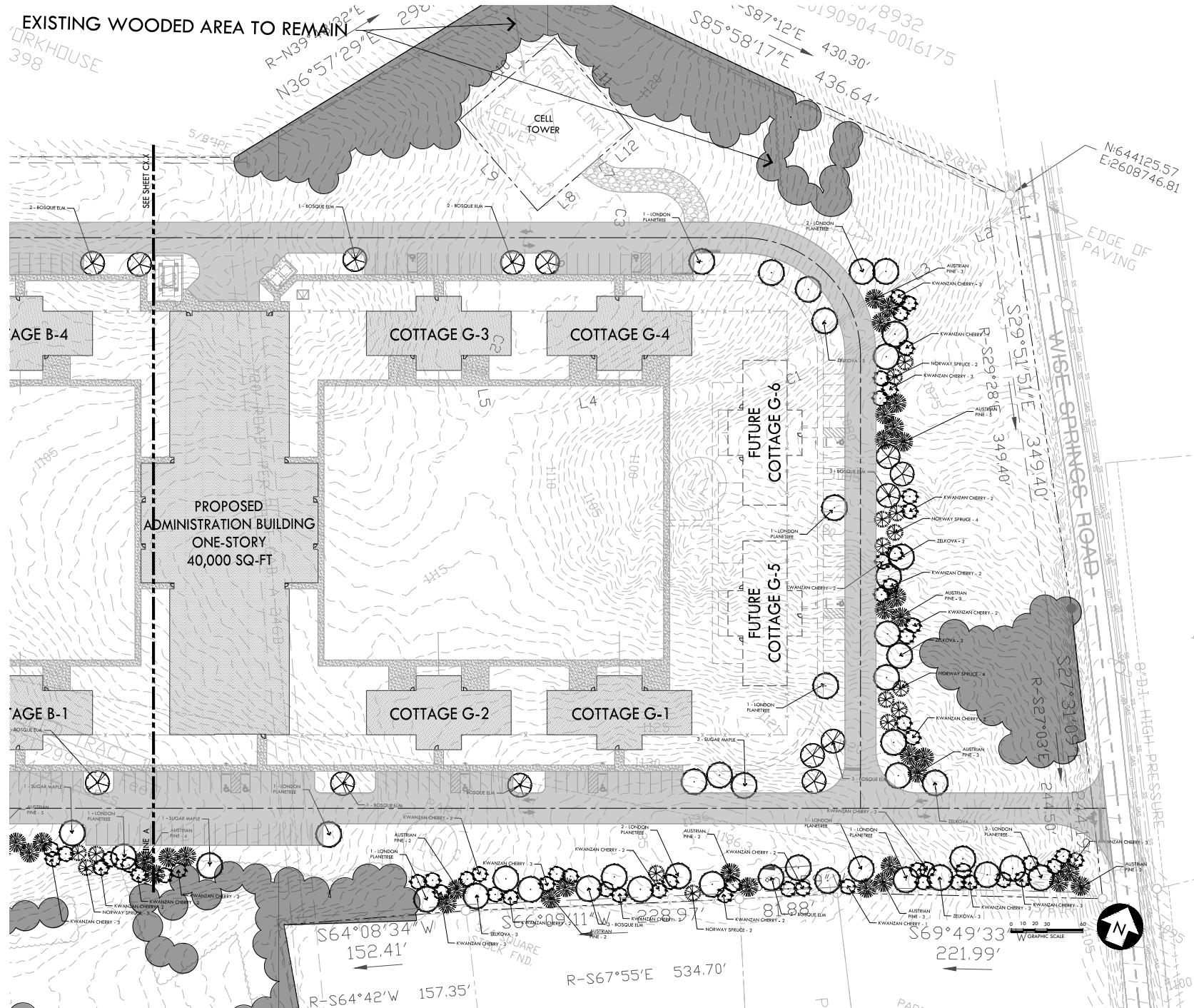


DETAILED LANDSCAPE PLAN
NEW CHIMOGREENT BEHAVIOR HEALTH CENTER
1937 WISE SPRINGS ROAD
KNOXVILLE, TENNESSEE 37918

27 JULY 2020

AKC106

L1.1



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



STENGEL-HILL
ARCHITECTURE

413 West Main Street

Lexington, Kentucky 40502

TEL: 859.231.2522

FAX: 859.231.2575

Civil Engineering

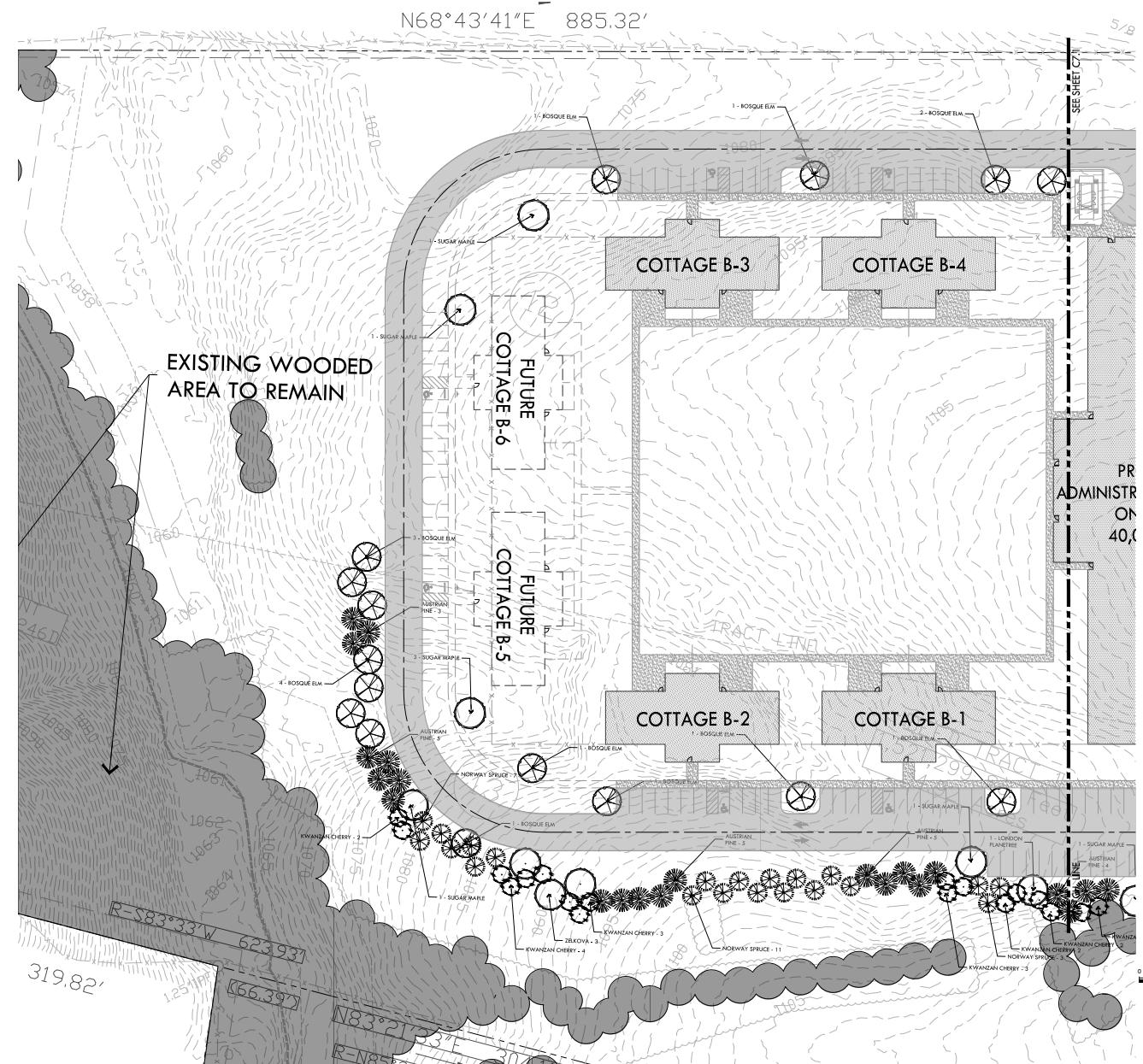


Inman Foodservices Group, LLC



27 JULY 2006
AMC106

L1.2



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

415 West Main Street
Lexington, Kentucky 40502

PHONE: 859.231.2626

FAX: 859.231.2626

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



Imran Foodservices Group, LLC

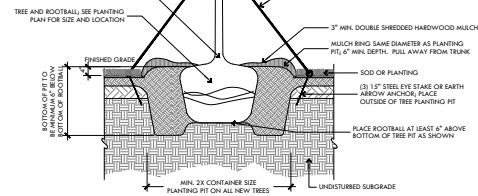


NEW CHURCH/DOUGIE BEHAVIOR HEART CENTER
1937 WISE SPRINGS ROAD
KNOXVILLE, TENNESSEE 37918

27 JULY 2020
AMC106

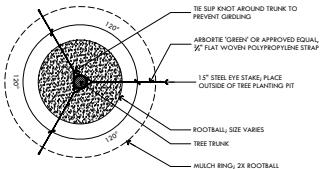
L2.0

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE THE TREE TO FACE NORTH AT THE SITE WHEREVER POSSIBLE



A TREE PLANTING - TYPICAL SECTION

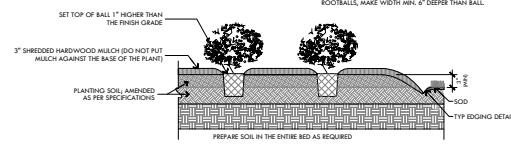
1/2" = 1'-0"



B TREE STAKING - TYPICAL PLAN

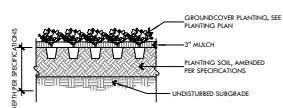
1/2" = 1'-0"

NOTES:
1. FOR CONTAINERS GROWN SHRUBS, USE FINGER OR SMALL HANDED HATCHET TO CUT THROUGH THE ROOTS. IF THE ROOTS ARE TOO THICK, USE A SHARP AXE TO CUT THROUGH THE ROOTS. THEN LAY THE PLANT ON ITS SIDE AND PULL APART ANY ROOTS THAT CIRCLE THE PERIMETER OF THE CONTAINER. 1" TO 1.5" FOR LARGER SHRUB ROOTBALLS, MAKE WIDTH MIN. 4" DEEPER THAN BALL



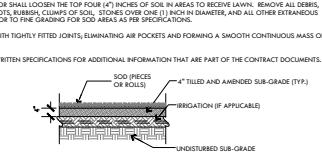
C SHRUB PLANTING - TYPICAL SECTION

1/2" = 1'-0"



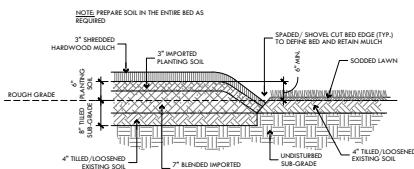
D GROUNDCOVER PLANTING - TYPICAL SECTION

1/2" = 1'-0"



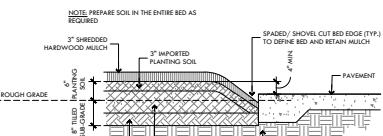
E LAWN SECTION

1/2" = 1'-0"



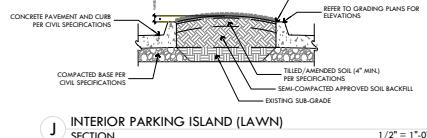
G BED PREP - TYPICAL SECTION

3/4" = 1'-0"



H BED PREP TO PAVEMENT - TYPICAL SECTION

3/4" = 1'-0"



J INTERIOR PARKING ISLAND (LAWN) SECTION

1/2" = 1'-0"

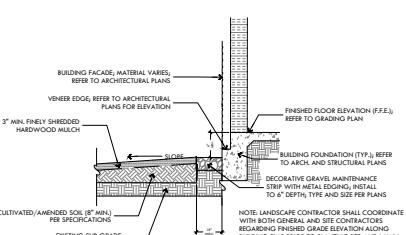


K PAVEMENT/LAWN TRANSITION SECTION

1/2" = 1'-0"

GENERAL PLANTING NOTES

- LOCATE ALL UTILITIES ON THE PREVIOUS COMMENCING WORK, ANY DAMAGE DONE TO EXISTING OR NEW UTILITIES SHALL BE REPAIRED AT NO ADDITIONAL COST TO OWNER.
- 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.
- STAKE OUT ALL TREE LOCATIONS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. LOCATE ALL TREES AS SHOWN ON THE SITE.
- COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE.
- ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.
- PLANTS SHALL BE SPECIFIED, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND.
- PLANTS OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, OBTAINED FROM THE SAME SOURCE.
- ANY CHANGES IN PLANT MATERIAL, SIZE, QUANTITY, SPECIES OR VARIETY MUST BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SOIL SAMPLING: 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 REPORT OF RESULTS. LANDSCAPE ARCHITECT TO APPROVE TEST REPORT AND SIGN OFF ON SITE. CONTRACTOR SHALL RECEIVE ENDORSEMENT OF RECOMMENDATIONS FROM LANDSCAPE ARCHITECT AND INDEPENDENT TESTER. LANDSCAPE ARCHITECT SHALL BEHAVE NO ADJUSTMENTS TO EITHER THE CONTRACT SUM OR CONTRACT TIME.
- CONTRACTOR TO PROVIDE MIN. 100 SF. HOOK-UP OF FULLY AMENDED BED PREPARATION INCLUDING TILING SUB-GRADE PER SPECIFICATIONS FOR REVIEW AND APPROVAL BY LANDSCAPE PRIOR TO COMPLETING REMAINING BED PREPARATIONS AND PLANT INSTALLATION.
- QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY QUANTITIES BASED ON PLAN SYMBOLS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION.



L LAWN AT BUILDING FOUNDATION SECTION

1/2" = 1'-0"

M GRAVEL BED AT BUILDING FOUNDATION SECTION

1/2" = 1'-0"



**STENGEL-HILL
ARCHITECTURE**

415 WEST MAIN STREET
LOURIA, KENTUCKY 40262
0274.1175
0274.3076 fm

Civil Engineering
G
CRUNK

Structural Engineering
S
KYHOOK
STRUCTURAL ENGINEERS, P.C.

Mechanical/Electrical Engineering
a
anta

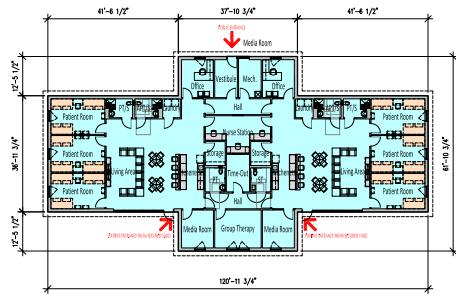
Foodservices Design
I
Inman Foodservices Group, LLC

ACADIA
HEALTH CARE

COMPOSITE FLOOR PLANS
NEW CHILD/ADOLESCENT BRAIN HEALTH CENTER
ACADIA HEALTH CARE
KNOXVILLE, TENNESSEE

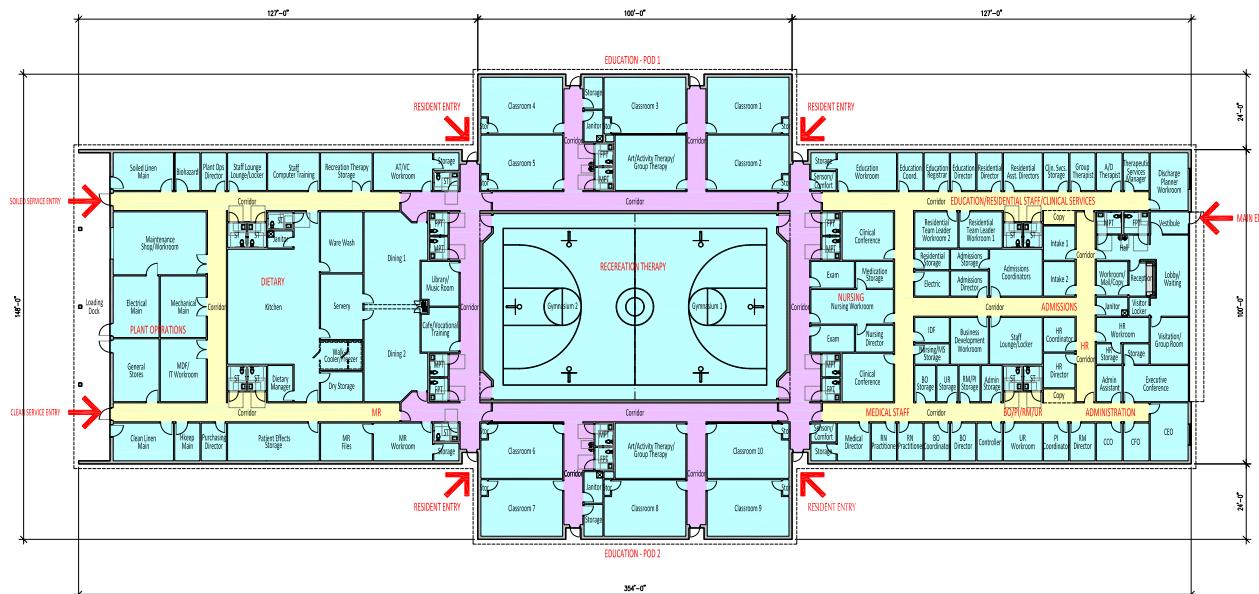
27 JULY 2020
AVC1919

A4.1



**02 TYPICAL 18-BED PRTF COTTAGE
CONCEPTUAL FLOOR PLAN**

5,420 sf



**01 MAIN LODGE
CONCEPTUAL FLOOR PLAN**

39,045 sf

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



STENGEL-HILL
ARCHITECTURE

613 WEST MAIN STREET

Louisville, Kentucky 40202

502.893.1875

502.893.1876 fax

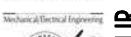
Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



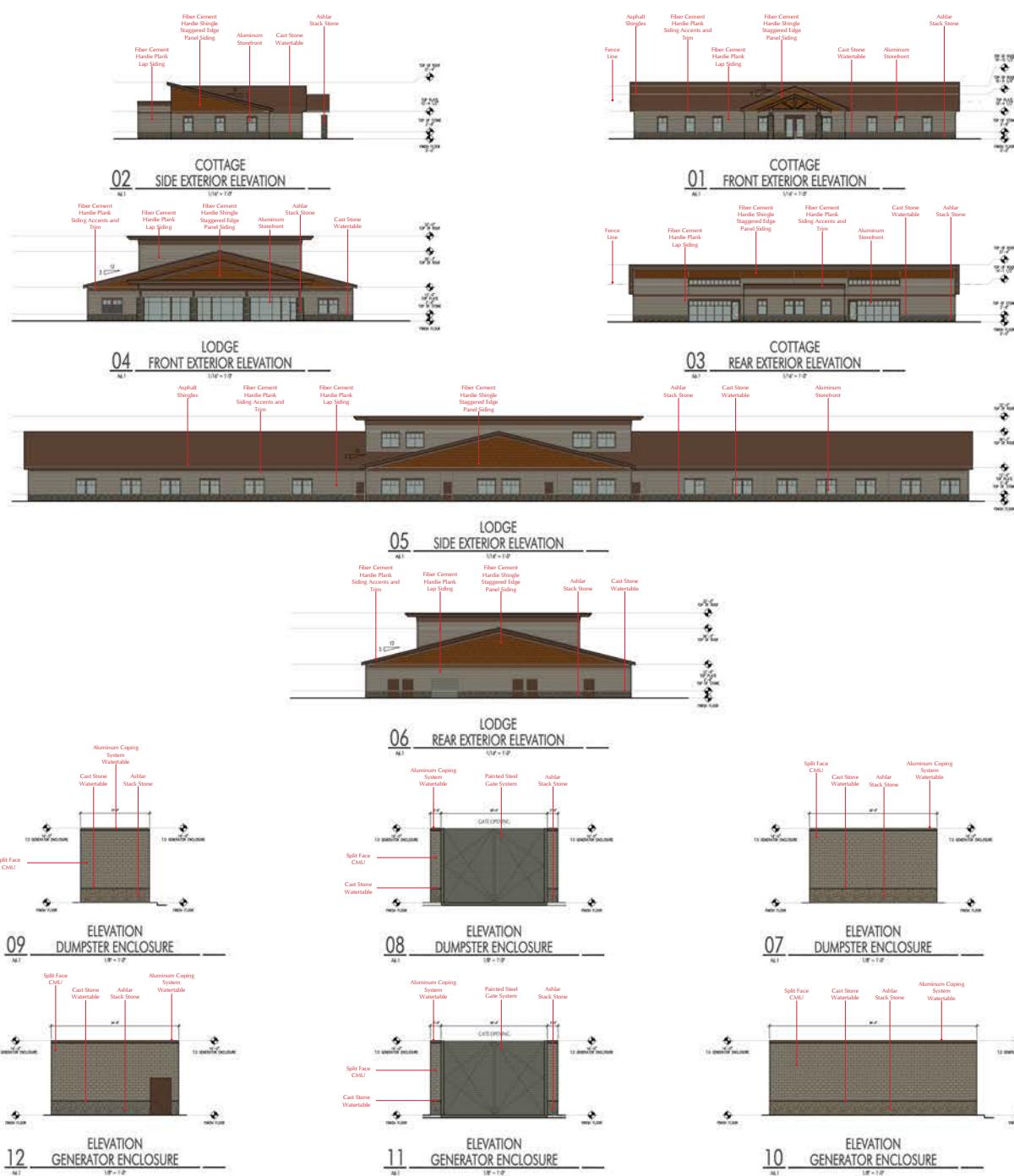
Floodplain Design



ACADIA

HEALTH CARE

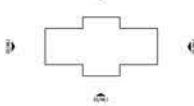
USE ON REVIEW SUBMITTAL - PLANNING FILE #8-C-20-UR



GENERATOR/DUMPSTER
ELEVATION KEYPLAN



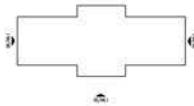
COTTAGE
ELEVATION KEYPLAN



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

27 JULY 2020
ACADIA

LODGE
ELEVATION KEYPLAN



A6.1



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.

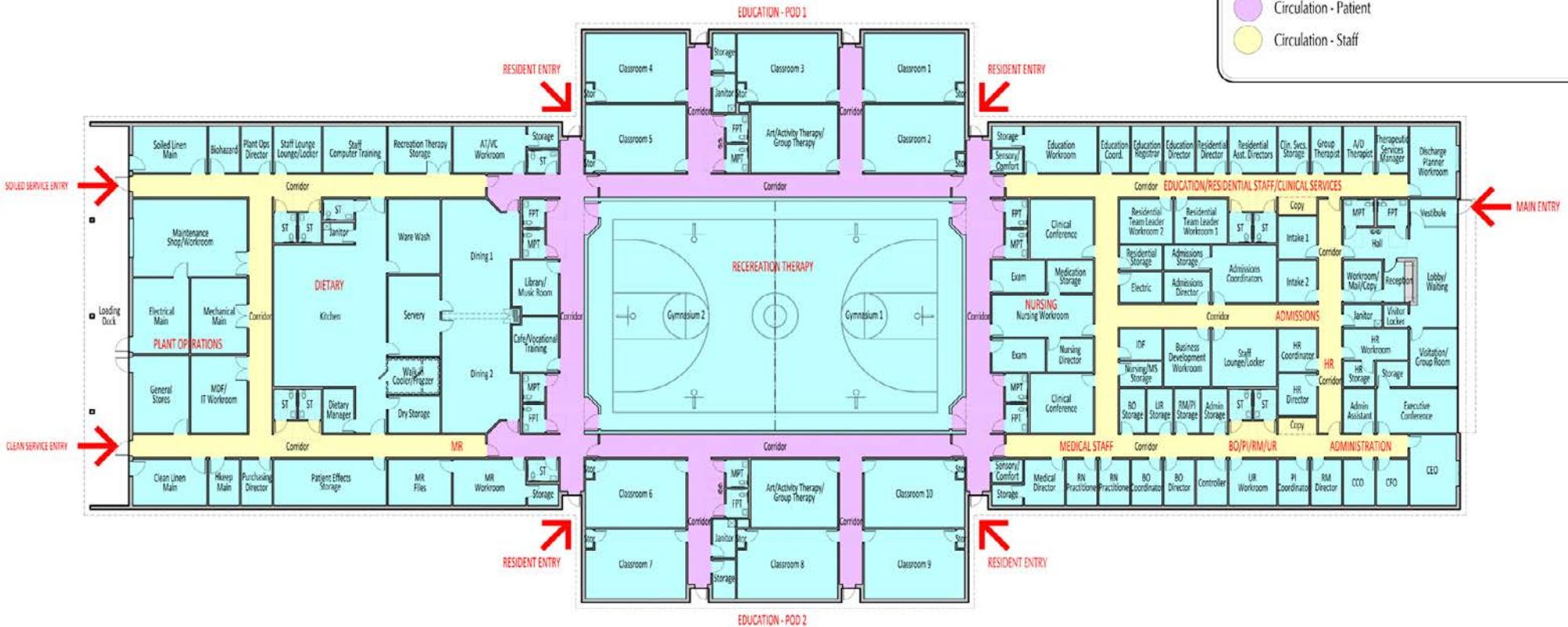
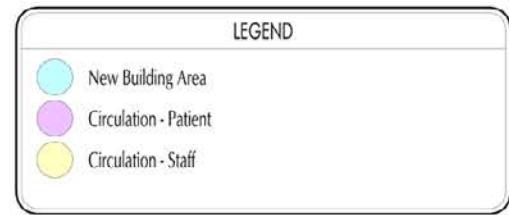


Campus Aerial





Administrative Building



MAIN LODGE
01 CONCEPTUAL FLOOR PLAN

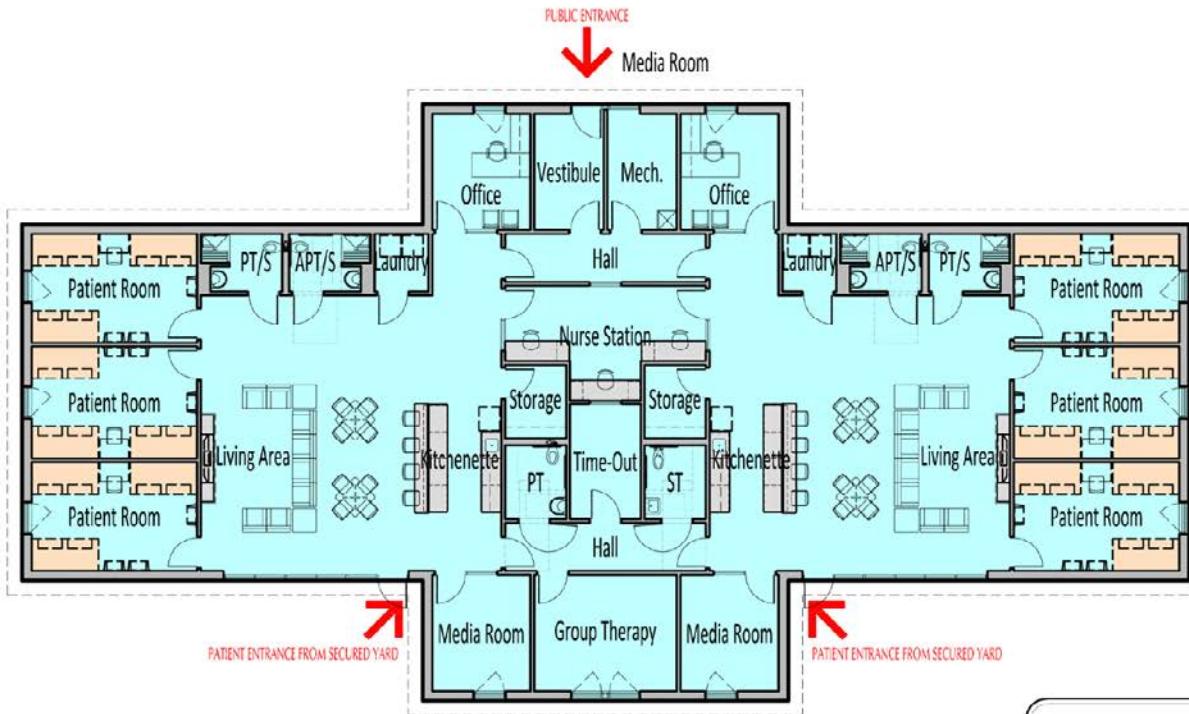
A4.1

New Building Area

39,045 sf



Typical Patient Cottage



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.

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

ACADIA

H E A L T H C A R E

Proposed Use for 4937 Wise Springs Rd.

Child and Adolescent Residential Treatment Center

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,



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 <i>West side of Southeast</i> <i>Wise Springs Road, east of Maloneyville Road and west of Washington Pike</i>	<i>northwest</i>	Parcel ID 42.01 acres
--	------------------	--------------------------

General Location	Tract Size
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Knox County	<i>Commission District 8</i>	PR < 1 DU/AC
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Jurisdiction (specify district above)	<input type="checkbox"/> City	<input checked="" type="checkbox"/> County	Zoning District
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Northeast County	AG + HP	Rural
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Planning Sector	Sector Plan Land Use Classification		Growth Policy Plan Designation
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Agricultural	N	KUB	NEKUD
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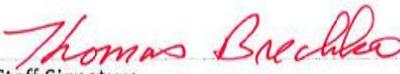
Existing Land Use	Septic (Y/N)	Sewer Provider	Water Provider
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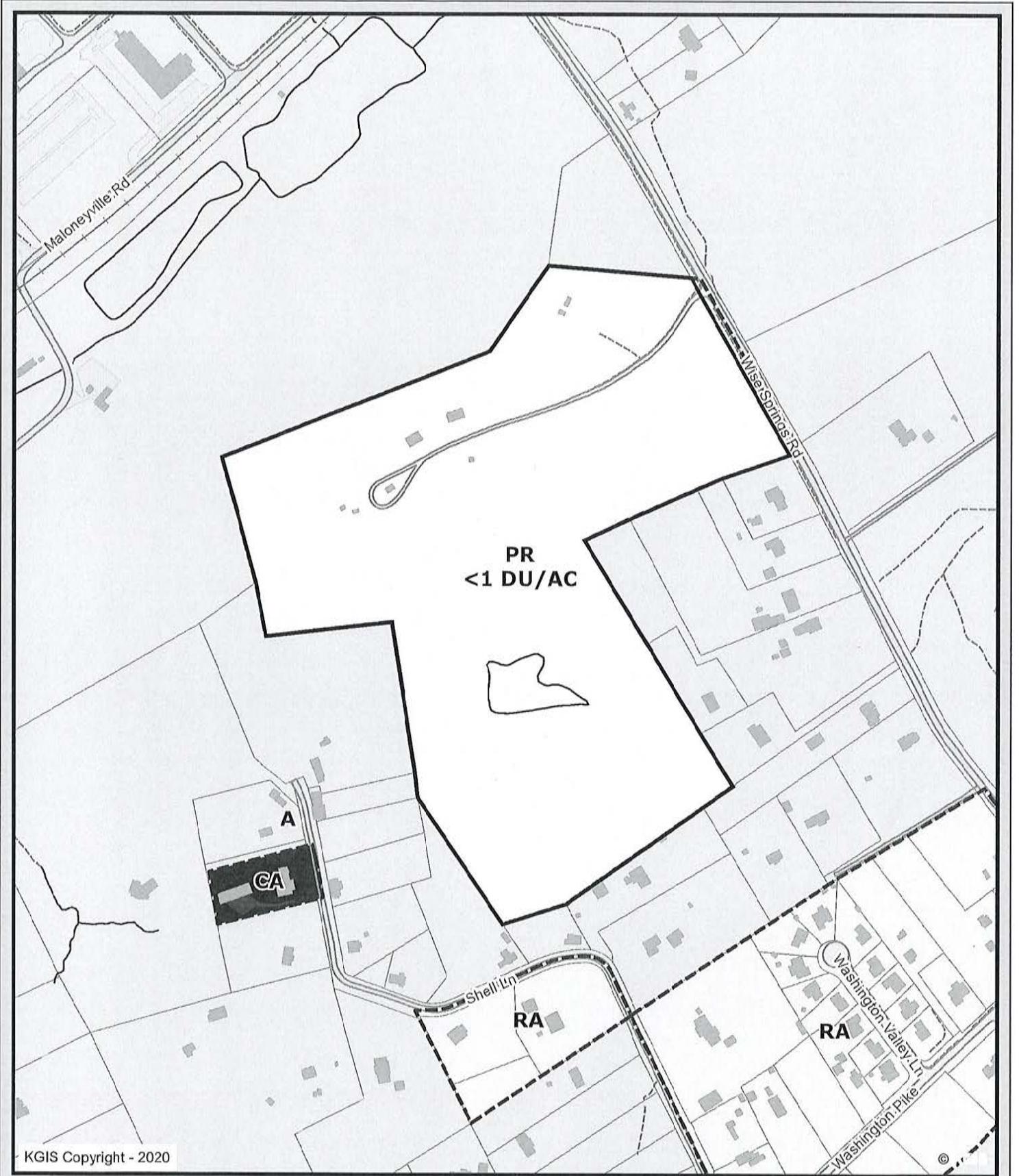
REQUEST

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 <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 <input type="checkbox"/> Zoning Change: Proposed Zoning	Unit / Phase Number
ZONING	<input type="checkbox"/> Plan Amendment Change: Proposed Plan Designation(s)	
	Proposed Density (units/acre) <input type="checkbox"/> Other (specify):	Previous Rezoning Requests

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input checked="" type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study	FEE 1: \$5,501.00 FEE 2: FEE 3:	TOTAL: \$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	ahenriksen@crunkeng.com	
Phone Number	Email	
 Staff Signature	Thomas Brechko Please Print	6-29-2020 Date



Letter Portrait

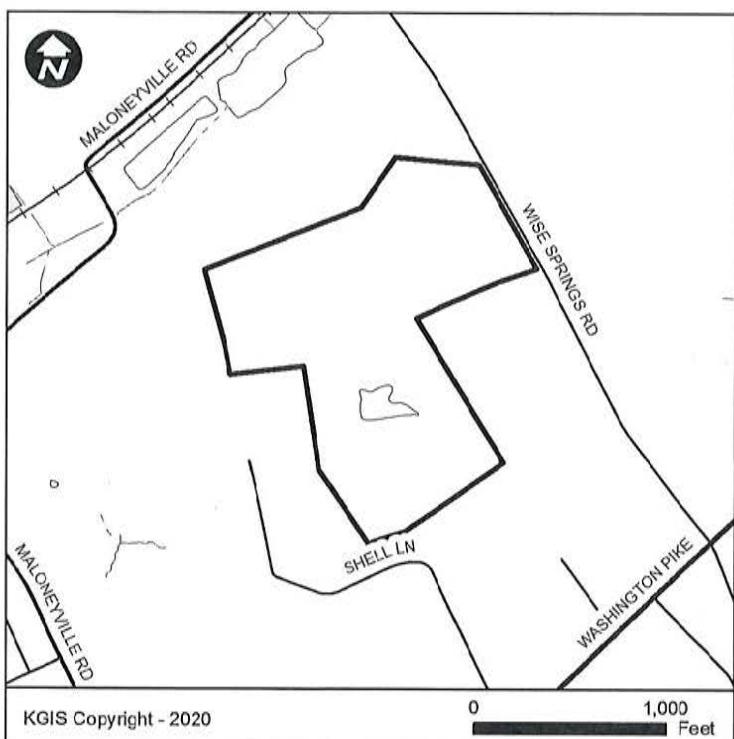


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Knoxville - Knox County - KUB Geographic Information System

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Parcel 040 133 - Property Map and Details Report**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
CORYTON, 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: (at large seat 10) (at large seat 11)	8 Richie Beeler Larsen Jay 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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**ATTACHMENT B:
Pre-Submittal Transportation
Impact Analysis (TIA) Scope
Determination Form**

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:

Signature



June 2, 2020

Date