



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] FW: Wise Springs Road**

1 message

**Benjamin C. Mullins** <bcmullins@fmsllp.com>

Thu, Sep 10, 2020 at 10:23 AM

Reply-To: bcmullins@fmsllp.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Cc: Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;, Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;, Steve Elliott &lt;Steve.Elliott@knoxcounty.org&gt;, Kevin Murphy &lt;murphysprings@gmail.com&gt;

Commission,

I am forwarding you this e-mail I sent to Ms. Brooks related to the past due diligence in determining what use in the Knox County zoning ordinance would be appropriate for a residential adolescent treatment facility and which zones would accommodate that use. This was done before the owners asked to rezone the Wise Springs Road Property to PR, but the PR was specifically chosen because it was Executive Director Green's and Knox County's interpretation that "Boarding Home for Sheltered Care" was the most accurate use definition and that the PR zone would be the most appropriate zone for this use. Those e-mails are attached hereto. Following the subsequent confusion regarding the "Assisted Care Living Facility" I sent this e-mail to Ms. Brooks, Mr. Elliott, and the Knox County Law Director's office. Subsequently, Mr. Elliott opined that they would honor the past interpretation of Knox County. I followed up with Mr. Elliott with a phone call and the following e-mail exchange (See below)

I hope this clarifies the use issue, but I will be glad to discuss this further this afternoon.

Ben Mullins

Ben

You assessment of our conversation is correct and I agree other similar uses have been approved in the PR zone in the past.

**Steve Elliott***Director of Development Services*

Knox County Construction Services

Office: 865-215-3133

205 West Baxter Avenue

Knoxville, TN 37917

**From:** Benjamin C. Mullins <bcmullins@fmsllp.com>**Sent:** Thursday, August 20, 2020 9:59 AM**To:** Steve Elliott <Steve.Elliott@knoxcounty.org>; Amy Brooks <amy.brooks@knoxplanning.org>**Cc:** Jim Snowden <Jim.Snowden@knoxcounty.org>; Aaron Fritts <Aaron.Fritts@knoxcounty.org>; Daniel Sanders <Daniel.Sanders@knoxcounty.org>**Subject:** [External]RE: Wise Springs

Steve,

Thank you for your e-mail and interpretation. I wanted to follow-up on this and a couple of matters we talked about on Tuesday.

As I understood our conversation, as the Boarding Home for Sheltered Care is not specifically called for in any zone, the most appropriate zone for the Boarding Home for Sheltered Care would be the PR zone because of the flexibility of that zone and other similar uses listed in the PR zone. We also discussed that our would also be allowed prior A zone, but each dwelling unit would need to be separately permitted on one-acre lots. By rezoning to PR it allows the flexibility and

creativity to cluster the developments on a central campus and concentrate the intensity of the development and maximize security. If I misunderstand our conversation then I apologize. I do agree with you that 5.13.02.G is also applicable here with regard to the Planning commission's authority. Although I don't think we specifically talked about it, I would add that to the extent our development includes commercial, recreational and educational units, which are not already contemplated in the "Boarding Home for Sheltered Care" definition, then those are already permitted uses in the PR (5.13.02.C., 5.13.02.D., and 5.13.02.E. respectively).

I agree with your required condition that each dwelling unit be limited to 12 or fewer people. That was the reasoning behind our duplex-style cottage where each cottage is 2 dwelling units with 9 residents per unit.

I appreciate everyone's efforts in working through these issues. We are working hard on presenting a development plan that meets the intent of the ordinance and is compatible with the community.

**Benjamin C. Mullins** Attorney

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**From:** Benjamin C. Mullins  
**Sent:** Monday, August 17, 2020 5:50 PM  
**To:** Amy Brooks <[amy.brooks@knoxplanning.org](mailto:amy.brooks@knoxplanning.org)>  
**Cc:** Steve Elliott <[Steve.Elliott@knoxcounty.org](mailto:Steve.Elliott@knoxcounty.org)>  
**Subject:** RE: Wise Springs Road

Amy,

Sure. I had multiple meetings with Gerald regarding the property, but there were two meetings with Knox County prior to seeking the PR zoning to accommodate this property. I first brainstormed with Gerald Green in the spring of 2019 about this potential use. I had first reached out to Sean Payne on July 18, 2019. (E-mail Attached) about my conversations with Gerald about potential uses and how this did not appear to fit squarely into any definition in the County Code. We were ultimately able to meet on July 29, 2019 with Mr. Payne, Mr. Lemons, Mr. Nations, and Deputy Law Director Daniel Sanders. At that meeting they determined that the closest use would be "Boarding Home for Sheltered Care". The other option was that it was Codes' opinion at that time that the authority to determine the uses allowed in a PR zone falls exclusively with the Planning Commission and would seem to be appropriate under 5.13.02.A.3 (Multi-dwelling structures and developments); 5.13.02.C (Commercial Uses); 5.13.02.D (Recreation uses) 5.13.02.E (Education uses) and 5.13.02.G (Other uses, deemed compatible with the proposed development by the planning commission).

Following that meeting, I e-mailed Mr. Green about the appropriateness of rezoning the property to PR based upon the comments of codes that the PR zone would be an appropriate zone. (e-mail attached). Mr. Green responded on August 20 that "I have spoken to staff and we agree that the use is appropriate in the PR zone. Some differences of opinion regarding the rezoning of the property to PR ..." (Copy attached). Mr. Green and I spoke about the appropriateness of the PR zone for the property (not the use issue which we thought had been determined above) and his initial impression that the PR zone may not be appropriate due to the AG sector plan. Following that conversation, On August 23, 2019, I sent the e-mail (attached) with my rebuttal regarding the concerns about the appropriateness of the PR zoning for this property.

Due to the initial resistance to rezone the property to PR we explored other properties that either had PR already attached or that could be rezoned PR. Ultimately we came back to this property with the idea that we would not need a density of greater than 1 du/ac; therefore, there would not need to be any sector plan amendment to rezone this property in the AG sector plan.

At that time, prior to filing our application for rezoning, I reached back out to Mr. Payne and Mr. Nations to review our use again to confirm its appropriateness in the PR zone. (e-mail attached). At that time, we were focused on the definition of dwelling unit, and the limitation of "not more than twelve (12) persons unrelated to the proprietor" in the definition for Boarding Home for Sheltered Care. As a result of this e-mail, I met again with Mr. Payne, Mr. Nations, Mr. Green, and Kathy Saunders and Travis Evans with the Knox County Fire Marshal's office on December 4, 2019. It was during that meeting that we determined the duplex would work as a dwelling unit so long as there was a physical separation between the units and it was less than 12 individuals on each half of the duplex. (Hence our cottage plans as a duplex with a medial separation for staff). With this direction, we filed our PR zoning application on January 3, 2020 for the February 13, 2020 Planning Commission meeting. On the Application I listed "Potential Boarding Home" as a proposed use of the property. [https://agenda.knoxmpc.org/packages/2-H-20-RZ\\_pkg.pdf](https://agenda.knoxmpc.org/packages/2-H-20-RZ_pkg.pdf). The use question was specifically addressed by the Planning Commission at its February 13, 2020 meeting. At that time, Ms. Albertson, Mr. Green and I discussed the potential use definition as Boarding Home for Sheltered Care consistent with Group Day Care Home. See: (<https://vimeo.com/395447496> at the 57 minute mark). This item passed County Commission unanimously with Commissioner Beeler, of the 8<sup>th</sup> District, making the motion to approve.

Prior to filing for our Use on Review, I reached out the Mr. Elliott via e-mail in hopes to have an informal plans review session and identify any issues. In my initial e-mail to Mr. Elliott, dated April 29, 2020, I recounted the previous conversations we had with Knox County. "Acadia is going to be looking at a use on review for an adolescent residential treatment facility for this property which was recently rezoned. We had previously had a similar conversation about this use of the property being allowed as a "boarding home" or a "group home" in the PR zone with Sean Payne, Dennis Nations, Gerald Green, and the county Fire Marshal prior to the owners seeking a rezoning. Now that the rezoning has passed County Commission we want to come back with a more detailed plan to discuss prior to asking for a use on review."

9/10/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] FW: Wise Springs Road

It was only recently, when Ms. Portier sent me an e-mail from Kevin Murphy, that I learned that it was being considered as an Assisted Living Facility. While I think the "Boarding Home for Sheltered Care" definition also fits, this determination is acceptable to us as I think its fair to apply 5.13.01(G) to either application finding the use is deemed compatible.

We worked hard, for well over a year, trying to identify the appropriate definition for our use and the corresponding zone which to accommodate that use. It was only after multiple levels of consultation did we move forward with a contract on the property and the rezoning. Even at that time, the "Potential Boarding Home" was identified on the application and the definition discussed at the Planning Commission level. Please confirm that the use is not an issue at this stage, only the review of the applicable use on review standards.

**Benjamin C. Mullins** Attorney



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Licensed in Tennessee and Virginia



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*For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at [www.fmsllp.com](http://www.fmsllp.com)*

**From:** Amy Brooks <[amy.brooks@knoxplanning.org](mailto:amy.brooks@knoxplanning.org)>  
**Sent:** Monday, August 17, 2020 4:27 PM  
**To:** Benjamin C. Mullins <[bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)>  
**Cc:** Steve Elliott <[Steve.Elliott@knoxcounty.org](mailto:Steve.Elliott@knoxcounty.org)>  
**Subject:** Wise Springs Road

Hi Ben,

Could you send us the documentation you have from Knox County that the use proposed and currently under review was determined to be permitted in the PR zone?

Thank you!

Amy Brooks, AICP  
Planning Services Manager

Interim Executive Director

865-215-4001 (office)  
865-679-9020 (cell)



Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

----- Forwarded message -----

From: "Benjamin C. Mullins" <[bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)>  
To: Gerald Green <[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)>  
Cc:  
Bcc:  
Date: Fri, 23 Aug 2019 20:24:47 +0000  
Subject: Fwd: 4937 Wise Springs Road Use for Residential Treatment  
Gerald,

Thank you again for speaking with me. I greatly appreciate discussing the differences in the micro-analysis of the particular lot versus the macro-analysis of the community as a whole. To that end, I wanted to follow-up and note that although the sector plan is a sea of AG (as depicted in the attached) looking at the surrounding rezoning (also attached), there are several islands of PR zoning in this area which, at least from my perspective, would indicate that the PR zone is not out of character with the community. As late as 2005 it was both Planning Commission's and County Commission's opinion that a PR zone is acceptable in this sector plan without a sector plan amendment. Maybe things have changed since then but just looking at these facts seem to make a compelling case to support a rezoning of the property.

My clients are still mulling over whether or not they will proceed with a contract on the property, and the requested rezoning. I will let you know what their decision is. Thank you again and have a great weekend.

Ben

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**From:** Gerald Green <[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)>  
**Sent:** Tuesday, August 20, 2019 2:05 PM  
**To:** Benjamin C. Mullins <[bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)>  
**Subject:** Re: 4937 Wise Springs Road Use for Residential Treatment

Let's do 10:00, hopefully we can handle with a phone call

Sent from my iPhone

On Aug 20, 2019, at 1:45 PM, Benjamin C. Mullins <[bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)> wrote:

Perfect. Please let me know what time works best. Thank you again.

Ben

**From:** Gerald Green <[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)>  
**Sent:** Tuesday, August 20, 2019 1:44 PM  
**To:** Benjamin C. Mullins <[bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)>  
**Subject:** Re: 4937 Wise Springs Road Use for Residential Treatment

Yes, Friday will work.

Gerald Green AICP

9/10/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] FW: Wise Springs Road

Executive Director

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On Tue, Aug 20, 2019 at 1:39 PM Benjamin C. Mullins <[bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)> wrote:

Thank you Gerald. Can our meeting be Friday? I'm in depositions all day Thursday.

Ben

**From:** Gerald Green <[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)>  
**Sent:** Tuesday, August 20, 2019 1:38 PM  
**To:** Benjamin C. Mullins <[bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)>  
**Subject:** Re: 4937 Wise Springs Road Use for Residential Treatment

Ben,

Let me gather more info and comment from staff and we can talk or meet Thursday.

Gerald

**Gerald Green AICP**

Executive Director

**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)

400 Main Street, Suite 403 | Knoxville, TN 37902

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On Tue, Aug 20, 2019 at 1:25 PM Benjamin C. Mullins <[bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)> wrote:

Gerald,

As always we appreciate your input. I've been asked to inquire about the potential issues with rezoning the property, the level of potential staff opposition (or support) and, candidly, if we should move on to another piece of property. I would welcome a phone call or a chance to sit down with you to discuss if you prefer.

Ben

**From:** Gerald Green <[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)>  
**Sent:** Tuesday, August 20, 2019 12:46 PM  
**To:** Benjamin C. Mullins <[bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)>  
**Subject:** Re: 4937 Wise Springs Road Use for Residential Treatment

Ben,

I have spoken to staff and we agree that the use is appropriate in a PR zone. Some differences of opinion regarding the rezoning of this property to PR...

Gerald

**Gerald Green AICP**

Executive Director

**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)

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On Tue, Aug 20, 2019 at 11:26 AM Benjamin C. Mullins <[bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)> wrote:

Gerald,

I wanted to follow up on our conversation about the proposed use of the Wise Springs Road property for a residential treatment facility and the potential rezoning of this property to the PR zone. Have you had the chance to discuss this with staff and determine if staff can support a rezoning of this parcel to the PR zone and if this use is likewise appropriate in the PR zone? I hate to ask, but ideally we would like to request the rezoning by the upcoming August 26 deadline if at all possible. Thank you.

Ben Mullins

**From:** Gerald Green <[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)>  
**Sent:** Tuesday, July 30, 2019 8:42 AM  
**To:** Benjamin C. Mullins <[bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)>  
**Cc:** Bill Trivett <[btrivett@comcast.net](mailto:btrivett@comcast.net)>; Clay McCoy <[Clay.McCoy@acadiahealthcare.com](mailto:Clay.McCoy@acadiahealthcare.com)>  
**Subject:** Re: 4937 Wise Springs Road Use for Residential Treatment

Ben,

Thanks for the account of your meeting with County staff at which the proposed use of the Wise Springs Road for a residential treatment facility for adolescents was discussed, and for the description of options identified to permit the use. I would like to take some time to mull this over and discuss with staff. I would be happy to meet with you and your clients the second week of August to discuss the project. Pose some times and we will find one that works.

Regards,

Gerald

**Gerald Green AICP**

Executive Director

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On Mon, Jul 29, 2019 at 5:45 PM Benjamin C. Mullins <[bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)> wrote:

Gerald,

Mr. Trivett, Mr. McCoy and I met with Sean Payne, Dennis Nations, Max Lemons, and Daniel Sanders with the County regarding our potential acquisition of property for a residential treatment facility for adolescents (ages 13 to 17). By way of brief reminder, the facility will provide individual and family therapy, activity therapy, education, and assistance with activities of daily living. The concept is to have cottage-style residences for approximately 16-18 adolescents and their staff. We anticipated serving approximately 145 adolescents and a total staff of approximately 200. We would be licensed by the state but, unlike a hospital or acute care facility, we would not need to obtain a Certificate of Need.

Meeting with Mr. Payne and the County this morning, he believed the closest comparable use in the County would be a "Boarding Home for sheltered care" which is defined as "a profit or nonprofit boarding home, rest home or other home licensed by the appropriate governmental agency which in addition to providing food and shelter to three (3) but not more than twelve (12) persons unrelated to the proprietor, also provides any personal care or service beyond food, shelter, and laundry. Such services may include: (1) supervision and assistance in dressing, bathing and maintenance of good physical hygiene; (2) care in emergencies of in temporary illness, usually for periods of one (1) week or less; (3) supervision in the taking of medications; and (4) other services conducive to the resident's welfare." This use is allowed in the current Agricultural zoning as a "use on review." The largest issue with applying this definition to our use is the limitation of 3 to 12 individuals. This is over-restrictive in the use. He, and County Law, were uncertain if this could be varied by the planning commission on a use on review or would need to be a variance granted by the County Board of Zoning Appeals.

Another option was raised in our meeting, and that is the appropriateness of this use in a PR zone. Mr. Payne was of the opinion that the authority to determine uses in a PR zone falls exclusively to the Planning Commission and if they approved the use for a parcel zoned PR, then his review would be cursory as to set backs, etc. and not the underlying use. I believe this is appropriate in a PR zone under 5.13.02.A.3 (Multi-dwelling structures and developments); 5.13.02.C (Commercial Uses); 5.13.02.D (Recreation uses) 5.13.02.E (Education uses) and 5.13.02.G (Other uses, deemed compatible with the proposed development by the planning commission).

Finally, if either of the two options outlined above have issues the planning department could not support, then the Law Department suggested a text amendment to the zoning to create an accommodated use to be included in the A zone as a use on review.

I believe that our preference would be to explore this use working within the confines of the PR zone. Consequently, I have the following questions for consideration:

1. If we were to apply for rezoning of 4937 Wise Springs Road from A to PR, could planning staff support such a rezoning?

2. Assuming a rezoning of PR, and we later applied for a use-on-review for our adolescent treatment facility, would planning staff support a determination that this use would be appropriate under the PR zone (possible pursuant to 5.13.02.A.3, 5.13.02.C, 5.03.02E., and possibly 5.13.02.G)?
3. If we were to submit for a use-on-review for a boarding home under the A zone, could the planning commission grant a variance for the limitation of individuals serviced from 3 to 12 to 16-18 per cottage as contemplated?
4. Assuming none of these first three options, would the planning staff support a text amendment to boarding home removing the limitation of individuals from 3 to 12 total to be based on something that could accommodate our desired use (such as up to 16-18 individuals boarded per cottage and up to 3.5 cottages per acre)?

Of course we would welcome a time to meet with you or any of your staff again in light of the information I summarized above. My clients will be in town the 2<sup>nd</sup> week of August for the rezoning for their acute care facility if you had time that week. Otherwise, when would be good to meet again?

**Benjamin C. Mullins Attorney**



**550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37901**  
**phone: 865.546.9321 | fax: 865.637.5249 | email: [bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)**

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*For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at [www.fmsllp.com](http://www.fmsllp.com)*

#### 8 attachments

- Appropriate Zoning for a Residential Treatment Facility for adolescents (01890007xA3857).msg**  
96K
- 4937 Wise Springs Road Use for Residential Treatment (01894686xA3857).msg**  
47K
- RE. 4937 Wise Springs Road Use for Residential Treatment (01904305xA3857).msg**  
52K
- Sector Plan - 4937 Wise Springs Rd (01906284xA3857).pdf**  
1475K
- Zoning Map - 4937 Wise Springs Rd (01906283xA3857).pdf**  
1269K
- Fwd: 4937 Wise Springs Road Use for Residential Treatment.eml**  
3811K
- Residential Treatment Facility for Adolescents (01947921xA3857).msg**  
56K
- RE. [External]FW. 4937 Wise Spring Rezoning 2-H-20 RZ (02021879xA3857).msg**  
63K





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Item #22 8-C-20-UR - Additional Conditions - Acadia Treatment Center**

1 message

**Kevin Murphy** <murphysprings@gmail.com>

Thu, Sep 10, 2020 at 8:50 AM

Reply-To: murphysprings@gmail.com

To: Commission &lt;commission@knoxplanning.org&gt;

Cc: "Benjamin C. Mullins" &lt;bmullins@fmsllp.com&gt;, Chase McSpadden &lt;cxmcspadden@gmail.com&gt;, Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;, Kim Frazier &lt;hvpa2018@gmail.com&gt;, Lisa Starbuck &lt;lisamstarbuck@gmail.com&gt;, meg Howard &lt;megjordan888@hotmail.com&gt;

Dear Commissioners,

Mr. Mullins submitted a letter summarizing the background of community discussions and the desires and commitments of the applicant.

If you should decide that approval is appropriate, I urge you to add the following *additional* conditions to the approval of the development plan. Most of these were commitments made in Mr. Mullins letter, but unless they are added in conditions, they are not enforceable.

8. Ensuring that site lighting is full-cutoff lighting, adequately shielded, and designed so that no more than 0.1 horizontal and vertical footcandles (1.0 horizontal or vertical lux) of illumination extend 10 feet beyond the property line.

9. The applicant applies for the Knox County Adopt-A-Road program for Wise Springs Road

10. Installation of a ten (10) foot high wooden privacy fence along the entire exterior perimeter of the property, and fenced access control for driveway

11. Preservation of existing vegetation along the proposed exterior perimeter fencing for a depth of at least 10 feet, and preservation of existing old-growth cedar trees adjacent to parcels 040134, 04013601, 040136, 041137, 04113701, 04113702, 140173

12. Establishing a communications plan that will inform neighbors of adverse events with phone calls and text messages, and providing the neighbors contact information to facility administrators

13. Establishing a Community Advisory Committee to ensure regular communication and address any issues that may come up.

Sincerely,

--Kevin

Kevin Murphy  
4508 Murphy Rd  
Knoxville, TN 37918

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] review criteria for 8-C-20-UR**

1 message

**Kevin Murphy** <murphysprings@gmail.com>

Thu, Sep 10, 2020 at 9:24 AM

Reply-To: murphysprings@gmail.com

To: Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;, Steve Elliott &lt;Steve.Elliott@knoxcounty.org&gt;

Cc: "Benjamin C. Mullins" &lt;bmullins@fmsllp.com&gt;, Commission &lt;commission@knoxplanning.org&gt;, Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;, Kim Frazier &lt;hvp2018@gmail.com&gt;

Dear Director Brooks and Director Elliott,

I listened to the Agenda Review meeting and have read the case file for 8-C-20-UR. I am now concerned that this is not properly in front of the Planning Commission.

1. "Boarding home for sheltered care" is defined in the Definitions section of the County Zoning Ordinance, but is not used anywhere in the zoning ordinance.
  1. If a "boarding home for sheltered care" is similar to a "boarding house", then "boarding house" is specified as a Use permitted on Review in several zones in the ordinance - Ag, CA, and CB. It is not listed as a Permitted Use or Uses Permitted on Review in the Planned Residential zone.
2. I understand that the prior Planning Director and county Development Director determined that a "boarding home for sheltered care" would be a use allowed in the Planned Residential Zone.
  1. Was this determined to be a "Permitted use" under section 5.13.02, or a "Uses permitted on review" under section 5.13.03?
  2. The documents and correspondence that determined this must be part of the case file. The determination and reasoning was made out of the public view, and is still out of the public view. Transparency and consistency in our planning and administrative processes is not present.
3. There is no Development Plan in front of the Planning Commission; the only item on the Agenda and in the Case File is a Use on Review application. Zoning Ordinance 5.13.15.B requires a "written application for review and approval of the development plan has been filed with the planning commission", which I believe we are used to calling a "Concept Plan".

By determining that this is a "Boarding home for sheltered care", which is not listed as a Use in any of the zoning districts, and then allowing that Use in the Planned Residential Zone, administrative interpretation has overreached into legislative responsibility for the zoning ordinance. This interpretation sets precedent that staff could place a "boarding home for sheltered care" in any zoning district.

I would support interpreting this proposed use as a "Recovery Housing", which is allowed in Transition and OB zones, and is governed under more stringent Use on Review Approval Standards in section 4.105. The way to correct this would be to acknowledge a mistake in the previous interpretation, have staff initiate a rezoning to the T zone at no cost to the applicant. This dots all the i's and crosses the t's.

Consistency in applying the zoning ordinance is critical to public faith in the process. The core principal of Knox County Planning Advocates is for easily understood rules and the consistent application of those rules. I urge you to reconsider how this item is in front of the Planning Commission.

Sincerely,

--Kevin

Kevin P. Murphy  
4508 Murphy Rd  
Knoxville, TN 37918

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] 8-c-20-ur WISE SPRING PROPOSAL**

1 message

**Dana Hamilton** <dhamn77@att.net>

Wed, Sep 9, 2020 at 9:56 PM

Reply-To: dhamn77@att.net

To: "commission@knoxplanning.org\" &lt;commission@knoxplanning.org&gt;

Commission:

**May I ask?** Did you notice that of the letters of comments provided by council for those in support of this facility in our serene community came from outside our area? Only two or three of the "e-mails" actually identified an address as from the Ritta / Corryton area. Everything from the professionals came from areas far from the impact area of Wise Springs. The residential "notices" may as well have come from China. It's easy to fire off an e-mail in support when your neighborhood is not being threatened by a fraudulent entity that will twist, turn and circumvent the truth to obtain their goal. The majority of the community asks for a denial vote on 8-c-20-ur.

Thank you,

DD Hamilton

RITTA COMMUNITY

[4519 Maloneyville Rd.](#)  
[Knoxville, TN 37918..](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Case 8-C-20-UR**

1 message

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**Deborah Wright** <deblwright@sbcglobal.net>

Wed, Sep 9, 2020 at 6:41 PM

Reply-To: deblwright@sbcglobal.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

After attending neighborhood meetings and hearing concerns that have NOT been addressed by Acadia Health Care, there is no way I can be in favor of this treatment center. Our infrastructure is not equipped to handle the extra traffic. Sewer was a big concern that has not been addressed according to residents. We have the prison which was built in our neighborhood. We do not need anything else built in our community that requires security. Please find another place to build. Maybe in the city!!

Respectively submitted,

Deborah Wright

[Sent from AT&T Yahoo Mail on Android](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] 8-c-20-ur**

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**meg Howard** <megjordan888@hotmail.com>

Wed, Sep 9, 2020 at 12:04 PM

Reply-To: megjordan888@hotmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Planning Commission,

My name is Meghann Howard. I live at [4921 Wise Springs Rd.](#) I am emailing in opposition to the Juvenile Residential Treatment Facility at [4937 Wise Springs Rd.](#)

We are at the "11<sup>th</sup> hour", and once again the community is trying to wrap their mind around the new category and definition of Boarding Home for Sheltered Care. **Has planning Staff contacted and received a statement from the Knox County Sheriff with any concerns, or lack of concerns?**

The nearby firing range is still, and always will be a major concern for anyone suffering from mental illness. Mrs. King has attached a powerful study in her power point submitted to the commission. **Has planning staff spoken with any behavioral specialists with Acadia that have physically been out to the grounds to evaluate this disturbance; about their concerns or lack there of?**

From my understanding of watching the Agenda Review, previous Staff categorized this Juvenile Residential Treatment Facility as Assisted Living. It is clear that they never fit that definition and current staff has recategorized this facility as Boarding Home for Sheltered Care. The community had a Holiday weekend to try to shift their mindset and understand how this definition applies. No one on the Review 9/8/2020 touched on the length of stay at a Boarding Home (up to but usually no more than one week) and the intended 3-4 month stay that Acadia has planned for their patients. **It appears it has been very difficult to line up a good fit for this facility. That alone speaks volumes to the incompatibility to this neighborhood and county. How does a square peg fit in a round hole?** How will this impact the future development? Will future residential development be appropriate, or will this type of facility strangle the area and negatively impact nearby property owners? **The community didn't want the Detention Center and we have had to bear that burden; does this community become the dumping ground for all treatment and reform centers in the county?**

It was said that the Applicant did not want a full perimeter fence as it would be too "institutionalized". **You cannot use the Detention Center as a scapegoat of compatibility, but refuse to be compared or held to some standard of safety.** In regards to safety and conditions, the community brought up a need for multiple conditions on August 21<sup>st</sup>. **Proposed conditions were not available by the published Agenda or Agenda review meeting 9/8/2020.** I am willing to try to

understand the allowances of certain uses under the PR zone, but I do not agree that this project matches the intent of a PR zone.

Thank you for your time,

Meghann Howard

[4921 Wise Springs Rd.](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**4937 Wise Springs Road; 8-c-20-UR**

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**Benjamin C. Mullins** <bmullins@fmsllp.com>

Wed, Sep 9, 2020 at 3:57 PM

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Cc: Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;, Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;, Steve Elliott &lt;Steve.Elliott@knoxcounty.org&gt;, Dori Caron &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

Commissioners,

Please find attached my submission to the record in advance of our meeting tomorrow. I look forward to speaking with you in more detail about these issues at the meeting.

**Benjamin C. Mullins** Attorney

550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37901

phone: 865.546.9321 | fax: 865.637.5249 | email: [bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)

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**to Knoxville-Knox County Planning Commission (02086345xA3857).pdf**  
2899K



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REGGIE E. KEATON  
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DEBRA L. FULTON  
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ARTHUR G. SEYMOUR, JR.  
(1945 - 2019)

*of counsel*  
JASON T. MURPHY

September 9, 2020

*Via E-Mail: [commission@knoxplanning.org](mailto:commission@knoxplanning.org)*

Knoxville-Knox County Planning Commission  
400 Main Street, Suite 403  
Knoxville, TN 37902

RE: 4937 Wise Springs Road Use on Review; 8-C-20-UR  
September Agenda Item No. 22

Commissioners:

This matter was last heard by the Commission on August 13, 2020. At that time, the Commission voted to postpone consideration of this Use-on-Review to provide the applicant and the neighbors a chance to meet and discuss the issues related to this application to make sure everyone had a chance to discuss the issues surrounding the development and to see where, if any, there was any common ground. A few minutes after the Planning Commission meeting, I reached out to Chase McSpadden, Kathy King, and Meghan Howard to schedule a second community meeting. Ultimately we agreed to conduct a meeting via ZOOM with many of the interested neighbors. That meeting took place on Friday, August 21 at 7:00p.m. Representatives for Acadia Health Care were myself and Adam Hendrickson (Crunk Engineering). Representing the neighborhood was Meghan Howard, Chase McSpadden, David Leon, Kevin Murphy and Lisa Starbuck. The meeting lasted for approximately an hour and issues related to security, fencing, lighting, proximity to the firing range, and neighborhood communication were discussed at length. As a direct result of this conversation, Acadia is committed to making changes to its plans to address these concerns. Those changes, which can be made a condition to Use-on-Review approval, will be specifically noted in this letter.

Mr. Leone had hoped to ask more specific operational questions about how Acadia and the Wise Springs Road facility is organized and governed. Mr. Leon e-mailed me a specific list of detailed topics and questions he would like to discuss, and on Thursday, September 3 at 7:00p.m. we conducted a follow-up call with Mr. Leone. Representing Acadia on that call was



Mr. McCoy and Mr. Bill Mason (Acadia's Division CEO). Although the meeting was open to any neighbor that wanted to participate, only Mr. Leon spoke with us on that occasion. The meeting lasted a little over an hour and we addressed Mr. Leone's questions point by point. From this conversation, and at Mr. Leone's suggestion, Acadia is committed to setting up a Community Advisory Committee to meet regularly with the facilities CEO and Chief Nursing Officer to discuss issues that affect the community as it relates to the facility, to address any concerns within the facility or the community, and to maintain an open dialogue in the neighborhood moving forward. We have asked that Mr. Leone help organize this committee from the neighborhood's end.

I have also had multiple e-mails with neighbors following up on all the issues they have raised and openly solicited additional meetings or conversations during the past month. I have had specific conversations with Mr. Murphy and Ms. Julia Gibson; however, there was no interest with the remaining neighbors for a subsequent community meeting with Acadia. We remain interested in continuing conversations on how we can address any ongoing neighborhood concerns.

Having made good faith efforts to address concerns raised by many of the neighbors, I wanted to address some common themes and concerns in their comments and communications and briefly outline how we are addressing them and how we comply with the requirement for Use on Review.

#### **Location and Allowed Use in Zone:**

Last month, there was some confusion about what use best encapsulates the proposed Residential Treatment Facility and current codes initially reviewed our use-on-review application as an "Assisted Living Facility." Subsequent to the last meeting, I reproduced all of the e-mails I had with the former Executive Director of the Planning Department, Gerald Green, the former heads of County Codes (Sean Payne and Dennis Nations), the County Law Department and the Knox County Fire Codes. After reviewing all the potential use definitions in the Knox County Code and all the potential zones, it was the interpretation that the use would meet the definition of Boarding Home for Sheltered Care. (with the 12 person duplex concept). As Boarding Home for Sheltered Care is not a use called for in any current County zone, Codes opined and interpreted its use would be allowed under the AG and PR zone (which allows Group Day Care Homes) however, the PR zone would allow us the flexibility to cluster the dwelling units as opposed to each of them being located on individual one-acre lots. This use was specifically discussed before the Planning Commission on February 13, 2020 when the underlying property was zoned to PR at 1 du/ac. Mr. Green and Ms. Albertson specifically read the definition for Boarding Home for Sheltered Care and its allowance as a use allowed in the PR zone. Present at that meeting were neighbors Mr. and Mrs. McSpadden, Kathy King, Meghan Howard, and Bert Farmer. This use of the property as a "Residential Boarding Home" was also referenced when the County Commission unanimously approved the PR zoning at its April 27, 2020, County

Commission meeting. As Mr. Elliot and Ms. Portier discussed at Tuesday's Agenda Review, they need to honor this interpretation as to withdraw it at this stage would be unfair and potentially arbitrary and capricious. Also, as Commissioner Korbelick pointed out, this was a use interpretation that was communicated to the public as early as February 13, 2020. The 30 days provided by code to appeal a use interpretation to the Board of Zoning Appeals has expired. Consequently, this use is allowed in the PR zone.

As stated by the staff report, the area is Low Density Residential and adjacent to the Knox County Detention facilities. This property is tailor-made for the intended use because of the low-density character of the neighbors and its proximity to the county facilities (limiting contact to residential neighborhoods to the north). It is very rare to find property in LDR areas that have the required acreage, topography, and access to public sewer. Moreover, the local zoning definitions do not change the more stringent and specific State and Federal licensing requirements for the facility. As such, the Use on Review plan, as proposed, exceeds the standards for a use on review because it will be required to meet the more stringent state and federal regulations and licensing requirements.

#### **Joint Venture with Covenant Health:**

Recently, Acadia and Covenant Health broke ground on a joint-venture for a new psychiatric in-patient hospital in the City of Knoxville. <https://www.covenanthealth.com/east-tn-behavioral-hospital-groundbreaking/> Combined, the new psychiatric hospital and this residential adolescent treatment represent a commitment of more than \$75 million dollars into the community with increased jobs and access to state-of-the-art mental health care for all Knox County Citizens. These facilities are intended to provide distinct but complimentary services to the community. It is better for local patients to have local treatment facilities and Acadia urges approval to support the shared mission of both facilities.

#### **Licensing and Security:**

As I referenced last month, our facility as designed is regulated by the State Department of Mental Health and Developmental Disabilities (<https://publications.tnsosfiles.com/rules/0940/0940-05/0940-05-37.pdf>) and, on a Federal level the Joint Commission on Accreditation of Healthcare Organizations. It is also licensed through the Tennessee Department of Education and the Southern Association of Colleges and Schools (SACS). Our facility and program meets or exceeds the facility and security requirements of these state and federal organizations.

- All residents are vetted; admitted patients cannot have a history of significant or violent crimes or behavior, and no sex offenders.
- At the level of treatment we are offering, our licensing only requires 1 Behavioral Health Technician per 8 residents during waking hours. We are committed to providing 1 BIIT per 4 residents during this timeframe. Our internal standards on

staff to resident ratio are twice that which is required by state regulation. The BHT is only one type of staff member present for aiding supervision of the residents. There will be a full staff of licensed professionals with clinical training and experience at the facility. Representations by the neighbors to the contrary are false.

- The behavioral health associates are an extension of the therapy and nursing staff. The minimum educational requirements are a high school diploma, but Acadia attempts to recruit higher individuals with at least baccalaureate level education who have an interest in entering the behavioral health field. That is not always possible to fill every position with candidates that exceed the minimum standards, but it is aspired to.
- Generally, our hiring practices include posting in various channels for open positions where we specify the minimum requirements for any position. The candidate pool is then evaluated first on their application and resume. If they meet the threshold requirement they may be invited for an interview. If they have successfully completed the interview and an offer is made to them for employment then we have a series of background investigations that occur that includes a criminal background check. When a candidate for hire is identified, a Background/Drug test must be completed within 72 hours of the email being sent. Once all items are completed and approved, the applicant receives an email from with all the required onboarding documents. Background checks include:
  - SSN Trace
  - County Court Criminal Search (Past 7 Years Criminal)
  - Enhanced Nationwide Criminal Search ( 7 Years)
  - Federal Court Search (7 Years Criminal)
  - Locator Select
  - Drivers Record (MVR)
  - Education Verification
  - Employment History Verification (We need 5 years employment history, if not verified during BG, HR calls to verify)
  - Personal/Professional Reference (We need 3 personal references, if one of these is used to verify employment history they cannot be used for personal. Additionally, the applicant must have known at least one personal reference for a min. of 5 years)
  - Drug Screen
  - Fraud and Control Information System (FACIS) L3
  - Dept. of Justice Sex Offender Search
  - Death Master File Search

**HR additionally verifies:**

- TBI Fingerprints
  - OIG
  - TN Abuse Registry
  - NC Abuse Registry
  - TN Sex Offender
  - National Sex Offender
  - Licensure if licensed position
  - HR will verify employment and personal references if Sterling is unable to
- 
- At the level of treatment we are offering, perimeter fencing is not required. We are providing a **14 ft fence** of the facilities and court yard. It was incorrectly noted that our internal proximity fence was only 10 feet. That is incorrect.
  - At the level of treatment we are offering, locked doors are not required. Our doors are locked.
  - The doors in the cottages are triple-locked—meaning that to access a secure area, there must be three triggers from an electronic key via the main entrance, a vestibule, and a hallway. Staff “Keycards” are required for ingress and egress into the facility and into doors to the cottages. These “keycards” are actually a personal bracelet, much like a Fitbit, which are attached to the staff’s person. Staff may not inadvertently set down or misplace this device nor can it be easily stolen as the device would need to be physically removed from the staff member.
  - The International Building Code and our Occupancy Use Classification allows all exit doors to be locked. In case of an emergency, such as a fire, all staff are trained to lead occupants out to areas of refuge in the secure patient courtyards.
  - If residents are outside of the interior courtyard, cottages, or main complex, they will be supervised by at least one BIIT and additional qualified staff as required for the therapy session they are participating in. Also present on the facility will be therapists, teachers, psychiatrists, psychiatric nurse practitioners, registered nurses, and administrative staff. If a specific therapy is called for, such as equine therapy, there will be additional staff trained in that therapy method present in addition to the BHT. Finally, prior to being allowed outside the complex, they will have demonstrated progress in treatment to earn the additional privileges.
  - Acadia recently began exploring for this location an innovative patient tracking system. The system is administered via Bluetooth and tamper resistant bracelets for the patients, tracking their location within defined parameters. Initial discussions very recently began upon feedback heard from neighbors.
  - While there is no guarantee there will not be elopements (even the Knox County Detention Facility cannot make that guarantee) our industry research tells us that the type of facility Wise Springs is designed as can expect substantial reductions in elopements from other types of facilities with less security.
  - The Use on Review is conditioned on landscaping buffering along the property lines of any adjacent residences. At the neighbor’s request, we will be able to retain

existing vegetation along the proposed exterior perimeter fencing, including old-growth cedar trees and the existing fencing on the neighbor's property.

- The fencing we are proposing along the exterior perimeter (adjacent to the closest neighbor) will be a residential-style wooden privacy fence that is at least 10 feet tall. We are willing to condition approval of the use on review with regard to the fencing that we have proposed which will help shield and screen the closest neighbors from the use on the property and provide a deterrence for elopement in the areas that are the most populated.
- An updated illustration of the facility perimeter security plan, which illuminates our designed security within the courtyard areas of ingress and egress, is attached hereto as Exhibit 1.

#### **Connection to the Community:**

- Enhanced text notification if there were an adverse event on campus that has any potential impact to the neighbors. At the neighbor's request, the text system will be upgraded to include an immediate phone call to specific neighbors in case of an issue or if there's an elopement that could impact the community.
- Any event on our campus that has the potential to impact the community will be sent out in an immediate text alert and phone call with a recorded message to the neighbors.
- Neighbors will have direct phone numbers to the on-campus administrator for 24/7 access as well as the contact information for the CEO and other senior leadership.

#### **Lighting:**

Mr. Kevin Murphy requested we agree to minimum lighting standards to reduce light pollution beyond the property line. We will use fixtures with low glare ratings (cutoff below horizontal) and specific backlight control distributions to virtually eliminate light spill onto adjacent properties. As the grade for the campus and courtyard will be reduced by approximately 20 feet, and the lighting will be directed down, we do not anticipate that the lighting will detract from the immediate environment of the neighborhood. With the proposed site plan we can state that we can achieve 0.1 horizontal and vertical footcandles (1.0 horizontal or vertical lux) or less at 10 feet beyond the property line. As with the fencing, this is a standard we are committed to providing regardless of the use-on-review conditions; however, we have no objection to the Planning Commission making the lighting condition such that the light will not exceed 0.1 footcandles (1.0 horizontal or vertical lux) or less at 10 feet past the property lines.

### **Unfair Comparisons to the Village treatment facility:**

Acadia is the largest provider in the nation of Mental Health and Dependency treatment. It has over 600 facilities across the United States and in the U.K. We treat 25 million patients a year and approximately 70,000 patients a day. With that level of treatment there will be issues that arise, which the neighbors have documented, but Acadia has the highest level of Compliance by Joint Commission and Regulatory agencies. The vast majority of matters investigated are found to be either "Standard Level" (which is not a significant violation) or No Finding whatsoever. That is because any issues are addressed deliberately and decisively across the board. Positive and successful treatments and events are not what gets reported in the press.

With this in mind, we do not expect a repeat of the negative issues reported on the Village in Blount County because this facility is designed to improve upon the atmosphere and security for treatment in every conceivable way.

- Acadia does not own the Village campus. It is owned by Covenant Health. Acadia inherited the existing facility and operational layout and took over operations. The Wise Springs facility is designed not just as a replacement for the Village in Louisville, but as a state of the art "campus" facility for the treatment of adolescents. Taking experiences learned not only at the Village, but from across the nation to design a "Class A" facility.
- There are **no** fencing and no locks at the Village. Anyone can drive up or away from to the cabins. It is bisected by a residential community. It is not designed as a secure and self-contained campus. Rather, as stated in the February 16, 2019 Daily Times Article, "The fact is The Village is set up for a summer camp, not an inpatient facility." Conversely, the Wise Springs facility is a state-of-the art inpatient residential treatment facility built upon a foundation of knowledge acquired through years of experience and expertise in the industry.
- It is expected that some patients treated at the Village will be transferred to Wise Springs. They will be moved to a better facility with increased security and treatment options.

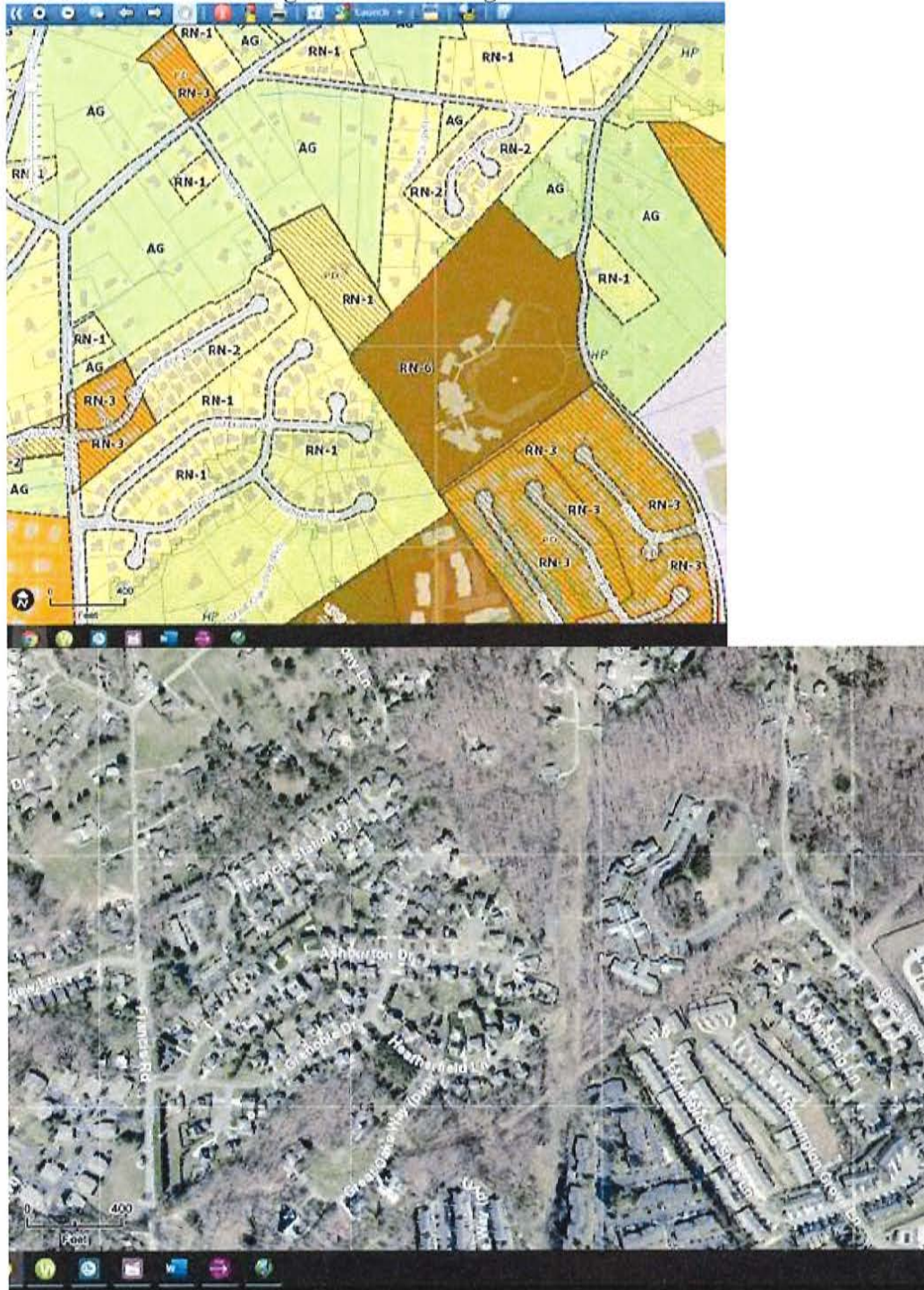
### **Property Values:**

Although the neighbors may have sincere beliefs and speculations that their property values will be affected, there is no material evidence to support this assertion. Similar facilities in the County, such as Florence Crittenden (which operates an in-patient alcohol and drug-treatment facility off of Dick Lonas Road, is zoned residential and surrounded by subdivisions. A review of the tax assessments for those properties do not reveal a blighted or depressed neighborhood. Incidentally, Florence Crittenden does not have a perimeter fence. Another



historical example is while Lakeshore was an inpatient psychiatric hospital, it was surrounded by some of the most valuable residential real estate in the County.

Florence Crittenden Neighborhood Zoning and Aerial:



### **Firing Range:**

The neighbors expressed concern over the proximity of the Sheriff's training facilities and shooting range. Some neighbors described it as a "war zone" and that it would be detrimental to the therapeutic treatment of the residents. I confirmed with the Knox County Sheriff's office that their training and firing range is open for operation Monday through Friday between the hours of 9 am to 4 pm. They have both indoor and outdoor training and firing ranges. At times there can be periods of continuous firearms training, but it does not occur "all-day, every-day." During the past year and a half of due diligence, Acadia representatives have been on the property dozens of times surveying and planning operations on the property during the operational hours of the Sheriff's training facility. Only sporadic gunfire was noted. Regardless of the characterizations by the neighbors, this activity is not expected to have a detrimental impact on our modalities of therapy. During the operational hours of the Firing Range, the Wise Springs patients will be attending school in a 40,000 sq. foot building.

Additionally, Acadia's Chief Medical Officer has reviewed the concerns and opined that the reported activity will not in any way compromise the quality of care the youths in treatment will receive. See Dr. Michael Genovese's letter dated August 28, 2020 attached hereto as Exhibit 2. As explained by Dr. Genovese, the patients and the patient's family will be fully informed of the activities that occur at the training facility prior to admission. The program will be staffed with a multitude of highly experienced therapists specifically trained in working with youths who are suffering from mental, emotional, and behavioral health concerns. "Clinically speaking, the location of the facility will not impede the ability of those professional to deliver comprehensive care, nor will it negatively impact the patients' ability to thrive in the treatment process." Dr. Genovese's CV is attached hereto. Based on his education, training, and experience, he is qualified to provide an authoritative expert opinion on this issue.

### **Community Advisory Committee:**

As stated above, Acadia welcomes this idea and is committed to setting this up as part of our operations. We believe this would be important to ensure regular communication with the neighborhood and the management of the facility and address any issues that may come up in our relationship with the community. It's an opportunity for Acadia to hear from neighbors regarding their experience has been and for Acadia to communicate what is occurring with the facility and the campus. And if there's a big issue then that's an opportunity for that group to get together and find a path towards a solution. Most importantly, it's an opportunity for us to share off and talk about it our successes, and it ensures that the dialogue with the community will continue beyond the Planning Commission approval of our Use-on-Review.



### **Neighborhood Support:**

Following the August 13 Planning Commission meeting, I personally received multiple e-mails from neighbors in the community who are in support of this facility at 4937 Wise

Springs Road. I have collected and attached the 11 e-mails and texts as Collective Exhibit 3 to this letter. Some of the support from other members in the community come from local high school teachers and parents of teenagers, former drug addicts, and ambulance drivers who provided front-line treatment to drug related emergencies and over-dose events. They describe an adolescent community that is onslaught with issues of substance abuse—in the same part of the County this facility seeks to locate. While these voices may not equal the number of voices in opposition, they need to be given equal force and effect. Regardless, the consideration of this proposal does not rise or fall on the support of the neighborhood, but on compliance with the specific standards for use on review. Although local governments and administrative agencies have broad discretion when it comes to decisions involving local land-use matters, that discretionary authority must be exercised **within existing standards and guidelines**. *McCallen v. City of Memphis*, 786 S.E. 2d 633, 639 (Tenn. 1990) (**emphasis added**). “When a legislative body included a certain use within a given zone as a use on review, such a use is intended in that zone.” *Wilson County Youth Shelter v. Wilson County*, 13 S.W.3d 338, 342 (Tenn. Ct. App. 1999) *perm. app. denied* (2000). The *Wilson* court went on to hold: “[t]his means that an applicant for such use cannot obtain the necessary permit to proceed with its plans without going through the appeal process as outlined in the Zoning Ordinance; but once the applicant goes through the process and the requested use satisfies all other pertinent regulations of the local zoning regulations, **it must be granted.**” *Id.* at 342 (**emphasis added**). “**It is not the function of the board to conduct a referendum on public attitudes relative to [a] petition.**” *Wilson County Youth Shelter v. Wilson County*, 13 S.W.3d 342 (Tenn. Ct. App. 1999) (**emphasis added**). If the proposed use meets the applicable standards then it must be granted. *Id.*

### **Health Industry Support:**

Acadia has received endorsements from the following agencies and health care professionals for its proposed facility on Wise Springs Road:

- Mental Health Association of East Tennessee (letter from Ben Harrington, CEO, attached);
- Healthy Mind Counseling (letter from Sarah Weddington, LCSW, attached);
- Dianna Westbrook, Licensed Professional Counselor, Mental Health Service Provider, Imago Relationship Therapist, Emotionally Focused Therapist (letter attached);
- Metro Drug Coalition (letter from Karen Pershing, Executive Director, attached)
- The Next Step Behavioral Health (letter from Ryan Peters, CEO, attached)

- Cornerstone of Recovery (letter from Nichol Pfohl, Director of Business Development, attached)
- Cornerstone of Recovery (letter from Anne Burnett Young, Director of Residential Programs, attached)

These letters (attached hereto as Collective Exhibit 4) underscore both the need for the specific treatment modalities offered by Acadia, but also the overarching message that “the land will provide [Acadia] an opportunity to update their facilities, serve additional youth in need in a safe, supportive, therapeutic environment. This land could not go to better use in helping kids and their families who struggle getting their kids the help they need.” MDC letter, August 25, 2020. These letters stand for the dual need for the services provided and to update facilities to provide better and safer care for children in need.

**Conclusion:**

The information provided by the applicant not only demonstrates that it is equal or exceeding the professional licensing and permitting requirements of the State and Federal agencies which provide oversight, it has provided more information than is normally required for a use on review. At the request of the Planning Commission we have worked with, and are committed to continuing to work with, the neighborhood to address their concerns. The plans set forward are the product of several months of legal, medical, engineering, and architectural designs and have been adjusted as much as possible to assuage ongoing concerns and speculations of fear. While the objecting neighbors are sincere in their belief, they are only able to present a series of worst-case scenarios based on experiences of inferior and outdated facilities. The use is allowed in the PR zone (which was changed to accommodate the interpretation of Knox County) and there is a similar, and substantially more intense, facility in the area so there is not material evidence to suggest the development is incompatible with the surrounding area (which is a mix of LDR, agricultural, and institutional uses). If denied, there must be a material reason for the denial, articulated on the record, so that it can be corrected upon future application. Stating the use is not compatible is not sufficient in this instance. As our use meets the applicable standards, as opined by Planning Staff, it must be granted.

The applicant respectfully requests this matter be approved consistent with Staff's recommendation and the interpretation of Knox County Codes and that it be approved consistent with Staff's recommendation and the additional conditions we agree to abide by as a result of our working with the community on this matter. I look forward to speaking with you more during the upcoming Commission meeting.

Knoxville-Knox County Planning Commission  
In Re: 4937 Wise Springs Road Use on Review; 8-C-20-UR  
September 9, 2020  
Page 12

Sincerely,

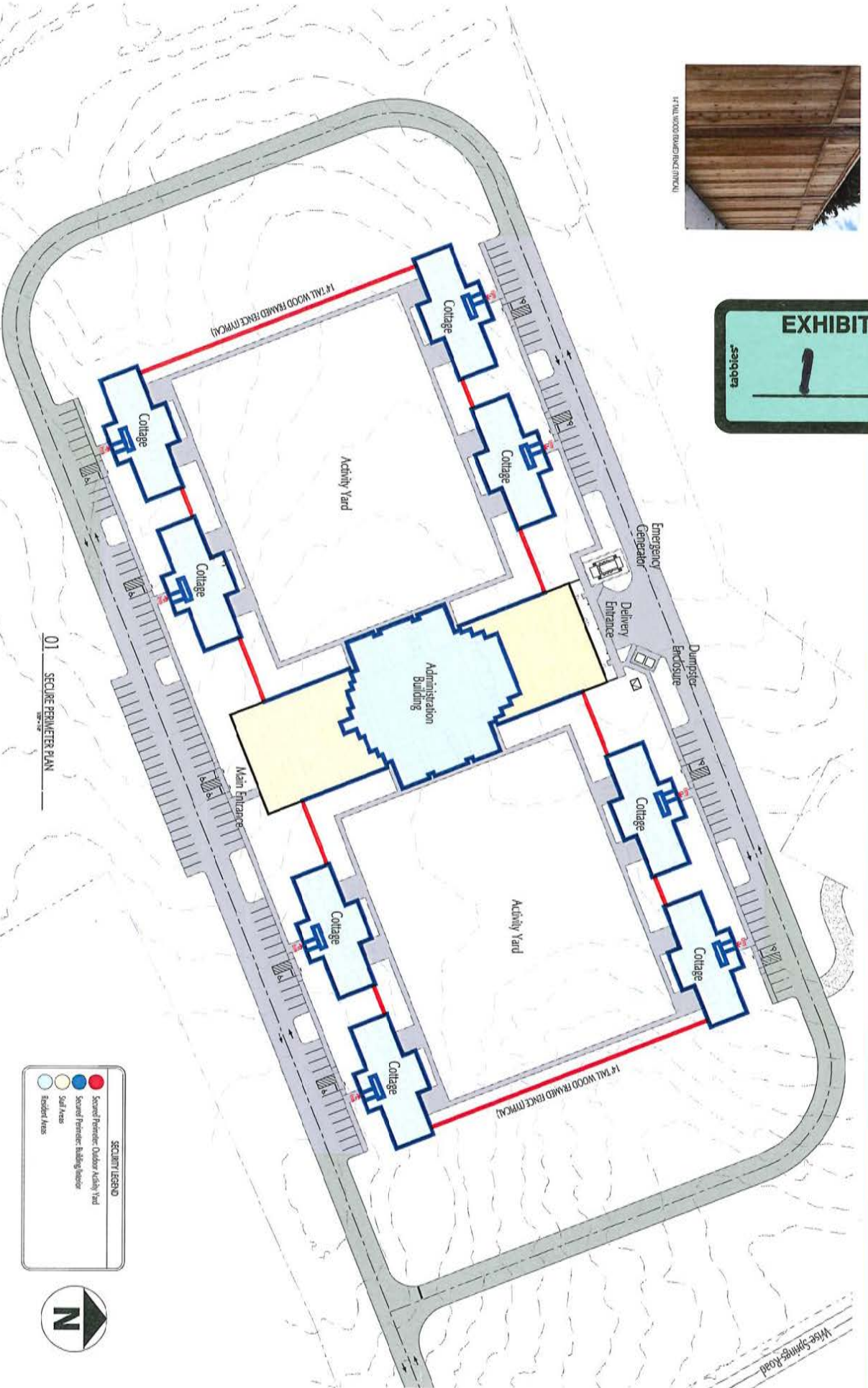


Benjamin C. Mullins  
FRANTZ, McCONNELL & SEYMOUR, LLP

BCM:tme

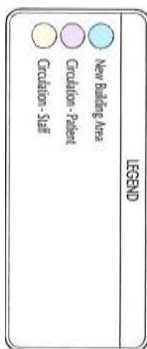
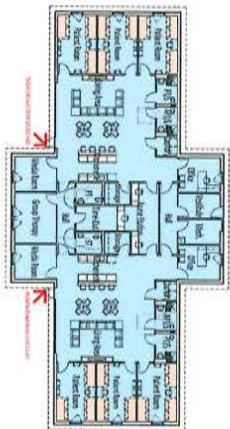
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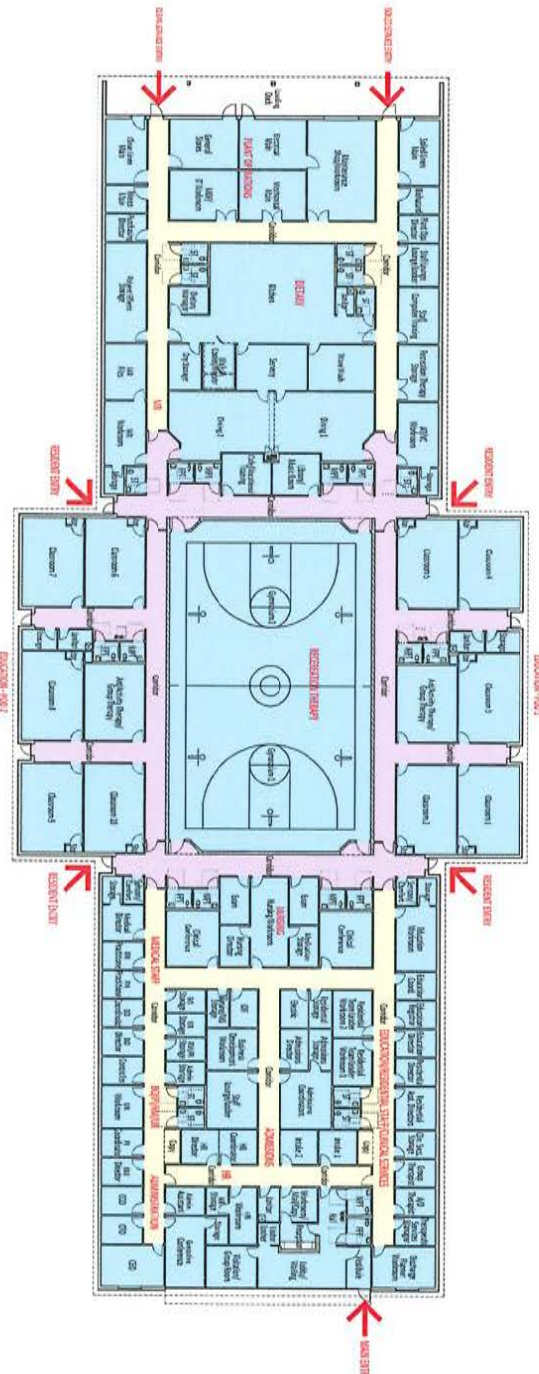


New Child/Adolescent Behavioral Health Center - Knoxville, Tennessee





02  
TYPICAL 18-BED PRF COTTAGE  
CONCEPTUAL FLOOR PLAN



01  
MAIN LODGE  
CONCEPTUAL FLOOR PLAN

# ACADIA

HEALTHCARE



August 28, 2020

Knoxville-Knox County Planning Commission  
400 Main Street, Ste. 403  
Knoxville, TN 37902

To Whom It May Concern:

I would like to take a moment to address the concerns regarding the site of the new child and adolescent treatment program. Please know that these concerns are heard and understood, but we want to assure you that the placement of this facility will not in any way compromise the quality of care the youths in treatment will receive.

Upon admission to the program, patients and their families will be made fully aware of the presence of the police training center and what that entails. At that time, they will have the opportunity to request additional details or to ask any questions they may have. The staff will be forthcoming with all information so that there is no room left for concern.

We have done our due diligence and confirmed with the sheriff's department the time frame in which law enforcement professionals are engaged in training. During the identified time period, the youths in the program will primarily be in school, which will be housed in a 40,000-square-foot building that will deflect the sounds that may come from the training center.

The child and adolescent treatment program will employ a multitude of highly experienced therapists who are trained in working with youths who are suffering from mental, emotional, and behavioral health concerns. Clinically speaking, the location of the facility will not impede the ability of these professionals to deliver comprehensive care, nor will it negatively impact the patients' ability to thrive in the treatment process.

Opening a behavioral health treatment center in any neighborhood elicits its own set of challenges. Yet, it is imperative that we recognize the importance of making sure that access to quality mental health and addiction treatment is readily available. The new child and adolescent treatment program will offer exemplary care through the utilization of numerous specialized therapeutic approaches, providing families with the treatment their children need in an ideal setting within their own community.

Thank you for your time,

A handwritten signature in black ink, appearing to read "Michael V. Genovese".

Michael V. Genovese, M.D., J.D.  
Acadia Healthcare Chief Medical Officer

## **Michael V. Genovese, M.D., J.D.**

**6100 Tower Circle #1000**

**Franklin, Tennessee 37067**

**615-721-1233**

**michael.genovese@acadiahealthcare.com**

Tennessee Medical License # 62011

New York Medical License # 236638

Arizona Medical License # 49356

California Medical License # 137842

Connecticut Medical License # 041627

Nevada Medical License # 16973

New York Bar Registration # 2768695

Diplomate, American Board of Psychiatry and Neurology Certificate # 62858

### **Professional Experience**

---

December 2017 - Present

Chief Medical Officer  
Acadia Healthcare  
6100 Tower Circle #1000  
Franklin, Tennessee 37067

July 2017 – Present

Medical Advisor  
FBI National Academy Associates  
Building 8-102  
Quantico, Virginia 22135

May 2015 – Present

Associate Clinical Professor of Medicine  
University of Arizona, College of Medicine  
Tucson, Arizona

September 2016 – Present

Physician  
Genovese Medical  
83 Street

	Garden City, NY 11530
September 2013 – Present	Of Counsel Law Offices of Sullivan and Sullivan, LLP 200 Garden City Plaza Suite 201 Garden City, New York 11530
December 2016 – December 2017	Chief Medical Advisor Acadia Healthcare Recovery Division 6100 Tower Circle #1000 Franklin, Tennessee 37067
October 2014- December 2016	Chief Medical Officer Sierra Tucson 39580 S. Lago del Oro Parkway Tucson, Arizona 85739
June 2009 – October 2014	President and Medical Director Long Island Mind and Body Group, Inc. 520 Franklin Avenue Suite, L-22 Garden City, New York 11530
May 2006 – October 2014	Attending Physician Consultation-Liaison Service Winthrop University Hospital Department of Psychiatry Mineola, New York 11501
October 2005 – June 2009	Private Practice of Psychiatry 520 Franklin Avenue Suite L3 Garden City, New York 11530
January 2007 – June 2010	Forensic Claims Consultant World Wide Claims Management Services, Inc. 31 East John Street Hicksville, New York 11801
January 2005 – May 2009	Partner Coville & Genovese, P.C. Attorneys at Law 2174 Hewlett Avenue Merrick, New York 11566



August 2003 – July 2004

Associate Physician  
Institute Medical Group  
Institute of Living  
200 Retreat Avenue  
Hartford, Connecticut 06106

October 1995 – June 1997

Associate Attorney  
Feder, Connick & Goldstein, P.C.  
114 Old Country Road  
Mineola, New York 11501

### **Education**

---

July 2004 – July 2005

Fellow  
North Shore University Hospital/NYU School of  
Medicine Program  
Department of Child and Adolescent Psychiatry  
400 Community Drive  
Manhasset, New York 10030

July 2001 – July 2004

Resident Physician  
University of Connecticut School of Medicine  
Department of Psychiatry  
263 Farmington Avenue  
Farmington, CT 06030

2001

Medical Degree  
University of St. Eustatius  
St. Eustatius, Netherlands Antilles

1995

Juris Doctor  
University of Pittsburgh  
School of Law  
Pittsburgh, Pennsylvania

1992

Bachelor of Arts  
University of Pittsburgh  
Pittsburgh, Pennsylvania

### **Publications**

---

A Competency-Based Approach to Managing Violence with Involuntary Outpatient Treatment

*Adm. Policy Mental Health & Mental Health Services* (2007) 34:315-318

The Glorious New Era of Medicine

*Psychiatry Resident Newsletter*, Spring 2005

The Kids Are Alright, But What About Their Medications?

*Psychiatry Resident Newsletter*, Spring 2004

## **Certifications**

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Certified by United States Drug Enforcement Administration to administer buprenorphine for the treatment of opioid dependence #XG8434437

Certified Transcranial Magnetic Stimulation Provider

## **Organizations**

---

CMO Corporate Council of the Joint Commission

*The CMO Corporate Council provides real-world guidance to the Joint Commission which accredits and certifies nearly 21,000 health care organizations and programs in the United States. Joint Commission accreditation and certification is recognized nationwide as a symbol of quality that reflects an organization's commitment to meeting certain performance standards. Our mission is to o continuously improve health care for the public, in collaboration with other stakeholders, by evaluating health care organizations and inspiring them to excel in providing safe and effective care of the highest quality and value.*

American Medical Association

*Working to promote the art and science of medicine and the betterment of public health.*

American Psychiatric Association

*The American Psychiatric Association is an organization of psychiatrists working together to ensure humane care and effective treatment for all persons with mental illness, including substance use disorders. It is the voice and conscience of modern psychiatry. Its vision is a society that has available, accessible quality psychiatric diagnosis and treatment.*

American Academy of Addiction Psychiatry

*Members of the AAAP work to accomplish the following; Promote high quality evidence-based screening, assessment and treatment for substance use disorders and co-occurring mental disorders. Translate and disseminate evidence-based research to clinical practice and public policy. Strengthen Addiction Psychiatry specialty training and foster careers in Addiction Psychiatry. Provide evidence-based addiction education to health care trainees and health professionals to enhance patient care and promote recovery. Educate the public and influence public policy for the safe and humane treatment of those with substance use disorders. Promote prevention and enhance addiction treatment and recovery across the lifespan. Promote research on the etiology, prevention, identification and treatment of substance use and related disorders.*

#### American Society of Addiction Medicine

*ASAM is a professional medical society representing over 6,000 physicians, clinicians and associated professionals in the field of addiction medicine. ASAM is dedicated to increasing access and improving the quality of addiction treatment, educating physicians and the public, supporting research and prevention, and promoting the appropriate role of physicians in the care of patients with addiction.*

#### New York State Bar Association

*The Association's objectives are to cultivate the science of jurisprudence, promote reform in the law, facilitate the administration of justice, and elevate the standards of integrity, honor, professional skill and courtesy in the legal profession. As a link between the state and the individual lawyer, as a force for constructive change, and as a chief exponent of the rights and liberties of the public, the New York State Bar Association stands proud and capable, ready to serve.*

#### American Bar Association, Health Law Section

*The Health Law Section is the voice of the national health law bar within the ABA. Its 10,600 strong members from across the United States represent clients in all segments of the health care industry, including physicians, hospitals and other institutional providers, teaching and research organizations, managed care organizations and other third-party payors, pharmaceutical companies and device manufacturers.*

#### Past President, University of Pittsburgh School of Law Health Law Society, 1995

*Worked to expose law students to the myriad issues at the intersection of healthcare and law. Collaborated with professors of law, medicine and practitioners of both disciplines to further the education of the society's members.*

#### University of Pittsburgh School of Law/Shadyside Hospital of Pittsburgh Mini Internship Program, 1995

*Program designed to enhance law students' understanding of medical practice. Students were able to observe surgery and participate in clinical rounds. Attending physicians provided didactic presentations.*

## Benjamin C. Mullins

---

**From:** ericarussell29520 <ericarussell29520@gmail.com>  
**Sent:** Friday, August 14, 2020 2:27 PM  
**To:** Benjamin C. Mullins  
**Subject:** FW: Corryton Teen Center

Sent from my Verizon, Samsung Galaxy smartphone



----- Original message -----

**From:** ericarussell29520 <ericarussell29520@gmail.com>  
**Date:** 8/14/20 12:32 (GMT-05:00)  
**To:** bmullins@fmslip.com  
**Subject:** Corryton Teen Center

I was given this email and asked to send my thoughts in a center in the Corryton/Gibbs area that seeks to help mental illness and drug addiction issues with teenagers. I think its a fantastic idea and support it fully.

I live in Gibbs, I grew up in Gibbs and I have children that attend all 3 schools. Many of my classmates from school had drug dependency issues and psychiatric issues. Many of my 15 year old daughter's classmates or their parents (who had issues as teens) struggle with mental health and drug dependency.

After graduating Gibbs High School in 2003, I began working on an ambulance. Before I retired for family reasons (my spouse died) I had to treat countless former classmates of mine or my husbands. In several instances, they were drug overdoses resulting in the deaths of my former peers. My father also worked on the ambulance, he and I often worked together. Many times during our employment, we transported my former classmates for various psychiatric and drug issues. Several times, we pronounced my former classmates dead. It was very hard for me to have to run those calls. I knew that some of these people had drug issues from the time we were kids. So did my father. One case in particular comes to mind, where myself and father had a former classmate. He overdosed on opiates and wasn't found in time. The fire engine company that came to help us, also had a former classmate of ours. My father cried because he knew I was friends with the deceased person, and he said he was sad for their family but thankful I chose not to follow in my friends' footsteps. The other classmate on the engine kept saying how sad he was but that it didn't suprise him in the least bit. That maybe, "if someone had gotten this person help when he was younger, things would be different."

For some reason the churches and many residents in the area are strongly opposed to the idea of a facility. However, those same people are some of the very same people these issues have impacted. The folks here seem to be in denial, like if you don't admit there's a problem, it won't keep happening. I can tell you with absolute certainty there IS a problem. 1/4 of my graduating class is dead from drug overdoses or suicide. 1/4 of my late husbands class of 2002 has also passed away from drug and psych issues. A child my daughter knew hung herself on Gibbs High School's property less than 2 years ago. THERE IS A PROBLEM AND OUR YOUTH NEED HELP!

Our youth need help! The proposed facility is in a good location to be able to help young teens and young adults. Hopefully it will pass and begin to put a stop to the issues facing our younger adults.

My 15 year old daughter also goes to Gibbs High. Her best friend's mother grew up with me. She is on methadone every day and she has a history of abusing all kinds of pills. If someone had reached her younger, my daughter's friend's mom may have a totally different life. So would my daughter's friend. History will likely repeat itself within that family if there isn't something done. Our area is in need of a facility that can help heal the youth's minds and help heal their habits.

You have my support for proceeding forward with plans. I look forward to seeing what the outcome of this facility is. I pray it gets approved.

Sincerely,

Erica A. Russell  
865 719 5218

Sent from my Verizon, Samsung Galaxy smartphone

## Benjamin C. Mullins

---

**From:** Steve Day <steveday9823@gmail.com>  
**Sent:** Friday, August 14, 2020 4:08 PM  
**To:** Benjamin C. Mullins  
**Subject:** Rehab

Rehab center is badly needed. I support having this rehab center

## **Benjamin C. Mullins**

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**From:** Barbara Cole <barbaracole2@hotmail.com>  
**Sent:** Friday, August 14, 2020 4:29 PM  
**To:** Benjamin C. Mullins  
**Subject:** 8-C-20-UR

Mr. Mullins,  
I feel the need for a teen treatment center in Knox County.

Thank you,  
Barbara Cole  
865-256-1239

Sent from Outlook

**Benjamin C. Mullins**

---

**From:** Tanya Moss <tyvel1@aol.com>  
**Sent:** Friday, August 14, 2020 5:19 PM  
**To:** Benjamin C. Mullins  
**Subject:** Teen treatment Ctr/Corryton

I am sending you this email in support of the Teen treatment center proposed in Corryton. There is a desperate need for these kids. We can't let them fall through the cracks. Thank you for your time and attention in this matter. 8-C-20-UR

Tanya Moss



## Benjamin C. Mullins

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**From:** jessica jones <jessicajones24@gmail.com>  
**Sent:** Sunday, August 16, 2020 9:55 PM  
**To:** Benjamin C. Mullins  
**Subject:** Acadia Proposal

Dear Mr. Mullins,

I am writing to you regarding the Acadia Proposal 8-C -20-UR. I feel that a teen treatment center is greatly needed in our community and it could not be placed in a better location than proposed. I believe it could be a wonderful sanctuary for those who need it most.

Regards,

Jessica Jones

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Jessica Jones

## Benjamin C. Mullins

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**From:** Chris Maxfield <chrismaxfield65@yahoo.com>  
**Sent:** Saturday, August 15, 2020 5:32 PM  
**To:** Benjamin C. Mullins  
**Subject:** Youth treatment center 8-C. 20-UR

Mr Mullins-

Just wanted to voice my opinion and urge you to be in favor of a teen treatment center in East Knoxville. This would be a great area for this type of facility. I have lived in this area for years and is something that is needed plus a wonderful area of caring people to support this type of youth in need.

Sincerely,

Christine Maxfield

Sent from my iPhone

## Benjamin C. Mullins

---

**From:** Stacey Phillips <phillips3307@gmail.com>  
**Sent:** Sunday, August 16, 2020 12:50 PM  
**To:** Benjamin C. Mullins

Dear Ben Mullins,

I am a local high school teacher and have worked with trouble teens with a variety of mental health and substance abuse issues over the last 20 years. I am in strong support of the Wise Springs proposal Case 8-C-20-UR. For the support of a teen center. Please take my support into consideration, it is time we stop sending our kids to Chattanooga, Nashville, Kingston, or even farther away from home. Many families do not have the means to travel for those programs.

Thank you for your time and consideration.

Stacey Phillips  
Knoxville Teacher and mother of 4 teens.

## **Benjamin C. Mullins**

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**From:** Julie Miller <jujumiller10@gmail.com>  
**Sent:** Saturday, August 15, 2020 2:57 PM  
**To:** Benjamin C. Mullins  
**Subject:** E. Knox Teen treatment center

I was told you were the person to talk to about the need for a teen treatment center in East Knoxville. I am a former drug addict who has been set free from the chains of addiction. So I understand the need for centers for the addicted. I was also told to mention the code 8-C-20-UR. Thank you for your time.

## Benjamin C. Mullins

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**From:** Cindy Brown <cindy.brown2010@gmail.com>  
**Sent:** Friday, August 14, 2020 7:16 PM  
**To:** Benjamin C. Mullins  
**Subject:** Acadia Proposal 8-C-20-UR

Mr. Mullins,

I am sending this email to you concerning the Acadia Proposal 8-C-20-UR. I feel there is a need for teen treatment centers and this area would be perfect for one.

Thank you,

Cindy Brown

Sent from my iPhone

**Benjamin C. Mullins**

---

**From:** Brenda Burnett <bbhurst1949@gmail.com>  
**Sent:** Saturday, August 15, 2020 7:10 AM  
**To:** Benjamin C. Mullins  
**Subject:** Acadia project

In favor of the Acadia Project.....

Sent from my iPad

## Benjamin C. Mullins

---

**From:** ben mullins <tennjd2000@yahoo.com>  
**Sent:** Friday, August 14, 2020 4:50 PM  
**To:** Benjamin C. Mullins  
**Subject:** Screenshot 2020-08-14 at 4.50.06 PM

iMessage  
Today 4:34 PM

There is a need for a teen tr  
center. We can not turn our  
on our youth. 8-c-20-UR.

Thank you for  
you send me y  
address please

Don O'Dell 6007 McGinnis  
Corryton Tn



Sent from my iPhone

**Mental Health Association of East Tennessee**  
**PO BOX 32731**  
**Knoxville, TN 37922**  
**865-584-9125**  
**www.mhaet.com**



August 27, 2020

Mr. Clay McCoy  
CEO  
Village Behavioral Health  
2431 Jones Bend Road  
Louisville, TN 37777

Dear Mr. McCoy:

We are thrilled to here your plans to purchase property in Knox County to build a new and bigger Village!


As you know so well, the mental health needs of youth are profound and often start early. Left unrecognized and untreated children and youth may well incur years of untreated episodes of illness which can potentially propel them towards a lifetime of impairment and disability. With twenty percent of youth needing mental health care it is imperative that our community have the continuum of resources necessary to serve is teens.

Village Behavioral Health provides valued services which can change this unnecessary trajectory for so many youth in East Tennessec. A newer and larger facility will allow Village Behavioral Health to be an essential safety net and restore lives through treatment.

We know that Village Behavioral Health will be great neighbors in Knox County and wholeheartedly support your move to Knox County! We wish you well with this endeavor.

As always please let me know how we can support you.

Sincerely,

  
Ben Harrington  
CEO



## Healthy Mind Counseling

*Compassion and Support • Expertise and Training*

August 28<sup>th</sup>, 2020

To Whom It May Concern:

I am writing this letter to express my support of Village Behavioral Health and their move to a new location. I worked for VBH from 2013-2017 as their Director of Utilization. Throughout my time at VBH, I witnessed dedicated staff working with clients, helping to facilitate positive change within the client and the client family system so the client could quickly and safely step down to an outpatient setting and continue their treatment within the community.

I continue to work with VBH, supervising several clinicians toward licensure. My confidence in the facility remains high and am looking forward to VBH being able to expand their services and serve more members of the community.

Regards,

Sarah Weddington, LCSW

August 21, 2020

Dear Knoxville Planning Commission,

On behalf of the millions of adolescents struggling with mental health and substance use disorders today, I am writing to respectfully show my support and recommendation for the proposal of Acadia Healthcare to build a new adolescent residential treatment facility in our local community.

I have been in the mental health field for 16 years and currently work in private practice providing mental health therapy in Knox County. I treat both adults and adolescents in my practice who are struggling with mental health disorders and substance abuse disorders. My background prior to private practice consisted of adult and adolescent residential work, crisis stabilization, outpatient services, detoxication unit and as a substance abuse therapist for the Department of Corrections. Often times I still recall how many inmates serving 10+ year sentences would verbalize how much they needed services as an adolescent and their life choices could have been vastly different. For this I am hopeful that every adolescent struggling can be provided the opportunity with services they need to potentially change their future. I have direct knowledge of the positive and rewarding impact that Village Behavioral Health has provided to our local community adolescents and surrounding areas with that same goal in mind.

The demand for adolescent services has never been more profound than it is in our current generation. In my practice alone, it is not uncommon to see adolescents who need a higher level of support, intervention, and community than what outpatient can offer them. Village Behavioral Health has a strong reputation for providing trauma informed care-based services, individualized treatment approaches, a multitude of different treatment modalities and integration of outside providers for continuation of therapeutic services.

We as a community have a duty to protect and provide for our youth and guide them in a direction that teaches prevention, skills, and support to our future generation. I am a strong supporter that residential programs can provide experiences and interventions that simply cannot be received in an outpatient setting. Knowing the continued struggle our youth are facing today, I fully support the development of a residential treatment facility and continued services with Acadia Healthcare.

Please contact me if you have any further questions.

  
Dianna Westbrook, LPC, MHSP, IRT, EFT

Licensed Professional Counselor, Mental Health Service Provider, Imago Relationship Therapist, Emotionally Focused Therapist  
Phone: 618-789-1820  
Email: [diannawestbrook@yahoo.com](mailto:diannawestbrook@yahoo.com)

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## Board of Directors

### Executive Committee

Jim LaPinska, President  
Dr. Maha Krishnamurthy, Vice  
President  
Barbara Shipley, Secretary  
Angela Ferrie, Treasurer  
Gen. Charmé Allen, Immediate Past  
President  
Randy Nichols and Don Wake, At-  
Large Representative

### At-Large Members

Webster Bailey  
Dr. Martha Buchanan  
Jenny Bushkell  
Mike Cohen  
Dr. Sharon Davis  
Dr. Elise Denny  
Hon. Tim Irwin  
Mayor Glenn Jacobs  
Mayor Indya Kincannon  
Dr. Brittany McCafferty  
Hilde Phipps  
Sheriff Tom Spangler  
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P.D. Eric Lutton  
Ernie Roberts  
Charles Swanson  
Commissioner Michele Carringer  
Councilman Andrew Roberto  
Sup. Bob Thomas  
Bob Thomas  
Chief Eve Thomas

### Advisory Board

Erik Ange  
Tim Wright  
John Gill



### Community Partner

August 25, 2020

Knoxville-Knox County Planning Commission

Re: Use on Review Application-Acadia Healthcare (Village Behavioral Health), proposed property 4937 Wise Springs Road, 37918

Dear Commission Members,

I wish to express my enthusiastic support for the Use on Review Application filed by Acadia Healthcare to relocate and expand its adolescent behavioral health services to Wise Springs Road in commission district 8. The Village Behavioral Health program has served youth with mental health and substance use issues for years and has proven success in doing so. These services are critical to being able to prevent the downstream effects of untreated mental health and substance use issues we see with adults. If we can intervene early on, the better off these young people will be and the less likely they will enter state custody or enter into adulthood without the skills and tools they need to manage their behavior.

This land would provide them an opportunity to update their facilities, serve additional youth in need in a safe, supportive, therapeutic environment. This land could not go to better use in helping kids and their families who struggle getting their kids the help they need.

I hope you will consider approving this request for the use of the land in Knox County. I can think of no better use than to change the life of a hurting child.

Sincerely,

A handwritten signature in black ink that reads "Karen Pershing". The signature is fluid and cursive, with the first name "Karen" being more prominent than the last name "Pershing".

Karen Pershing, MPH, CPS II  
Executive Director

09/03/2020

Re: Village Behavioral Health

I am writing this letter to offer my full support for the relocation of Village Behavioral Health to Knox County. As CEO of a behavioral healthcare organization I can personally attest to both the need and the quality of the services rendered by Village Behavioral Health. The treatment they provide help reform and rehabilitate a great number of adolescents throughout our region. These services help ensure the safety of both the individuals and communities they serve. Village Behavioral Health has continually evolved with the behavioral health field to ensure the implementation of evidenced based and evidence informed care. I have personally encountered client that I have referred to them that report the outcomes achieved from the overall treatment experience was "life altering". I think this relocation would serve as a testament to the community's' desire to ensure access to timely and quality care for its youth. I hope strong favor and consideration is given to allow this much needed treatment resource to reside within Knox County.

*Ryan K. Peters LPC/MHSP, NCC*

Ryan K. Peters LPC/MHSP, NCC, ACS  
Chief Executive Officer



## Cornerstone *of Recovery*

Dear Clay McCoy,

I'm writing in full support of the new Village Behavioral Adolescent facility. As a community member and a previous Village employee, I know firsthand how much this community needs services for youth struggling with mental health disorders. The Village has provided quality care for our youth for over 30 years. Although the current Louisville location is scenic and peaceful, there is a great need to update the facilities. By providing a new campus with a state of the art facility will only help to accommodate the needs of our community. Mental health issues are not going away and if we look at the statistics, our youth need medical/behavioral intervention more than ever.

I look forward to the new program and continuing to utilize your services when we need to make a referral. We appreciate all that you do in treating our youth today and in the future!

Sincerely,

Nichole Pfohl  
Director of Business Development  
Cornerstone of Recovery  
Cell: 865-466-5557



# Cornerstone *of Recovery*

September 2, 2020

Mr. Clay McCoy  
Chief Executive Officer  
Village Behavioral Health  
2431 Jones Bend Road  
Louisville, TN 37777

Dear Mr. Clay McCoy:

I am writing this letter to support for Village Behavioral Health to build and create an adolescent residential treatment center in Knox County. I had the privilege and honor to be a part of the original Village in Louisville TN and have seen firsthand the incredible healing that occurs through your programs.

I understand that the property the Village currently occupies no longer meets the growing needs and the desire to create a beautiful new campus is a testament to your commitment to helping the young people of our community overcome mental health and addiction issues. The services offered at Village Behavioral Health are so needed in our world today. As a long term and current resident of the Fountain City area of Knox County, I certainly want to see your expertise in our community. I appreciate the work accomplished at the Village and support the development of a new campus in Knox County.

Sincerely,

A handwritten signature in black ink, which appears to read "AB Young". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Anne Burnett Young  
Director of Residential Programs  
Cornerstone of Recovery  
anneyoung@cornerstoneofrecovery.com  
865-970-7747 ext. 4047





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

3 messages

**Ibledsoek via Commission** <commission@knoxplanning.org>

Wed, Sep 9, 2020 at 8:17 AM

Reply-To: Ibledsoek@aol.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Dear Commission Members

I am writing to express my objection to the Acadia Mental Health Facility proposal for the tract of land located at 4937 Wise Springs Road. I have sent previous e-mails detailing some of my concerns but I have a couple to add.

There is a railroad track that crosses Wise Springs road a couple hundred feet past the entrance to the proposed facility. The RR crossing does not have lights or an arm that activates when a train comes by, which will be an additional hazard the additional traffic associated with the facility. This will have an impact on the current flow.

There is also a school bus stop adjacent to the proposed entrance to the facility. Again, with the additional 500 plus daily traffic (I am sure much of which will be M-F), this will be an additional hazard to our children at the bus stop.

When the proposal states that it will not have a significant impact on the community, I fail to see where they are getting that idea.

Thank You,

Lisa Bledsoe

--

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**'Lisa Domingues' via Commission** <commission@knoxplanning.org>

Wed, Sep 9, 2020 at 11:35 AM

Reply-To: dominguesll@icloud.com

To: commission@knoxplanning.org

Dear Commission ,

I live one mile away from this location. Why should this city deal with more trial and tribulations? We have the detention center to worry about already. Acadia is trying to come to this city to make a profit. Another drawback. They are not interested in helping children. Acadia has appalling reviews from all their locations and their own employees. Please do not allow this to set in motion. I beg you to see the bigger picture for the children that can be subjected to this. You can be the voice for them and this community that would like to preserve what we have left. Thank you so much for this opportunity .

Concerned resident,  
Lisa Domingues  
4707 Meadow Breeze Way  
Knoxville, TN 37918

Sent from my iPhone

[Quoted text hidden]

**'Kenneth Domingues' via Commission** <commission@knoxplanning.org>

Wed, Sep 9, 2020 at 12:02 PM

Reply-To: krdomingues@icloud.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

This email is regarding the Use of Review agenda item 8-C-20-UR.

I would like to take the time to identify some concerns regarding the Acadia Healthcare juvenile residential treatment facility proposed for the 4937 Wise Springs Rd location. This information was collected from a community meeting that Acadia held at Union Baptist Church on 8/10/2020.

1. **Patient well-being** – the attendees at this meeting identified that the selection of this location, was not selected with the patients care in mind. Rather the location was selected more for as an inexpensive financial opportunity. This location is susceptible to a large amount noise generated from the Law Enforcement firing range directly adjacent to the proposed property. Among the attendees at the meeting were certified medical personnel. They identified that the loud continuous noise which persist on a daily basis generated from the firing range, will more than likely hinder the treatment of the patients who have been diagnosed with the behavioral problems that Acadia has stated will receive treatment. It was also stated that the level of noise generated from the firing range is likely to cause more damage to the mental state of the expected patients.

2. **Location** – the surrounding community is not in favor of this location. The adjacent property landowners have stated privacy and safety concerns that have happened at the previous facility, and still have the potential to arise at this facility. This is due to the unsatisfactory “Security Upgrades” that Acadia stated that they will install at the new facility. When asked about these “Security Upgrades” they stated that they will only have a fence and locks on the doors. The level of security measures that have been identified as “Upgrades” can, and more than likely will be bypassed with a little of coordination from the patients not wanting to remain there. This ultimately puts an additional risk to the safety of the patients and the surrounding neighbors.

3. **Staffing / Professional care** – The staffing ratio that was identified by Acadia will be 1 staff member to 4 patients with the majority of the staff requiring no more than a high school diploma. The majority of staff that has been identified at the Louisville facility was proven not to be adequate enough to handle the level of care and attention that these type of patients need. According to the Acadia representative the same staffing ratio is supposed to be adequate for activities that will take place on the outside of the “Security Fence” on the 30 plus acre property. Allowing uninterrupted access to the adjoining properties. In some instances, the “staff” that Acadia has employed at the Louisville facility has been mistaken for escaped patients. When the neighboring homeowners contacted the facility with a description of the individual trespassing on their property, the personnel on duty stated that it was one of their employees. This possibly identifies that Acadia employs individuals that display a lack of professionalism. There is a certain level of professionalism necessary when treating patients requiring positive emotional support as well as professional medical attention. There were other examples of there being lack of professionalism that were identified during the meeting, however I was unable to record all that was being said. One community member did stress the information that was being displayed on the popular social media platforms by current staff members were labeled as disgusting and disrespectful. Acadia representatives held this meeting with the agenda to convince the community that Acadia is a professional healthcare facility with the main focus being on the well-being of the patients in their care. However the only message that was clear to myself, and the majority of the community that were in attendance at this meeting was that Acadia is a company/business who may provide care to some troubled youth however there priority is appears to be on the business side focusing on making a profit. This is evident through the staff selection/screening process and the lack of willingness to upgrade the security level necessary to adequately protect the patients and the surrounding community.

Tennessee is a large state and there is more than likely a more suitable location available away from any community that will suit the needs of a facility like this. I urge the Knox County Planning Commission to **deny** this location or any other location within this community.

I also want to thank you for the opportunity to express my concern of the proposed location.

K. Domingues

[Quoted text hidden]



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-c-20-ur**

1 message

meg Howard &lt;megjordan888@hotmail.com&gt;

Wed, Sep 9, 2020 at 12:04 PM

Reply-To: megjordan888@hotmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Planning Commission,

My name is Meghann Howard. I live at [4921 Wise Springs Rd](#). I am emailing in opposition to the Juvenile Residential Treatment Facility at [4937 Wise Springs Rd](#).

We are at the "11<sup>th</sup> hour", and once again the community is trying to wrap their mind around the new category and definition of Boarding Home for Sheltered Care. **Has planning Staff contacted and received a statement from the Knox County Sheriff with any concerns, or lack of concerns?**

The nearby firing range is still, and always will be a major concern for anyone suffering from mental illness. Mrs. King has attached a powerful study in her power point submitted to the commission. **Has planning staff spoken with any behavioral specialists with Acadia that have physically been out to the grounds to evaluate this disturbance; about their concerns or lack there of?**

From my understanding of watching the Agenda Review, previous Staff categorized this Juvenile Residential Treatment Facility as Assisted Living. It is clear that they never fit that definition and current staff has recategorized this facility as Boarding Home for Sheltered Care. The community had a Holiday weekend to try to shift their mindset and understand how this definition applies. No one on the Review 9/8/2020 touched on the length of stay at a Boarding Home (up to but usually no more than one week) and the intended 3-4 month stay that Acadia has planned for their patients. **It appears it has been very difficult to line up a good fit for this facility. That alone speaks volumes to the incompatibility to this neighborhood and county. How does a square peg fit in a round hole?** How will this impact the future development? Will future residential development be appropriate, or will this type of facility strangle the area and negatively impact nearby property owners? **The community didn't want the Detention Center and we have had to bear that burden; does this community become the dumping ground for all treatment and reform centers in the county?**

It was said that the Applicant did not want a full perimeter fence as it would be too "institutionalized". **You cannot use the Detention Center as a scapegoat of compatibility, but refuse to be compared or held to some standard of safety.** In regards to safety and conditions, the community brought up a need for multiple conditions on August 21<sup>st</sup>. **Proposed conditions were not available by the published Agenda or Agenda review meeting 9/8/2020.** I am willing to try to understand the allowances of certain uses under the PR zone, but I do not agree that this project matches the intent of a PR zone.

Thank you for your time,

Meghann Howard

[4921 Wise Springs Rd](#).

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Comment on opposition of case#8-C-20-UR**

1 message

**Ron Brown** <ronbrown103@gmail.com>

Wed, Sep 9, 2020 at 12:50 PM

Reply-To: ronbrown103@gmail.com

To: commission@knoxplanning.org

I just want it on record that I'm strongly opposed to this facility being built in my backyard even though the property does not belong to me. Please consider the concerns of myself and my neighbors in your decision on this case. Your vote on this matter will have a stronger impact on our community than on Acadia as they can simply find another location for their for profit commercial business project. WE WERE HERE FIRST !!!

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Agenda File #8-C-20-UR**

1 message

David Leone &lt;david\_leone@hotmail.com&gt;

Wed, Sep 9, 2020 at 12:10 PM

Reply-To: david\_leone@hotmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

September 9, 2020

To the members of the Planning Commission

Re: Agenda File # 8-C-20-UR

When File #8-C-20-UR Use on Review Report was initially reviewed at the August 13, 2020 Planning Commission meeting, the applicant was filing for "approval of an **assisted living/hospice care facility** in the PR district". After the flaw in filing as assisted living was pointed out, File #8-C-20-UR Use on Review Report was changed to filing for "approval of a **boarding home for sheltered care** in the PR district" for the September 10, 2020 Planning Commission meeting. Acadia and their contracted support seem to be stretching the intended meaning of what is acceptable under Planned Residential Zone (PR).

This is not an assisted living facility. This is not a boarding home for sheltered care. This is a **residential treatment center** for youth and adolescents with drug and alcohol abuse as well as mental health issues. This is not a boarding home facility where residents reside usually for a week. This is a treatment facility where residents reside usually for 3 to 4 months. This is not a boarding home facility where they shelter not more than twelve (12) persons per "home". This is a treatment facility where they shelter not more than eighteen (18) per "home". A boarding home is not a locked facility to keep residents in. This is a residential drug and alcohol treatment center and it is a locked, secured facility meant to keep residents in.

Even if this application fit the definitions acceptable for Planned Residential Zone, a majority of the residents in this area are opposed to this facility being built within the geographic area. The majority of residents in this area are concerned for the safety of the community and are aware of the potential loss of the community's well-being if a mental health, substance abuse treatment center is built.

If approving a misleading definition of a project within the PR zoning ordinance is acceptable, despite a majority of residents opposing the entire project, then what is next? What other facility or project could be housed in this area which could pose danger or safety concerns and loss of community well-being to the residents?

We appreciate your consideration of this information.

David N. Leone  
Laurie S. Hildenbrand  
[6907 Washington Pike](#)  
[Knoxville, TN 37918](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Use of Review agenda item 8-C-20-UR**

2 messages

**Micayla Domingues** <micayla.domingues@my.maryvillecollege.edu>

Tue, Aug 11, 2020 at 10:40 PM

Reply-To: micayla.domingues@my.maryvillecollege.edu

To: commission@knoxplanning.org

I am 18 years old.

When I heard about a potential facility that would help out kids close to my age, I thought it would be an intimidating but a positive change to the community. However, after additional research into Acadia Health and the community meeting held, I know in my heart this facility would do more harm than good, and I don't only mean towards the community.

I know there are plenty of complaints pertaining to a possible increase in traffic, security risks, and overall anxiety towards the idea of a facility nearby. Nevertheless, the most important factor to consider is those kids. The kids who are not much younger than me. The kids who are expected to stay in those wretched buildings. I couldn't imagine living there and feeling safe nevermind cared for. It's quite literally built in comparison to a prison. Fenced 14 feet high to enclose children. Children, whom the company claims, to have no criminal record. This facility, which claims to help mentally-ill children, chose a location with surroundings including a neighboring detention center, a shooting range, and train tracks. All of which make me uneasy, so it will for sure trigger the child patients.

It doesn't take a psychologist to know that to improve mentally, you need to feel safe. In fact it is clearly stated in Maslow Hierarchy of Needs that to feel loved and belonging, one needs guaranteed safety. To sum up my thoughts, I disapprove of locating the facility because I would be disappointed in my community to support such a harmful and unsuccessful 'healthcare' facility.

Thank you for listening to my concerns,  
Micayla Rae Domingues

(P.S. during the meeting, when concerns about the surroundings contributing to triggers were brought up, the head psychologist responded by saying that they would provide drugs to take care of that. A red flag if I could ever spot one.)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**Micayla Domingues** <micayla.domingues@my.maryvillecollege.edu>

Wed, Sep 9, 2020 at 11:40 AM

Reply-To: micayla.domingues@my.maryvillecollege.edu

To: commission@knoxplanning.org

On Tue, Aug 11, 2020 at 10:40 PM Micayla Domingues <micayla.domingues@my.maryvillecollege.edu> wrote:

I am 18 years old.

When I heard about a potential facility that would help out kids close to my age, I thought it would be an intimidating but a positive change to the community. However, after additional research into Acadia Health and the community meeting held, I know in my heart this facility would do more harm than good, and I don't only mean towards the community.

I know there are plenty of complaints pertaining to a possible increase in traffic, security risks, and overall anxiety towards the idea of a facility nearby. Nevertheless, the most important factor to consider is those kids. The kids who are not much younger than me. The kids who are expected to stay in those wretched buildings. I couldn't imagine living there and feeling safe nevermind cared for. It's quite literally built in comparison to a prison. Fenced 14 feet high to enclose children. Children, whom the company claims, to have no criminal record. This facility, which claims to help mentally-ill children, chose a location with surroundings including a neighboring detention center, a shooting range, and train tracks. All of which make me uneasy, so it will for sure trigger the child patients.

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Thank you for listening to my concerns,  
Micayla Rae Domingues

(P.S. during the meeting, when concerns about the surroundings contributing to triggers were brought up, the head psychologist responded by saying that they would provide drugs to take care of that. A red flag if I could ever spot one.)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] File 8-C-20-UR**

1 message

**'Carol McCarty' via Commission** <commission@knoxplanning.org>

Wed, Sep 9, 2020 at 11:50 AM

Reply-To: cmccarty30@yahoo.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

As a resident of Wise Springs Rd, I have a few concerns on the development of [4739 Wise Springs Rd](#) as a Resident Rehabilitation Facility.

To begin with, I think the need for a facility of this nature is needed for the children in Knoxville and surrounding area. I do not think the area on Wise Springs is the best location for this type of facility.

My concern for the residents of this facility consist of the fact that the children in this facility have a variety of issues. This area is less than a mile from the Regional Training Firing Range which is used 6 days a week. This gun fire is live rounds of ammunition that goes on for hours each day. I cannot understand how this type of environment is best for adolescents that are in a facility for Mental, Emotional and Behavioral Disorders.

When meeting with Acadia, the violence, assaults and elopements from various types of facilities ran by Acadia was addressed. The only thing that Acadia will say is that the facility in Blount County cannot be compared. They also stated that some of those residents could be moved to the site on Wise Springs. Moving the patients from one location to another is not going to solve the issues without addressing the real problem, which in this case would be proper security for the residents and adjacent property owners. They have no plans for perimeter fencing around the entire facility.

If Acadia wants to come into our neighborhood and build a facility of this type, it seems to me as though they would want to make the neighbors feel secure and have the concerns of all parties involved in their best interest.

All the security concerns voiced by the community meeting with Acadia were met with resistance and the comment made "that fencing is not needed". The statement was made that if a fire alarm was pulled that only the back doors would unlock to the courtyard and there would be no outside access. I have enough experience in healthcare to know that when a fire alarm is pulled all doors are required to open which would allow the residents free access to outside of the facility.

As a lifelong resident of this community I have the right to feel safe on my property. Our fears are fact based on articles published by the Maryville Times in February, 2019.

Please consider the concerns of the community when considering this facility for approval for being in our backyard.

Sincerely,

Carol W. McCarty

[Sent from Yahoo Mail on Android](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Case #8-C-20-UR at Wise Springs Road**

1 message

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**Angie Boles** <angie@tbp.org>  
Reply-To: angie@tbp.org  
To: commission@knoxplanning.org

Wed, Sep 9, 2020 at 11:57 AM

Thank you for taking the time to hear my concerns about the proposed facility to be located on Wise Springs Road.

After meeting with several concerned neighbors regarding this facility, it became even more clear that this should not be located in our community.

We learned that there will be no security officers - only wristbands - for those housed there.

We learned that Acadia said, due to lack of money, they could not build the perimeter fencing around the entire facility. Sure makes it easy for them to "go visit the neighbors"

They are a for profit company - and yet they have a massive debt load.

They are not trying to do anything to be a "good neighbor."

Is it not enough we have the detention center???

Have you thought about juveniles being so close to a detention center that houses "DANGEROUS CRIMINALS" -

What about when those at the detention center are on work release? What if one of the juveniles ends in that area?

Please reconsider.

Thank you for your time

Angie Boles

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Case 8-C-20-UR**

1 message

**kking4945@gmail.com** <kking4945@gmail.com>

Wed, Sep 9, 2020 at 8:48 AM

Reply-To: kking4945@gmail.com

To: Commission@knoxplanning.org

. Commissioners:

&gt;&gt;

&gt;&gt; Please review the attached PowerPoint of my concerns. I have also included IMG\_1624. This was taken on my back deck of gun fire from the firing range. The tree line is the proposed location of the Acadia Residential Treatment Center. The firing range is on the other side.

&gt;&gt;

&gt;&gt; Thank you.

&gt; Kathy King

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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**2 attachments****Case 8-C-20-UR.ppt**

2087K

**IMG\_1624.MOV**

2465K

# CASE 8-C-20-UR

Dear Commissioners:

I have lived in this community for 61+ years, and I am an adjacent property owner. I have included a lot of information in this power plan, and I have also researched and provided links to articles. While I agree that the resource is needed, I have to **strongly disagree** that the environment and location for this Recovery Center is not in the best interest of the Children that they plan to provide care for. In addition, I do have safety concerns, based on facts, for my grandchildren living in my residence and other children that are living adjacent to the facility. Please review the attached power point. Thank you.

## PATIENT CONCERNS –ACADIA IS A FOR PROFIT COMPANY

i. Per the Program Overview: The Residential Treatment Center and Alcohol and Drug Treatment Center will treat patients experiencing histories such as:

Trauma from physical, emotion, sexual abuse; Mood Disorders such as Depression, Bipolar Disorder, Anxiety; Behavioral Disorders; Family Problems - usually includes – Violence, Aggression, Defiance Disorders; Chemical Dependencies – Drug and Alcohol \* which many of the above usually have multiple diagnosis.

Review of the literature indicates that the environment for these patients will need a stable, serene, safe, nurturing environment.

Speaking as a Registered Nurse with 40 years experience – Continuous GUN FIRE that may occur for many hours, as often as 6 days a week, does not promote a sense of Safety, a Serene or Nurturing environment. The Environment of the proposed Residential Treatment Center is NOT conducive to meeting a therapeutic, nurturing or healing environment for any Residential Treatment Patient.

According to Mr. Mullins, Acadia is not concerned with the Gun Fire as per use by Knox County it is 9 – 4 p.m. as the Children will be in School. The residents can attest that there is Gun Fire outside these time frames as again this is a Regional Firing Range which includes the testing to obtain a Gun permit.

**My Question is: Did a licensed Psychologist or Psychiatrist come and stand on the property when the Gun Fire was occurring?** It was very apparent that Acadia was caught off guard related to the Gun Fire during the Community meeting and the medical representative appeared to find the noise disturbing.

The Literature which is cited below CLEARLY States that NOISE impacts mental well-being in both Children and Adults. Studies show that there are consequences. Numerous studies have linked noise pollution to Increased Anxiety, Depression, Stress, More Medication, and in adults more likely to Heart problems and High Blood Pressure. YOU CAN CLOSE YOUR EYES, BUT YOU CANNOT CLOSE YOUR EARS. (1)

(1) Noise Pollution Isn't Just Annoying – It's Bad for Your Health Jun 27, 2018 BrainFacts.org

- Per Harvard research article **(2)**: Federal guidelines suggest that exposure to noises higher than 85 decibels (dB) for longer than 8 hours can lead to hearing loss. Research also show that health risks from persistent noise can occur at levels as low as 50 (dB). How loud is that. Hear is a comparison
  - 85 dB: heavy city traffic
  - 90 dB: Vacuum cleaner, blender, lawn mower
  - 100 dB: Garbage Truck
  - **A 22 caliber rifle with standard velocity ammo creates 140 dB**
  - **See Next Screen shot.**
- 
- **(2)** A Noisy Problem - Harvard Health Publishing Harvard Medical School

## Relative Sound Pressure Levels in Decibels (dB)



## AGAIN, A CHANGE TO THE CATEGORY: NOW - BOARDING HOME FOR SHELTERED CARE

- If Knox County does not have a category to fit this facility, it does not seem to be a good business practice to try to make it fit. It has been changed multiple times from the first time when the land was filed for rezoning.
- While the community was misled with the title of Assisted living Facility now it has changed to Boarding Home with Sheltered Care. Again the community residents have had little time to realize the category has changed. As a resident in the community for over 61 years, (born and raised here), it seems that the Applicant should have to start over with a formal request and re-advise the community of the change. It also seems that the planning commission should evaluate the categories and update accordingly so the community and residents have knowledge of what is intended. The below definition is very vague and not really consistent to a Recovery Treatment facility. The Applicant has stated Acadia is looking to build a Juvenile Residential Treatment Center, while it appears the City has the correct category to cover this, the county does not.
- **Boarding Home definition:** *Boarding home for sheltered care:* A profit or nonprofit boarding home, rest home or other home licensed by the appropriate governmental agency which in addition to providing food and shelter to three (3) but not more than twelve (12) persons unrelated to the proprietor, also provides, any personal care or service beyond food, shelter, and laundry. Such services may include: (1) supervision and assistance in dressing, bathing and maintenance of good personal hygiene; (2) care in emergencies or in temporary illness, usually for periods of one (1) week or less; (3) supervision in the taking of medications; and (4) other services conducive to the residents' welfare. \*The only requirements are no more than 12 people and periods of less than 1 week. This is very vague in comparison to what a Residential Treatment center should be.
- I would also like to voice that yes we have the Detention Center, yes we have a Regional Firing Range, but does that mean this community should have to continue to bear the burden of putting everything in this area because we are a small community and not considered the high end of Knoxville?

## WHY IS THE COMMUNITY CONCERNED? BASED ON FACTS

- II. Adjacent Landowner and Community Concerns: Acadia Health's previous issues at Jones Bend Road, referencing article with the Daily Times(1):“ Louisville Behavior Health Center to relocate after assaults, neighborhood concerns” Article date: Feb 16, 2019.
- There were 160 incidents listed in the log from (Jan.3, 2016 to Feb, 7, 2019) with the most common call being missing juveniles. Approximately 43 missing incidents reported, 10 assaults, 5 disturbances, and 4 thefts. Acadia Healthcare Division President Jeffrey Woods stated in the article: “you're always going to have the 17 year old boy who does something stupid, and every facility has patients that flee secretly. This is the real world and reality is it's going to happen on any campus.” **In one incidence 3 male teenagers over powered a female employee who advised that the three boys assaulted her and then bound her escaping the facility(2).**
- In the same article(1), Mr.Woods outlines the expectation that a new proposed facility would ” keep them out of residential areas or even areas that are likely to become residential in the future”. The current property is a residential area and Smith Built Homes does have plans to build a subdivision directly across from the proposed 4937 location in the future. Why would Acadia plan to repeat their mistake by selecting a residential location?

(1) [https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article\\_523be3b2-98ce-5ea6-afdf-028e94103b9e.html](https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article_523be3b2-98ce-5ea6-afdf-028e94103b9e.html)

(2) <https://www.wbir.com/article/news/crime/bcso-3-teens-in-custody-after-escape-from-juvenile-center-assault-on-female-officer/51-596601858>

## CONCLUSION:

- Acadia states: Patient's First – it is hard to understand how a medical corporation with licensed medical staff select a Recovery Treatment Center and Alcohol and Drug Center next to a Noisy Active Firing Range. If the Children's well-being is first, then each of you will need to decide is it right to subject children with these defined problems to the loud gun fire. This is NOT a nurturing, quiet environment and is not a location for Children with these issues. If it were children or grandchild would you select a facility next to an Active Firing Range?
- Acadia stated they did not have a Plan B. They are building a New adult and adolescent facility at the corner of Old Weisgarber Road and Dow Springs Blvd. Why would they not build this facility adjoining that one so they could share staff and make it easier for the Providers (MD's, NP's and PA's accessibility). The picture of the new facility shows wooded area and opportunity. It makes more sense.



EastTennesseeBehavioralHealth.com **Acadia Healthcare Operations Group President Dr. Jeffrey Woods** said the hospital will offer a full continuum of care with inpatient treatment, partial hospitalization and intensive outpatient services. Treatment programs will serve adults and adolescents who struggle with acute symptoms of mental health disorders such as anxiety, depression, bipolar disorder, post-traumatic stress disorder (PTSD) and substance use disorders.

- Acadia should put Patient's First, which includes safety. They should also take the responsibility for keeping the community people and our children Safe and First as well. The Community does not feel that Acadia Residential Treatment Center and Alcohol and Drug Center should be located at this location for the stated reasons.
- However, if this review is passed, the Community does not feel that Acadia has addressed our security concerns as we do not desire any repeat incident of the "The Village". Acadia via Mr. Mullins came back with a 6ft privacy fence option at \$112,000 dollars for a partial perimeter fence. Community representative came back and stated we wanted a full perimeter privacy fence at a minimum of 10 feet. With a budget of 30 million + (112,000 dollars is **0.37 %** of the budget). For Acadia to be a good neighbor, based upon their previous history not only in Louisville, but other areas, and to provide privacy and protection for both the community residents and the children, we the community do not feel it is asking too much to have the full perimeter fencing.



# APPROPRIATE LOCATION CONCERNS

- Proposed Center location:
- 3 miles from Ritta Elementary School
- 1 mile from Union Baptist Church Day Care
- Less than 1 mile from Home Day Care
- Less than .3 miles from Three Ridges Golf Course
- Less than .3 miles from Knox County Detention Center
- Directly adjacent to a Knox County School Bus Stop
- Approximately 5 miles from Interstate and 30 minutes from Children's Hospital – Emergency access due to traffic to and from Residential Treatment Facility would be significantly delayed between 7:10 to 8:30 a.m. and 4:00 – 6:00 p.m. as Washington Pike is 2 lanes and the primary road access to the Residential Treatment Facility location.
- Located Directly Next to Knox County Sheriff's Regional Training Academy that includes a Live ACTIVE Firing Range



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] 8-C-20-UR**

1 message

**Ibledsoek via Commission** <commission@knoxplanning.org>

Wed, Sep 9, 2020 at 8:17 AM

Reply-To: Ibledsoek@aol.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Dear Commission Members

I am writing to express my objection to the Acadia Mental Health Facility proposal for the tract of land located at 4937 Wise Springs Road. I have sent previous e-mails detailing some of my concerns but I have a couple to add.

There is a railroad track that crosses Wise Springs road a couple hundred feet past the entrance to the proposed facility. The RR crossing does not have lights or an arm that activates when a train comes by, which will be an additional hazard the additional traffic associated with the facility. This will have an impact on the current flow.

There is also a school bus stop adjacent to the proposed entrance to the facility. Again, with the additional 500 plus daily traffic (I am sure much of which will be M-F), this will be an additional hazard to our children at the bus stop.

When the proposal states that it will not have a significant impact on the community, I fail to see where they are getting that idea.

Thank You,

Lisa Bledsoe

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Wise Springs Rd. # 8-C-20-UR**

1 message

nlbrandy &lt;nlbrandy@bellsouth.net&gt;

Wed, Sep 9, 2020 at 9:24 AM

Reply-To: nlbrandy@bellsouth.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

The statement has been made that the proposed combination drug treatment center and psychiatric facility should be placed at the Wise Springs site because it's next to the detention center; the apparent reason being that "The neighborhood is ruined already so why not put it there?"  
The current site in Blount County is already ruined so *why not LEAVE it there?*

The idea of putting a fence only on the roadway side simply would funnel the drug addicts the other way...Directly into a secluded family neighborhood where they would be able to hide in the shrubbery before breaking into those homes, outbuildings and vehicles; probably encountering the mostly elderly residents and bludgeoning them or being SHOT by them in their own defense. That is the worst thing that could be done for both the residents of the neighborhood AND the transient patients of the proposed facility.

If this methadone clinic disguised as a Residential Treatment facility is forced upon the families of this community it should at least have the same protection of completely surrounded high secure fencing and razor wire and alarm system to prevent the dangerous inmates from escaping into the waiting easy pickings of our homes.

If this goes in we ACTUAL RESIDENTS of the area will be spending OUR money on extra security for ourselves and likely buying more guns and ammunition for our own protection. DON'T DO THIS TO THIS PEACEFUL NEIGHBORHOOD.

The detention center has a very good history of PROTECTING the neighborhood and has been a very GOOD and responsible neighbor. LOOK AT THE TRACK RECORD FOR ACADIA HEALTH !

DON'T DO THIS TO US.

Lillie Martin  
4809 Shell Ln.

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

1 message

**'Dwayne Bledsoe' via Commission** <commission@knoxplanning.org>

Wed, Sep 9, 2020 at 8:06 AM

Reply-To: bandb.farms@aol.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Planning Commission Members

I am writing to let you know that I oppose the Acadia youth treatment facility proposal for [4937 Wise Springs Road](#). While I realize that a youth mental health facility is a good thing, it doesn't mean it is a good thing for this location.

There have been multiple law suits filed and are included in several of the e-mails sent to the commission, so I will not repeat those here I will just refer you to them. The community is single dwelling homes on mostly large lots. The facility will bring in a huge influx of traffic in an area that is already restricted to two-way roads without shoulders, and there are two railroad crossings just a few hundred feet away that do not even have a light or a crossing gate. This is a set up for disaster for people who are not familiar with the area.

The Knox County Detention Facility and Knox County Sheriff's office is across the road from the lot that the mental health facility for juveniles is proposed. Acadia has spoken to the fact that this is not an issue for them, but it is worth mentioning that this community is a community filled with hard working individuals who have had developments forced on them without having any say in the matter. It would be nice to know that our voice is being heard.

There are several points of opposition that have been mentioned in the hundreds of other e-mails that I have reviewed, so I will keep this brief and say please consider the community in making your decision tomorrow and just say no.

Thank you,

Dwayne Bledsoe

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Case # 8-C-20-UR**

1 message

Ibledsoek via Commission &lt;commission@knoxplanning.org&gt;

Wed, Sep 9, 2020 at 7:48 AM

Reply-To: Ibledsoek@aol.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Dear Commission,

I greatly appreciate your consideration regarding use on review of the property located on [4937 Wise Springs Road](#). I know that the mental health of our youth is very important, and there is no doubt that a facility to enable our next generation to thrive is an essential institution. However, I believe that the youth, as well as the community, would be better served if the facility were in a different location. In addition, I do not believe that the MPC zoning regulations have been met with the proposal that Acadia has set forth. As I mentioned in previous e-mails, the standards below are not as clear as Acadia set them out to be:

- The proposal indicates that there will be minimal impact on existing street system and will not draw substantial additional traffic in the area. However it also states that there is an estimated traffic impact of 562 daily vehicle trips per day.
- Per Use on Review - Neighborhood context- this is a community setting with mostly large single family detached houses.
- Adding 562 daily vehicle trips to a community setting of mostly large single family detached houses is a substantial additional traffic impact.

The proposed development was for Assisted Living Facility. However, the previous staff of MPC at the time of rezoning found that this should be considered Boarding home for sheltered care.

- There was some discussion at the August 13th commission meeting about the proposal meeting the guidelines for Assisted Living Facility under several points. The Proposal by Acadia now is suggesting that the "current staff in 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" (See COMMENTS on Use on Review Report for this Agenda Item)-
- In the Community meeting with Acadia in July at Union Baptist Church when questioned about why this fell into Assisted Living Facility, Ben Mullins indicated that this was nothing in the zoning ordinance that was more closely matched to what is being proposed.
- The Zoning for [4937 Wise Springs Road](#) is Planned Residential (PR) which does not include Boarding home for sheltered care under the permitted uses (5.13.02)

The Acadia group was asked to meet again with the community between the August 13th meeting and the September 10 meeting of the commission but they declined.

The Knox County Detention Facility is across the road a few hundred feet from the proposed facility as is the Knox County Sheriff Training facility. There is gunfire heard mainly during daytime hours M-F from the shooting range, but there is also gunfire heard at night and on the weekends that are not "planned" shooting skills training. This has already been pointed out as non-conducive to the healing environment needed for the youth at the mental health rehab facility.

It is my hope that the commission will review carefully and make the decision to decline the use on review for the Acadia proposal

Thank You,

Lisa Bledsoe

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-c-20-ur**

1 message

**'howardj4175' via Commission** <commission@knoxplanning.org>

Tue, Sep 8, 2020 at 9:12 PM

Reply-To: howardj4175@aol.com

To: commission@knoxplanning.org

Ladies and Gentlemen,

My name is Jeff Howard. I live at [4921 Wise Springs Rd](#). I would be 60 FEET from the compound fencing of this facility, should it pass. This email is to state my strong opposition to this facility. At this point you are all aware of Acadia's past security issues, so I will not site the arcles again to avoid repev eness.

I feel I speak for the majority of the community when I say I'm sll scratching my head as to how this came about. It is obvious we are sll trying to accommodate this facility by forced category measures. It is not relevant if some of the uses Acadia and Mr. Mullins stated are allowed on a PR zone. We should not even be that far in the conversaon if w e cannot , by definion, fit them in the K nox County Zoning Ordinance. Mr. Mullins even stated that it would be easy for Acadia to fit into a city category. As it turns out, many definions fit this f acility to a tee in the City of Knoxville Zoning Ordinance.

I am floored Acadia is not planning a full perimeter fence. I am aware of the amendment made a. er our meeng with them, but it is v ery disheartening the lack of care that is being shown for the adjoining properes. The inial 6 f ence (paral, not full) is no w proposed to be 10 . However, that extra 4 feet is coming off of the inially pr oposed 14 c ompound fencing (going down to 10).

From rezoning to Use on Review this case is constantly changing. We are simple people with full me job s and families. It has taken endless hours of "research" for us to even comprehend some of the terminology. I have a daughter with a terminal illness. My wife and I are devoted to her safety. She has mulple specialis ts advising us each day on what course to take with her treatment. Yet, Acadia will be responsible for mulple children with mulple diagnosis and c annot answer why a specialist has not directly stood on that property and evaluated the trauma that may occur from the shoong r ange. I have read Mr. Mullins email and understand him to say Acadia is not concerned about it. **If I had the choice to send my daughter to a facility next to a shoong r ange or not, I will always choose NOT.**

We bear the burden of the Detenon Cen ter and somehow, we are expected to bear this burden as well? We are told we cannot compare the two, yet we are told it is compable with tha t side of the neighborhood due to the Detenon Cen ter. Which is it? It is most definitely not compable with m y home or my neighbors. I fear the direcon w e could be heading if we start twisng our de finions t o fit a company/facility and not the other way around.

Thank You  
Jeff Howard

Sent from my Verizon, Samsung Galaxy smartphone

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: new doc 2020-09-07 13.12.38**

2 messages

**KATHLEEN HICKS** <heejungjoy7@comcast.net>

Tue, Sep 8, 2020 at 3:52 PM

Reply-To: heejungjoy7@comcast.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

----- Original Message -----

From: David Leone &lt;david\_leone@hotmail.com&gt;

To: "Hicks, Kathleen. Neighbors" &lt;heejungjoy7@comcast.net&gt;



Date: 09/07/2020 2:10 PM

Subject: new doc 2020-09-07 13.12.38

Scanned with CamScanner

<https://cc.co/16YRyq>

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**2 attachments** **new doc 2020-09-07 13.12.38.pdf**  
1693K **ATT00001.htm**  
1K**KATHLEEN HICKS** <heejungjoy7@comcast.net>

Tue, Sep 8, 2020 at 5:21 PM

Reply-To: heejungjoy7@comcast.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

----- Original Message -----

From: David Leone &lt;david\_leone@hotmail.com&gt;

To: "Hicks, Kathleen. Neighbors" &lt;heejungjoy7@comcast.net&gt;


Date: 09/07/2020 2:10 PM

Subject: new doc 2020-09-07 13.12.38

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<https://cc.co/16YRyq>

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**2 attachments** **new doc 2020-09-07 13.12.38.pdf**  
1693K **ATT00001.htm**  
1K



# Behavior center runaways accused of attempted burglary, stealing a truck

From staff reports

Burglary petitions are on file for four juveniles who broke out of a behavior center in Louisville early Monday, Aug. 3, and are accused of trying to rob a store and steal a utility truck.

Ranging in age from 15 to 17, the male juveniles were reported missing from the Helen Ross McNabb Gateway Center, 3845 Holston College Road, Louisville, according to a statement from Blount County Sheriff James Berrong.

Deputies started looking for them in the Holston College Road area, but didn't find anyone.

Monday morning, deputies responded to multiple reports of thefts, burglaries and attempted burglaries in the area of Ralph Phelps and Quarry roads.

These included a convenience store break-in attempt and burglary and vandalism at a church, both on Ralph Phelps Road.

There were also complaints of "numerous" attempted vehicle burglaries, and the theft of a bucket truck belonging to the city of Maryville, stolen from property on Quarry Road.

Berrong asked people who live near these roads to keep an eye out for the four juveniles and to keep their doors locked.

Investigations into the escape, the attempted bur-

glaries and the vehicle theft are ongoing, according to the statement.

The juveniles are all in the

custody of the state Department of Children Services and receiving treatment at Helen Ross McNabb.

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THURSDAY, AUGUST 6, 2020

## Blount teens located in Hancock County

### Missing Maryville bucket truck found in Hamblen County, returned to city

From staff reports

Four teens who escaped from the Helen Ross McNabb Gateway Center in Louisville are coming back to Blount after being taken into custody in Hancock County.

Blount County Sheriff James Berrong said four males ages 15-17 were being brought home after escaping Monday from the behavioral center, 3845 Holston College Road.

The teens are accused of stealing a city of Maryville bucket truck and trying to break into several cars and a local market.

After they escaped before midnight Monday, deputies were searching for them in the Ralph Phelps and Quarry roads areas. Calls had come in from people who said someone tried to break into cars and a church.

The bucket truck was found in Hamblen county by sheriff's deputies and returned to Maryville.

The teens are in state



## YOUR VOICE

Letters to the Editor reflect the opinions of the writers and are not necessarily those of The Daily Times.

### Enough is enough with juvenile escapees

Dear Editor:

This is in response to your Aug. 4 article on page 5A regarding the escape of four juveniles from the Gateway Center in Louisville. This has been happening in the Holston College Road and Gravelly Hills areas for a long time. Homes have been broken into,

vehicles stolen and vandalized.

One family member had his truck stolen after his home was broken into with the family in the house asleep. This is a very dangerous situation, and I am concerned that someone is going to be seriously injured or worse. We who live in this area and pay our taxes do not deserve this, nor do the juveniles who live at Gateway. They should, for their safety, be securely contained at the facility.

We used to get a reverse 911 call alerting the neighbors of an escape but now that doesn't happen. It is quite evident that, because of the number of times that we know of they have escaped, they do not have control of this facility. At what point does it stop — with the life of a juvenile or a community resident? Enough is enough.

Martha Middleton  
Holston College Road  
Louisville



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] 8-C-20-UR**

1 message

**scott muir** <scottpmuir@gmail.com>

Tue, Sep 8, 2020 at 8:39 PM

Reply-To: scottpmuir@gmail.com

To: commission@knoxplanning.org

As a resident in the immediate area of the proposed behavioral juvenile center, I must offer my strongest objections to a facility of that size being placed in my neighborhood. This will put our property, our health, and our lives at risk. My 90-year-old mother spends time with me. She could be very vulnerable to a young miscreant. They are moving because they could not control what was happening in their current location. I fail to understand why we are being chosen to be subjected to this. A large home needs to be located far removed from any residential population.

I am a citizen and a registered voter and I am opposed to this facility.

Thank you.

Scott P Muir  
Corrington

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Case 8-C-20-UR**

1 message

**Aaron Bradley** <ABradley@ethra.org>

Tue, Sep 8, 2020 at 6:17 PM

Reply-To: [abradley@ethra.org](mailto:abradley@ethra.org)To: "commission@knoxplanning.org" <[commission@knoxplanning.org](mailto:commission@knoxplanning.org)>

Commissioners:

I live in the community where the Acadia Residential Treatment Center is proposed and it simply does appear to be well thought out plan especially given the scope of the proposal and the close proximity to the KCSO training center and outdoor firing range!

How could anyone effectively counsel youth in the facility for the wide range of challenges with ongoing gun fire in the background at all hours of the day and half the night!

Additionally, why would you move the entrance to the facility closer to the residential community? The increase in traffic along with visibility issue creates an unsafe situation for all concerned.

No facility like this can guarantee that residents / patients will not be able to get out of the building and off the grounds. When this happened they will be actively looking for transportation and other resources and potentially endanger themselves and residents in the community due to the very nature of their challenges.

This is not a good plan, not a good location and certainly does not provide a nurturing environment for those seeking treatment and for these reasons I recommend that the Commission not approve this location and encourage Acadia to continue their search for a more suitable solution.

Aaron Bradley

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Use of Review agenda item 8-C-20-UR**

2 messages

**Dottie Crist** <dorothycristlpc@tds.net>

Tue, Aug 11, 2020 at 11:05 PM

Reply-To: dorothycristlpc@tds.net

To: commission@knoxplanning.org

As a Knox County tax paying resident and business owner, I am opposed to building a juvenile treatment center in a residential area, especially my residential area. I have worked with juveniles in a treatment facility before but not in an area with private residences close by. This would be unsafe in my opinion and would be resented by the community at large, making the decision to build here a serious PR miscalculation. I am asking that you do not allow this facility to be built in our quiet and serene neighborhood

*Dottie Crist  
Licensed Professional Counselor  
Certified Employee Assistance Counselor*

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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**Dottie Crist** <dorothycristlpc@tds.net>

Tue, Sep 8, 2020 at 8:47 PM

Reply-To: dorothycristlpc@tds.net

To: commission@knoxplanning.org

*Dottie Crist, LPC, CEAP*

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[Quoted text hidden]

[Quoted text hidden]



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Case # 8-C-20-UR**

1 message

**Greg Witkemper** <greg.s.witkemper@gmail.com>

Tue, Sep 8, 2020 at 4:58 PM

Reply-To: greg.s.witkemper@gmail.com

To: commission@knoxplanning.org

To Whom it May Concern:

My family and I live on Wise Springs Road and are very worried about the new Acadia development planned in our neighborhood. As a father of small children, my first priority is to make sure that they are provided for not only simple needs such as food, shelter, and safety but also that they can grow up in a place that allows them to enjoy things such as playing in the yard without having to worry about the dangers of the outside world. By bringing this type of facility into our neighborhood, I will not feel that my family will be as safe and secure as we have been since moving here in 2015. I believe this because the residents of Louisville, where the facility is currently located, have experienced many problems due to the lack of security that Acadia has failed to provide. Their track record is a disaster. Additionally, I have spent thousands of dollars maintaining and improving my property, and without a doubt, my home will decrease in value if Acadia secures and builds on land that is only about ½ mile away from where I reside.

As our elected official, please stand up for what is right for the residents in your district and do not allow our peaceful and serene area to be taken over by industry. Also, please consider the effects that Acadia is having on these children. Have you looked at their ratings, lawsuits, etc.? I couldn't imagine that you would want to allow a company such as this to have a part in the lives of these children who have suffered so much already. We are depending on you to represent us and vote on behalf of the people you serve.

Please do not allow this to happen to our wonderful residential community.

Respectfully,

Greg Witkemper

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Case # 8-C-20-UR**

1 message

**R Witkemper** <r.witkemp@gmail.com>

Tue, Sep 8, 2020 at 5:00 PM

Reply-To: r.witkemp@gmail.com

To: commission@knoxplanning.org

To Whom it May Concern:

We are residents of Wise Springs Road and are concerned about the new facility being planned. Our main concern is for the safety and well-being of our children, along with the change in the quality of life expected from this type of development. On behalf of our family and our neighbors, we ask that you consider some of the effects that will occur to our neighborhood. For example, increase in traffic and crime, while properties decrease in value. Besides reducing the beauty of this residential community, and the effects upon homeowners and residents, the clients at the facility should also be a concern because Acadia is known to have trouble not only maintaining peace and order, but gross negligence, and as a result, many lawsuits. If I were the commissioner, and was elected to represent the people, I would feel guilty about not only destroying a beautiful and safe neighborhood, but also allowing a business such as this to have a part in the lives of those children in most need who have physiological problems, and are desperate for dependable and reliable healthcare care services. As a voice for these children and the community surrounding Wise Springs Road, we ask that you deny the right to Acadia to build their facility.

Thank you,  
Rachael Witkemper

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Use of Review Agenda Item 8-C-20-UR**

1 message

**Laurie Hildenbrand** <laurienorthpole@hotmail.com>

Tue, Sep 8, 2020 at 5:31 PM

Reply-To: laurienorthpole@hotmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Attached please find my concerns and comments related to the above item.

Laurie S. Hildenbrand

[6907 Washington Pike](#)

[Knoxville, TN 37918](#)

(907) 388-03380

Sent from [Mail](#) for Windows 10

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



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**Adolescent treatment facility - Wise Springs.docx**

16K

Date: September 8, 2020  
To: Members of the Knox County Planning Commission  
From: Laurie S. Hildenbrand, LMSW, retired  
Re: Agenda #8-C-20-UR

The concerns and comments I wish to bring forward relate less to the zoning issues, and more to address the environment surrounding this property as it pertains to the potential clients/residents of the proposed Adolescent Residential Treatment Facility. I am currently a Tennessee Licensed Master Social Worker with over 30 years of experience in the field. I have worked in mental health facilities, medical care, with abused children and families, as well as in a long-term Residential Treatment facility for adolescent boys.

First, the back of this property is within 1/3 mile of an outdoor shooting range where shooting occurs at minimum Monday through Saturday from 9 am until into the evening on some days. My experience with clients who have a history of exposure to varying levels of violence, as well as those clients with limitations or deficits as to their mental, social and/or emotional development; the sounds of bullets in such a close range is likely to increase anxiety, promote extreme reactions due to fear or stress, and generally impact the adolescents' needs for feelings of mental and physical safety. This could unnecessarily limit or extend the therapeutic process for those clients.

My home on Washington Pike is located 2/3 mile from the shooting range, and we can easily hear shooting when we are in our yard. The first sounds of shooting on a given day are startling, and loud enough to be uncomfortable with how close it sounds,

My next concerns relate to both the safety of the youth to be in residence at the Adolescent Treatment facility as well as the safety of the neighborhood in the surrounding area. The proposed facility is on Wise Springs Road within a short distance of an intersection with Maloneyville Road. That area of our community is in proximity to the Knox County Law Enforcement Training Center (where the shooting occurs) and across the road is the Knox County Detention Center. The detention center is a locked and secure facility with tall fences topped with razor wire and has staff who patrol and manage security. However, inmates have escaped in the past despite a high level of security.

The Adolescent Residential Treatment facility proposal shows an administration building surrounded by eight cottages housing 18 youth each which are located within a fenced courtyard – with the fencing ten feet tall. We were told that in order to leave that fenced area, one must have a key or fob that will allow access outside. I support the neighbors' request to add similar perimeter fencing to contain the complete campus of the proposed facility. This would act as a barrier if someone with ill intent might want to get into the facility, as well as an additional barrier to keep the clients within the support and control of the treatment facility. From my personal experience, if an adolescent wants to get out of the facility, they will find a way. It behooves the facility to have adequate security measures in place.

Thank you for this opportunity to provide additional information to assist you in your decision-making.





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Case 8-C-20-UR**

1 message

**kking4945@gmail.com** <kking4945@gmail.com>

Tue, Sep 8, 2020 at 4:49 PM

Reply-To: kking4945@gmail.com

To: commission@knoxplanning.org

Commissioners:

I am a resident In the community of the proposed Acadia Residential Treatment Center. The placement category for this center has been a mess with the MPC not sure what to do trying to make this Residential Treatment fit a category that does not exist. The community is not sure what the requirements should be, therefore they do not feel comfortable in what Acadia will be responsible for. In addition trying to build a place for children to receive help next to an Active Regional Firing Range. The noise for children with mental health issues. This does not make sense. In all of Knox County, Acadia cannot Locate a more suitable land that would provide a better environment. That is hard to believe. Also hard to believe that a corporate company does not have a Plan B. That does not give off good vibes that they are well prepared. In addition, according to the plans, it does not make sense to move the entrance closer to the residential area. That is a blind hill. Someone will get ran over when pulling out especially with the addition of 200+ cars. Why would you not leave the entrance where it is. Last, this company is spending 30+ million, the community's request for a full perimeter minimum 10 feet privacy fence is not asking a lot if it gives the community, their children, and the children Acadia is caring for a safer environment. I do not feel this location is in the best interest for the Children or the community.

Thank you,

Pete King

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Case # 8-C-20-UR 4937 Wise Springs Rd.**

1 message

**KATHLEEN HICKS** <heejungjoy7@comcast.net>

Tue, Sep 8, 2020 at 3:51 PM

Reply-To: heejungjoy7@comcast.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Honorable Commissioners

My name is Kathleen I live on Shell Lane and my property is within 200 feet of this proposed site for Juvenile Treatment Center by Acadia

My concerns are 1st security for us who live near this facility with the record Acadia has with residents looting and stealing among a few of the things they have done at this facility in Louisville and other locations across the US and will I am sure do here if you allow this to be built. If you do research on the facilities all over they have the same issues at every treatment facility. Security they act like it matters but with their record it is obvious it does not. Profit is what matters with Acadia.

At our last meeting Friday with the community this new zoning for Boarding Home for Sheltered Care does not fall within the guidelines to put this facility in the proposed property they are wanting to put this on Also it is within guidelines for the City of Knoxville and we are not in the city we are county

Also Acadia is a business for profit. That tells me if they ever are financially in a bind for more money they will do whatever they see fit to add there so they can make a bigger profit.

They want to install a fence on one side not one that the property backs up to us on Shell Lane Actually they could propose a 50 foot fence and I still would not feel that secures any of us who live here.

Also if you look up the people they hire alot of them are just out of high school How in the world can someone that young be the right person to deal with 14-17 year olds not much younger then them Also Acadia has 69 positions open right now They seem to have a huge turnover.

I would ask that you consider not putting this facility near us.

The Firing range someone with Acadia called the Detention Center and asked what time the firing goes on and they told us sometime in the morning until 4 PM That is not right. Sometimes the gunfire is going on in the evening. This is not a peaceful location for troubled teens already with behavior issues.

Would you want this in your back yard We have Union Baptist day care right down the road, Rita Elementary School 3 miles down the road numerous children living even on Shell Lane It would not be

There is plenty of property with no one around that Acadia could purchase for this facility

Why is it that a community has to fight to keep something like this out that 90% of us do not want.

Acadia is taking this piece of property in the middle of a residential community which makes no sense except they are a business for profit not a business to actually be concerned about the problems these teens already have.

Thank you for your time and I truly hope you will not approve this site for the treatment center

Kathleen

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Acadia Healthcare - Agenda Item 8-C-20-UR**

1 message

**'ROBIN SEXTON' via Commission** <commission@knoxplanning.org>

Tue, Sep 8, 2020 at 3:42 PM

Reply-To: jrrbin@aol.com

To: Commission@knoxplanning.org

As a resident in close proximity to the proposed location of the Acadia Healthcare facility, I am writing to implore you to vote AGAINST putting this facility in my backyard.

My husband and I have guardianship of a 9 year old child and we have a 10 year old grandson who lives across the street from us. Putting this facility in our backyard puts these children at extreme risk as documented by the Louisville community that took action to have the facility relocated. As our representatives and voice you must not allow them to relocate this issue to Corryton and put our families at risk. We need you to take a stand and do what is right for the people in this area. VOTE NO!

I'm certain they can find a new location that is better suited for this facility and does not jeopardize the safety of our children and families.

Thank you,  
Robin and Scott Sexton  
6091 Whisper Ridge Lane  
Corryton TN 37721

Sent from my iPhone

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Case # 8-C-20-UR**

1 message

**Charles Wright** <wrightce53@sbcglobal.net>

Tue, Sep 8, 2020 at 2:53 PM

Reply-To: wrightce53@sbcglobal.net

To: Commission@knoxplanning.org

Planning Commission Members,

First of all, thank you for listening to the members of our community and postponing action on the above case number. As a concerned resident of the Corryton Area, I am opposed to the development of the Behavior Health Center to be located on Wise Springs Rd. I attended the community meeting at Union Baptist Church on August 10 and the overwhelming consensus of those attending are against this project at this location. Here are some of the reasons why:

- Although Acadia is the one of the largest healthcare systems of its kind, it only has a 2.5 out of 5 rating from its employees. See: <https://www.indeed.com/cmp/Acadia-Healthcare/reviews>.
- The Louisville facility has had many difficulties and the residents want them out of the community. It appears the same people who were managing that facility will be managing the proposed facility on Wise Springs Rd. Our residents do not want that here. See [https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article\\_523be3b2-98ce-5ea6-afdf-028e94103b9e.html#:~:text=WhatsApp-,The%20Village%20Behavioral%20Health%20Treatment%20Center%20will%20relocate%20from%20Louisville,from%20the%20juvenile%20residential%20facility](https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article_523be3b2-98ce-5ea6-afdf-028e94103b9e.html#:~:text=WhatsApp-,The%20Village%20Behavioral%20Health%20Treatment%20Center%20will%20relocate%20from%20Louisville,from%20the%20juvenile%20residential%20facility).
- Although Acadia says they will have a staff of physicians, psychologists, and other professionals, when asked who will spend the majority of time with the residents, the answer is staff who will go through 2 weeks of training. These staff members will probably be much younger persons at entry level. We understand there's a high turnover rate.
- We have a beautiful residential area.
- The amount of additional traffic (200 employees and visitors) is not conducive to the area. Traffic on Washington Pike is already getting quiet heavy for the highway as it exists.
- There are safety concerns about having that facility in close proximity to residential areas. Although, it is supposed to have a 14 ft. fence, residents are very skeptical.
- The whole approach has been a Public Relations disaster. The project has not been communicated broadly enough and well enough. Very few persons in our subdivision have had any knowledge of this project. Neither the commission nor Acadia can expect to hold a single community meeting with the decision to be made 3 days later without the community feeling that this is an attempt to fly under the radar and sneak this project through. It raises BIG TRUST ISSUES!
- Is also close to the target range of the Sheriff's Department where the deputies practice very often. It was apparent that the officials from Acadia who attended the meeting at the union Baptist were aware of the firing range. It was reported that one of the psychologist from Acadia who attended the above meeting stated she was unaware of the target range. Again, it doesn't seem that Acadia did its initial homework, which exacerbates the reality that this is not a well-managed organization.
- This location is not a healthy and ideal place for youths with emotional and behavioral issues.

I think another location which is more remote would be better suited for this facility.

Sincerely,

*Charles*

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Use on Review Agenda Item 8-C-20-UR**

1 message

Julia Gibson &lt;JGibson@hdclaw.com&gt;

Tue, Sep 8, 2020 at 12:52 PM

Reply-To: jgibson@hdclaw.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Dear Commission Members:

My family and I have reviewed the revised Use on Review Report for the youth treatment center proposal at 4937 Wise Springs Road. We still have several concerns:

This was previously evaluated as an assisted living facility, which it did not appear to be. It is now being evaluated as a boarding home for sheltered care. That doesn't seem to be the case, either, as the definition states that a boarding home for sheltered care provides "care in emergencies or in temporary illness, usually for periods of one (1) week or less". This proposed facility states in their materials that their clients would stay in the program for 3-4 months. Additionally, a boarding home for sheltered care provides "food and shelter to three (3) but not more than twelve (12) persons unrelated to the proprietor". This facility is seeking approval for up to 216 beds.

The zoning is unclear in terms of how many dwelling units are allowed per acre, but the report indicates that each cottage constitutes 2 dwelling units. With 12 cottages containing 2 units each, will these be spaced one per acre?

The security measures outlined in the revised report indicate that the interior courtyard would be secured by a 10-foot privacy fence. The community was told this fence would be a **14-foot tall fence**. The community has asked for a 10 foot perimeter fence as well, and Acadia has indicated that they will provide a 10 foot *partial* fence only around the neighboring homes, which the neighbors do not feel is sufficient. This still allows for elopement from the unsecured portion of the property, especially when the residents are outdoors for their recreational activities.

We are concerned about the public utilities available to the site as many residents have requested access to sewer services for years, only to be told by KUB that the wastewater treatment facility was at capacity and could not handle additional connections. How, then, will they be able to support 216 additional residents and how can they connect those residents but not the rest of the community? Even if this can be done, who has to pay for the lines that pass by neighboring properties? In the past, when KUB ran a sewer line past a property, the homeowner was responsible for a monthly payment toward that line, even if they could not or did not connect to it.

The report continues to state that the proposed facility would have minimal impact on the existing street system and that it would not draw substantial additional traffic through residential areas. The entire surrounding area is comprised of residential areas. Our roads are already high traffic and need work, and this report states that the estimated daily traffic impact is 562 trips. That seems quite a strain to our roads and definitely "substantial additional traffic through residential areas". Many people also take the back roads just to get to this part of the area in an effort to avoid the more heavily congested areas around the interstates, and those back roads are just like Wise Springs Road...narrow and winding. Acadia's attorney, Mr. Mullins, did state that Acadia could stagger their shifts around the peak traffic times, which is appreciated, but with the sheriff's shift changes, school and bus traffic, as well as daily work commuters, that may be difficult to accomplish. Additionally, there will be deliveries and visitors to the site, and those likely could not be scheduled around peak times.

The report correctly states that the proposed facility is significantly larger than structures in the surrounding area. This is because the surrounding structures are mostly comprised of residential homes, with the exception of the Knox County Detention Center. The report does state that there will be visual buffers, which according to the report, also serve to lessen potential impacts on property values, but how do visual buffers resolve that issue? The facility is what it is, hidden from sight or not, and that would be taken into consideration in values of surrounding homes. Providing visual buffers does not change the adverse impact on the character of the neighborhood.

The report states that the use is compatible with institutional properties (the Knox County Detention Center) to the north and west of where it is proposed and further states that "the use is more intense than that of the surrounding residential properties to the south, east, and west". That is correct; the only "compatible" use is the Detention Center, and the remaining properties are residential. Why should we be the community to house all of these such facilities? Additionally, if this facility and its residents are not cause for concern to the neighborhood, why is it consistently compared to the Knox County Detention Center?

The report still states that no surrounding land uses would pose a hazard or create an unsuitable environment for the proposed use. I understand that someone told Acadia's representatives that shooting at the neighboring gun range only occurs from 9:00 to 4:00 Monday – Friday, but according to the direct neighbors, that is not the case. The permit carry courses, for instance, take place on the weekends. Additionally, the railroad tracks running alongside the unfenced perimeter would be cause for concern due to the train noise and due to potential elopements as a child could easily escape to those tracks and disappear or they could be injured by a train or on the tracks themselves.

Per Acadia's representatives, they want their facility to be housed in a low density area. As Smithbilt has purchased a large farm for future development directly across the street from this proposed site, this will no longer be a low density area if and when Smithbilt decides to develop. How would this support their mission statement?

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Knoxville - Knox County Planning Mail - [Planning Commission Comment] Use on Review Agenda Item 8-C-20-UR

In the event of a medical emergency, the closest hospital is downtown. It would seem much more practical to establish a facility in an area where medical treatment could be much more easily accessible.

Finally, the community has no confidence in Acadia. In researching the Louisville facility, it seems that that facility had more security incidents after Acadia took control of the facility than when it was operated by their predecessor. Additionally, Acadia is a for-profit, publicly traded corporation, and we have been told that each of their facilities is autonomous. This does not promote confidence in the company or their motives.

Our family and the majority of the residents who even know about this proposal feel that this will negatively affect our community. We already have the Detention Center. If this center is forced upon us, what's next? We don't want to be the community known and responsible for housing these facilities. At what point do all these facilities start to impact our values? At what point do these facilities BECOME the character of our neighborhood? We don't want that; we want our community to continue to have the residential feel that brought us to it.

Thank you for your time and consideration!

Julia Gibson

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

1 message

**'Chelsea Marie Cole' via Commission** <commission@knoxplanning.org>

Tue, Sep 8, 2020 at 12:49 PM

Reply-To: chelsomarie1391@aol.com

To: commission@knoxplanning.org

To whom it may concern,

I am writing this email in order to OPPOSE Acadia Healthcare coming to Wise Springs Road. I am a tax paying citizen currently living in the community and earlier this year my husband and I purchased the land adjacent to the proposed construction site. We purchased 2.5 wooded acres in a safe, quiet residential area in order to construct a home that would be suitable for raising our future children. Based on the article that I read from The Daily Times about the issues related to Acadia Healthcare in Louisville, bringing Acadia Healthcare to this area will threaten the solace of the community and derail the plans that we have to build our forever home. I fully support behavioral health and the rehabilitation of our troubled youth, but I CANNOT support it next door to my safe place. I WILL NOT live daily in fear for my families safety or the privacy And respect of my property. This type of facility has no place among the quiet countryside where hard working people establish and build their lives in order to escape the hustle bustle of city life and protect themselves from crime. Please, for the sake of mine and my families future, do not allow this project to move forward.

Sincerely,  
Chelsea Rutledge

Sent from my iPhone

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] FW: Use of Review agenda item 8-C-20-UR**

2 messages

Shnider, Phyllis &lt;PShnider@covhlth.com&gt;

Tue, Sep 8, 2020 at 11:51 AM

Reply-To: pshnider@covhlth.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Cc: "Shnider, Phyllis" &lt;PShnider@covhlth.com&gt;, ROBERT SHNIDER &lt;rshnider@aol.com&gt;, "bfarmer4747@comcast.net" &lt;bfarmer4747@comcast.net&gt;

Commission Knox Planning

Dear Commission,

I am representing my mother who is 97 years old and lives at [4747 Wise Springs Road, Knoxville, TN 37918](#). She has lived there for 66 years and I grew up there. I have her power of attorney and I also have a vested interest in opposing the Acadia project. She (Naomi Farmer) and I (Phyllis Shnider) are against the development of the Acadia Healthcare Juvenile Residential Treatment Facility at proposed location [4937 Wise Springs Road, Knoxville, TN 37918](#).

Again I state:

1. The roads that will be needed for travel are not wide enough to handle the increased amount of traffic and supply truck deliveries. There are blind hills on the Wise Springs Road that will make it unsafe for home residents to enter Wise Spring road from their own driveways because of increased traffic.
2. Knox County Police gun firing range is located right across the street from the facility and the range is used 6 days a week. We can hear the shooting from our house and it sounds like a war zone. Why would you allow the proposed facility to be located near a war zone sound that is created by the constant shooting? If the care and concern for the health and well-being of the children to be housed at this site with their many challenges as Acadia has listed that the children are being treated for, do you really think that hearing bang, bang, bang constantly is not going to be an agitation factor in their treatment. Some of the children are being treated suffer from PTSD. Autistic children can't stand loud noises.
3. When Acadia was asked the question regarding the education of the 24/7 Behavioral Health Technicians, this is staff to be in the cottages with the children at all times, we were informed that a high school graduate or college graduate with 40 hours education in how to deal with the children will be required by Acadia. We ask the question did the staff have any clinical experience in dealing with children with the type of issues Acadia is treating at the facility. The answer was no. As those who work in healthcare know, clinical experience is a must in treatment and dealing with these children who are in need of such treatment.
4. Lack of security. They have on their drawings a 14 foot wall around the cottages. Why are they not putting the 14 foot wall around the entire perimeter? Do they want the children to be safe or not? Do they want the community and surrounding neighbors to be safe? We think not. They have no security guards on campus. Key cards carried by staff is the only security they have. So if a child gets hold of the staff's key card, out the door they go. Acadia is not concerned about the safety of the children or community at all.
5. Why was this property selected? Because it was cheap? They are bringing children in from out of state at least 17% from North Carolina and some from other states that are unknown at this time. We ask if they had a plan B for a secondary location. The answer, no they had no plan B. Was this already a done deal but the community was not aware of the deal already made? We ask had they looked in North Carolina for a site since they were bringing children from North Carolina to Knox County to be treated? They had not looked a location in North Carolina.
6. Does Knoxville need a place for treatment for children who have the challenges, yes we do. But, this is not the location!!!
7. At the meeting held at Union Baptist Church where Acadia came and spoke with the community residents approximately 50-60 people in attendance, the overwhelming voices are saying NO to the Acadia facility being built in this location as proposed. Even the speaker for Acadia, was aware of the feeling of the community as in NO we do not want your facility at this location.
8. Doctors are not on campus 24/7. One nurse is.
9. Acadia's previous location in Maryville, look at Acadia's track record there. They are managing that facility and look at what has happened there. Did you take that into consideration when you heard their request to build on the proposed location?

WE do not want this facility built at the proposed location in our back yard. If you really care about the children needing the services of a facility such as this, do not place it near a firing range. My goodness, did not anyone even bother to know about the gun firing range and the noise associated with that and how it would bother the children???? The almighty dollar is not the most important thing here but the safety and concern for the children should be. Different location should be sought by Acadia that is not near a firing range!!!!

In addition, Acadia has proved themselves not to be good neighbors or care about the community or the children they propose to place in the facility. They have not considered the requests of the community regarding security of the premises for the wellbeing of the families in the community or the children they are proposing to take care of. They are unwilling to put a 10 foot high around the entire premises to protect the community and the children of the facility. So what is their number one priority, again the almighty dollar in their pocket! If it were you child or grandchild, would you want them taking care of your loved one?



## Disclaimer

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

**Shnider, Phyllis** <PShnider@covhlth.com>

Tue, Sep 8, 2020 at 11:48 AM

Reply-To: [pshnider@covhlth.com](mailto:pshnider@covhlth.com)

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Cc: "Shnider, Phyllis" <PShnider@covhlth.com>, ROBERT SHNIDER <rshnider@aol.com>

Commission Knox Planning

Dear Commission,

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Again I state:

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2. Knox County Police gun firing range is located right across the street from the facility and the range is used 6 days a week. We can hear the shooting from our house and it sounds like a war zone. Why would you allow the proposed facility to be located near a war zone sound that is created by the constant shooting? If the care and concern for the health and well-being of the children to be housed at this site with their many challenges as Acadia has listed that the children are being treated for, do you really think that hearing bang, bang, bang constantly is not going to be an agitation factor in their treatment. Some of the children are being treated suffer from PTSD. Autistic children can't stand loud noises.
3. When Acadia was asked the question regarding the education of the 24/7 Behavioral Health Technicians, this is staff to be in the cottages with the children at all times, we were informed that a high school graduate or college graduate with 40 hours education in how to deal with the children will be required by Acadia. We ask the question did the staff have any clinical experience in dealing with children with the type of issues Acadia is treating at the facility. The answer was no. As those who work in healthcare know, clinical experience is a must in treatment and dealing with these children who are in need of such treatment.
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5. Why was this property selected? Because it was cheap? They are bringing children in from out of state at least 17% from North Carolina and some from other states that are unknown at this time. We ask if they had a plan B for a secondary location. The answer, no they had no plan B. Was this already a done deal but the community was not aware of the deal already made? We ask had they looked in North Carolina for a site since they were bringing children from North Carolina to Knox County to be treated? They had not looked a location in North Carolina.
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**From:** Shnider, Phyllis  
**Sent:** Wednesday, August 12, 2020 11:59 AM  
**To:** 'commission@knoxplanning.org' <commission@knoxplanning.org>  
**Cc:** bfarmer4747@comcast.net; Shnider, Phyllis <PShnider@CovHlth.com>; 'ROBERT SHNIDER' <rshnider@aol.com>  
**Subject:** FW: Use of Review agenda item 8-C-20-UR

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[Quoted text hidden]



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

## [Planning Commission Comment] FW: Use of Review agenda item 8-C-20-UR

1 message

Shnider, Phyllis &lt;PShnider@covhlth.com&gt;

Tue, Sep 8, 2020 at 11:51 AM

Reply-To: pshnider@covhlth.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Cc: "Shnider, Phyllis" &lt;PShnider@covhlth.com&gt;, ROBERT SHNIDER &lt;rshnider@aol.com&gt;, "bfarmer4747@comcast.net" &lt;bfarmer4747@comcast.net&gt;

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Again I state:

1. The roads that will be needed for travel are not wide enough to handle the increased amount of traffic and supply truck deliveries. There are blind hills on the Wise Springs Road that will make it unsafe for home residents to enter Wise Spring road from their own driveways because of increased traffic.
2. Knox County Police gun firing range is located right across the street from the facility and the range is used 6 days a week. We can hear the shooting from our house and it sounds like a war zone. Why would you allow the proposed facility to be located near a war zone sound that is created by the constant shooting? If the care and concern for the health and well-being of the children to be housed at this site with their many challenges as Acadia has listed that the children are being treated for, do you really think that hearing bang, bang, bang constantly is not going to be an agitation factor in their treatment. Some of the children are being treated suffer from PTSD. Autistic children can't stand loud noises.
3. When Acadia was asked the question regarding the education of the 24/7 Behavioral Health Technicians, this is staff to be in the cottages with the children at all times, we were informed that a high school graduate or college graduate with 40 hours education in how to deal with the children will be required by Acadia. We ask the question did the staff have any clinical experience in dealing with children with the type of issues Acadia is treating at the facility. The answer was no. As those who work in healthcare know, clinical experience is a must in treatment and dealing with these children who are in need of such treatment.
4. Lack of security. They have on their drawings a 14 foot wall around the cottages. Why are they not putting the 14 foot wall around the entire perimeter? Do they want the children to be safe or not? Do they want the community and surrounding neighbors to be safe? We think not. They have no security guards on campus. Key cards carried by staff is the only security they have. So if a child gets hold of the staff's key card, out the door they go. Acadia is not concerned about the safety of the children or community at all.
5. Why was this property selected? Because it was cheap? They are bringing children in from out of state at least 17% from North Carolina and some from other states that are unknown at this time. We ask if they had a plan B for a secondary location. The answer, no they had no plan B. Was this already a done deal but the community was not aware of the deal already made? We ask had they looked in North Carolina for a site since they were bringing children from North Carolina to Knox County to be treated? They had not looked a location in North Carolina.
6. Does Knoxville need a place for treatment for children who have the challenges, yes we do. But, this is not the location!!!
7. At the meeting held at Union Baptist Church where Acadia came and spoke with the community residents approximately 50-60 people in attendance, the overwhelming voices are saying NO to the Acadia facility being built in this location as proposed. Even the speaker for Acadia, was aware of the feeling of the community as in NO we do not want your facility at this location.
8. Doctors are not on campus 24/7. One nurse is.
9. Acadia's previous location in Maryville, look at Acadia's track record there. They are managing that facility and look at what has happened there. Did you take that into consideration when you heard their request to build on the proposed location?

WE do not want this facility built at the proposed location in our back yard. If you really care about the children needing the services of a facility such as this, do not place it near a firing range. My goodness, did not anyone even bother to know about the gun firing range and the noise associated with that and how it would bother the children???? The almighty dollar is not the most important thing here but the safety and concern for the children should be. Different location should be sought by Acadia that is not near a firing range!!!!

In addition, Acadia has proved themselves not to be good neighbors or care about the community or the children they propose to place in the facility. They have not considered the requests of the community regarding security of the premises for the wellbeing of the families in the community or the children they are proposing to take care of. They are unwilling to put a 10 foot high around the entire premises to protect the community and the children of the facility. So what is their number one priority, again the almighty dollar in their pocket! If it were you child or grandchild, would you want them taking care of your loved one?

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] Misapplication of the 'Planned Residential' zone case #8-C-20-UR**

1 message

nlbrandy <nlbrandy@bellsouth.net>

Tue, Sep 8, 2020 at 11:04 AM

Reply-To: nlbrandy@bellsouth.net

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

[commission@knoxplanning.org](mailto:commission@knoxplanning.org)

Re: case # 8-C-20-UR at [4937 Wise Springs Rd.](#)

Honorable Commissioners,

I live at 4809 Shell lane; a few hundred feet from the proposed facility described as a “Residential Treatment Center”.

#1. The proposed project does not match the INTENT of the PR zone. The area restriction of at least 20 acres was to allow space for a *community* which included space for diverse use. The definition of the PR (Planned Residential) is essentially to establish a *predominately residential area* with some commercial activities allowed under the ordinance. “5.13.01 *Residential areas thus established would be characterized by a unified building and site development program.*” ie one comprising mostly *family residential use* (nationally approximately 80%).

The intent of the zone is to establish a *residential area* with consideration for other use *within* that area. By the wording of the ordinance and by the nationwide use of such a designation, the standard for a PR should contain a predominately family residential makeup.

This proposal is for a 100 per cent *commercial* use and no provisions are set aside for any percent whatsoever for the intended majority residential family use. There will be *no* one residing at the proposed facility. The patients will *not* be establishing residency. While transient use is allowed in the PR zone it is not the intent for that to mean the entire 20 (or 10,000 or whatever) acres will be other than approximately 80 percent normal family type homes.

Under the nation wide precedence for application of this type of zoning arrangement, enough surrounding property of the proposed facility would have to have been re-zoned ‘PR’ to provide a balanced proportion of residential to commercial and other use. The owners and residents of the entire surrounding area would have to have been included in the lawfully required advertisement for that proposed zoning change, not just the property owners within 200 feet of the site, as was done. The Planned Residential zone is by its name is obviously a zone *primarily* for residential use. The application made is for a totally commercial use of the PR, in direct violation of a PR’s intent.

“The intent of the PR zone is not a means to carve out a piece of property within a residential neighborhood in order to allow a commercial endeavor to 100 percent occupy that carved out site.”

#2. Although by the obvious argument in #1 negating the need for further comment, the Knox Co. planning staff has decided the proposed facility should be treated as and regulated as a “Boarding Home for Sheltered Care” described elsewhere in the ordinance.

The “Use on Review” section 5.13.03 is very explicit as to what ‘use’ the commission may allow under this section, as follows:

- A. Group care DAY homes
- B. Assisted Living Facilities (which we have agreed is not a match for the proposed use.)
- C. Adult DAY CARE centers.

D. Rural Retreats.

E. Public Safety Facilities.

Section 5.13.03 does NOT include consideration for Boarding Homes under the "Use on Review" section. Therefore it would appear that the commission would have no legal option but to deny the request.

#3. Additionally, under other articles of the ordinance, the allowance of exception under commission review is limited by the wording in the general and sector plans, ie *"The use will not significantly injure the value of adjacent property."* I respectfully submit to the commission that simply put, if any of the neighbors near this proposed site are so concerned by the awful stories online about nearby crimes committed by escapees from the Acadia facility in Louisville, Tn. and others around the country (Please see attachment), that these neighbors decide to sell out and move as my wife and I are considering; then I ask you if you would think that maybe when I submit in writing as required by law to any prospective buyer interested in my property, that the bedroom windows of my home are only a very short walk across a cow pasture from two hundred or more heroine and other drug addicts that are very disturbed, scared, angry and suicidal but otherwise very strong and healthy adolescents, and there's nothing between my bedroom windows and them BUT that cow pasture; that perhaps the price for my property will plunge if not evaporate. I refer you again to the intent of the ordinance. If staff somehow finds a way to justify approval of this project by means I have not been able to find in the law, then you are STILL bound by the general intent of the ordinance as to protect us from injury to our property and to preserve the expectation of safety and security for our families in our own homes and in our own yards. At least the Sheriff's Detention facility has Chain link and razor wire and armed guards between me and my bedroom window. Think about my elderly wife and me as we try and try to go to sleep in our lovely little old retirement home with no money lying around to move somewhere else. I deserve just as much compassion as some wayward youth that could get his methadone and *supposed* other treatment at a much more remote and secure site. Acadia Health will be even less secure here than at Louisville. Here they will be able to hide in the woods and walk unopposed straight into a true residential neighborhood.

Respectfully and thank you for your consideration,

Norman Martin

4809 Shell Lane

Knoxville, TN. 37918

[nlbrandy@bellsouth.net](mailto:nlbrandy@bellsouth.net)

Attachment .....<https://www.facebook.com/pages/category/Mental-Health-Service/Victims-of-Acadia-Healthcare-107674843964984/>

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR // ACADIA CENTER**

1 message

**'Hannah Beeler' via Commission** <commission@knoxplanning.org>

Tue, Sep 8, 2020 at 9:00 AM

Reply-To: joyb1024@yahoo.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Good morning!

I would like to voice some concerns in regards to the acadia center that is being built off of Wise Springs and Maloneyville Rd.

My first concern is the amount of incidents that have occurred at this facility. Not just in the Louisville location but at many locations across the country.

My second concern is how close this facility would be to the jail. Not only do you have the shooting range which could cause triggers for the kids BUT you also have work release right there, where it is known that inmates walk off from. Do sex offenders do work release? If so this could be potentially even more dangerous for the kids, especially since this facility does not offer any type of security. My next issue with this is how close this is to government property for a couple reasons. There was a situation at one location where a kid had walked off from the facility and ended up on a construction site. The kid ended up getting hurt and Acadia sued the construction company and won a big settlement from them. Who's to say this wouldn't happen while a kid is on Knox County property? My other issue is what if a bunch of kids run off and decide to damage Knox County property? This could be expensive... Wouldn't this come out of our taxes to have property/patrol cars replaced or fixed?

Kids walking off from these locations is nothing new apparently. And why wouldn't they? Once again there is no security to keep them on Acadia grounds or to keep people off of the grounds. Several kids ran off from the Louisville location and kidnapped a worker there! That is extremely concerning! What is to keep one of those kids doing that to someone in their car at the stop sign? Or from their home? Are the residents not allowed to defend themselves because they are juveniles?

At one of the locations there are many accounts of excessive use of child restraints, sex between staff and kids along with the spread of HIV. How do we not know this won't happen at this location?

My next concern is how close this is to the railroad tracks. I have lived by those tracks so I know how loud they can be so I wonder if this would cause an issue with kids trying to sleep, which could cause issues with them progressing with their therapy. Who doesn't have issues with mood or concentration when they are sleep deprived? My last issue with the railroad tracks is safety. When a kid walks off and starts to play on the railroad tracks who is to say they won't get hurt or even worse killed by a train!?

I understand what Acadia is trying to do and I am all for kids having a better life and getting their life back on the right track but I do not think this is best location for it. There is plenty of land across Knox County for them to build, that isn't next to an active train track and a jail.

Please take this into consideration!!!  
Thank you for your time!

Hannah Yearout, Knox county resident

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

1 message

**'JOHN COLE' via Commission** <commission@knoxplanning.org>

Mon, Sep 7, 2020 at 1:55 PM

Reply-To: pandj6984@aol.com

To: commission@knoxplanning.org

To Whom It May Concern,

I am OPPOSED to the planning of building a Juvenile Behavioral Health Center in the Corryton area being discussed. I am a Knox County Tax paying citizen residing in the immediate area of the proposed center and DO NOT wish to have this center in my safe and serene community. I have great concerns for this center being built here, especially after reading an article from The Daily Times of Louisville, TN in regards to theft and assaults resulting from this center. The proposed site is right between two residential homes, one being my daughter and son in-laws lot that they just recently purchased with no known knowledge of this proposed building of Acadia Healthcare Facility. If so, they would have never purchased the lot. This is a lot they bought in hopes of building their dream home and a home they plan on raising a family in. I certainly do not want my daughter, nor my future grandchildren living next a facility such as this! It is a great concern for the well being of all surrounding residents.

Please DO NOT approve this site!

Thank you for your time and consideration in this matter,  
John and Paula Cole of Corryton, TN

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Agenda Item 8-D20-UR**

1 message

**Sherry King** <rrconductor2@att.net>

Mon, Sep 7, 2020 at 7:59 PM

Reply-To: rrconductor2@att.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

I am a homeowner on Washington Pike in the Ritta community and I wanted to state that I do not want the Acadia Healthcare facility in our community. We already have the jail on Maloneyville Road and that is enough for offenders. We do not want people with drug problems out roaming and breaking houses just to get money and drugs from what we may have in our own homes. My vote is definitely NO! Thank you

Sherry King  
[6334 Washington Pike](#)  
[Knoxville, Tn 37918](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] PROPOSED ACADIA JUVENILE BEHAVIORAL CENTER: 8-20-C-UR**

1 message

**Dana Hamilton** <dhamn77@att.net>

Tue, Sep 1, 2020 at 12:08 AM

Reply-To: dhamn77@att.net

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

COMMISSIONERS:

As a lifelong resident of the Ritta community for nearly 70 years, I have witnessed the Hillcrest Nursing facility demolished to be replaced by the Roger D Wilson Detention center. This new facility was never to house federal inmates, however, this has not been the case. This parcel originally housed what was known as the Poor Folks Home. It was a place to house indigent persons with no home, family or means of support. In time the Poor House gave way to the Hillcrest Nursing facility. An historic church, school house and other buildings were destroyed when Hillcrest was torn down to build the incarceration center with no consideration of the will of the community. A potters cemetery remains on the site and continues to occasionally be used to bury unfortunate people with no relatives to claim their remains.

The old work house was for incarcerating minor law breaking persons. When the new center was built, it was determined that it would not be cost effective to tear down the old building, therefore, it would set dormant. Not so, as it is still being utilized.

In addition, a county shooting range facility was built adjacent to the old work house facility. All these maneuvers happened without any consideration of the will of the community residents. No one in the community was pleased: no voice, no choice.

Now, fast forward, and the proposed subject facility with a false zoning request with virtually no prior warning is seemingly being forced on our community. This national company has and continues to have many allegations, complaints, lawsuits etc. nationwide. The facility which is relocating from Louisville, TN is being forced out of that community for negligence, lack of control and security and for the many issues there with absolutely no consideration for the community. Their remedy is to relocate and infringe on our community as Acadia sees us as a dumping ground as they feel we already house a prison and shooting range (not by choice but by force). Our community feels it is time for some other area to share what has been "given" to Ritta whether wanted or not.

I have a great interest in this matter as my wife and I, our children, grandchildren, friends and relatives reside in close proximity to this location!

WHY, I question, would anyone in our community want this problem? Why, I question, would any commissioner even consider to vote approval with all the problems this company has and when it is against the will of the great majority of the community. I may also add that many in the community are not even aware of this request due to the short notice and fraudulent zoning request.

My request is for ALL COMMISSIONERS to research this company on a national level, recognize the problems, complaints, issues, lawsuits and vote NO on the approval and allow Acadia to pursue a location other than our tranquil and pleasant community. As a community all feel proposals, promises and lip services will be offered to "have their way" to be discarded if successful in their endeavor.

PLEASE VOTE NO ON THIS ITEM!

Thank you for your consideration in this matter.

D D & Denise Hamilton  
4519 Maloneyville Rd  
Knoxville TN 37918

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] 8-C-20-UR**

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**bamack2014** <bamack2014@gmail.com>

Sun, Aug 30, 2020 at 6:47 PM

Reply-To: bamack2014@gmail.com

To: commission@knoxplanning.org

Planning Commision,

I am writing about the Acadia juvenile behavioral health/drug treatment center being proposed at 4937 Wise Springs Rd. There has been additional communication with Ben Mullins since the last Use of Review hearing, the biggest issue that keeps arising is the communities request for perimeter fencing & Acadia's resistance to the idea. Acadia has offered a 10 foot fence bordering the closest residential homes. They state in case of patient elopement this should help deter the escapee from coming into our backyards & funnel them into the vegetation area or kcsso detention property/railroad tracks. I stand firm that a minimum 10 foot privacy fence needs to be around the entire property, not just the closest residential area. Patient elopement is going to happen & this perimeter fence will only aid Acadia in keeping their patients on their property. I also stand firm that 4937 Wise Springs Rd is not an appropriate property for this facility due to its proximity to the KCSO training facility/shooting range & the fact that this area is already heavily residential & will only be growing in the future. A common thing I have heard is this facility is consistent with the community due to the Detention Center already being in the area, the reality of this is the detention center has multiple barriers, including perimeter fencing as well as fencing with barbed wire, to keep inmates on their property & guards on patrol. In my 10 years as a Wise Springs resident the detention center has never caused a disturbance for my home, I expect the same from Acadia if they receive approval to build this facility.

Thank you for your time,  
Alex McSpadden

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**Fwd: Letter of support for pending Use on Review**

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**Terry Gilhula** <terry.gilhula@knoxplanning.org>

Tue, Aug 25, 2020 at 4:31 PM

To: "Caron, Dori" &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

----- Forwarded message -----

From: **Karen Pershing** <kpershing@metrodrug.org>

Date: Tue, Aug 25, 2020 at 4:29 PM

Subject: Letter of support for pending Use on Review

To: &lt;contact@knoxplanning.org&gt;

Good afternoon,

I am attaching a letter of support for approval for the Use on Review proposal for Acadia Healthcare (Village Behavioral Health) on Wise Springs Road, 37918.

Thank you,

Karen

**Karen Pershing, MPH, CPS II**

Executive Director

Metro Drug Coalition | 4930 Lyons View Pike, Knoxville, TN 37919

Office: 865-588-0963 | Cell: 865-607-2935 | [www.metrodrug.org](http://www.metrodrug.org)**Letter of support-VBH 8-20.pdf**

605K



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August 25, 2020

Knoxville-Knox County Planning Commission

Re: Use on Review Application-Acadia Healthcare (Village Behavioral Health), proposed property 4937 Wise Springs Road, 37918

Dear Commission Members,

I wish to express my enthusiastic support for the Use on Review Application filed by Acadia Healthcare to relocate and expand its adolescent behavioral health services to Wise Springs Road in commission district 8. The Village Behavioral Health program has served youth with mental health and substance use issues for years and has proven success in doing so. These services are critical to being able to prevent the downstream effects of untreated mental health and substance use issues we see with adults. If we can intervene early on, the better off these young people will be and the less likely they will enter state custody or enter into adulthood without the skills and tools they need to manage their behavior.

This land would provide them an opportunity to update their facilities, serve additional youth in need in a safe, supportive, therapeutic environment. This land could not go to better use in helping kids and their families who struggle getting their kids the help they need.

I hope you will consider approving this request for the use of the land in Knox County. I can think of no better use than to change the life of a hurting child.

Sincerely,

Karen Pershing, MPH, CPS II  
Executive Director



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] Use on Review Agenda Item 8-C-20-UR**

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**Julia Gibson** <JGibson@hdclaw.com>

Tue, Aug 25, 2020 at 12:45 PM

Reply-To: jgibson@hdclaw.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Dear Commission Members:

Having read the use on review report and staff recommendations for the planned residential treatment center on Wise Springs Road, I had a few concerns that I would like to address related to the following:

- 1) The report states that "the use is in harmony with the general purpose and intent of the Zoning Ordinance". The site is actually being evaluated as an assisted living facility, so this statement does not appear to be accurate.
- 2) The report states that "the use is compatible with the character of the neighborhood where it is proposed". Is it considered compatible because the Detention Center is nearby? Otherwise, what makes this site compatible with the character of the neighborhood?
- 3) The report states that "the use will not significantly injure the value of the adjacent property". Has anyone spoken to experts to obtain their opinion on this? Has anyone researched the property values of the neighboring homeowners of the Louisville center?
- 4) The report states that "no surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use". Would the noise from the shooting range and the nearby railroad tracks not be unsuitable for the children receiving treatment?
- 5) The report states that "the use will not draw substantial additional traffic through residential areas since the site is located on a major collector street". Is Washington Pike considered "a major collector street"? Wise Springs surely is not. Washington Pike, Wise Springs and all the surrounding roadways are all residential areas. The report further details an estimated traffic impact of 562 average daily vehicle trips. This seems like a lot of extra traffic that the roads can't handle under present conditions.

I understand that Acadia is now offering partial perimeter fencing at a minimum height of 6 feet. Given Acadia's past history of elopements, anything short of a full perimeter fence at a height significantly above 6 feet should not be considered. Please bear in mind the many elderly residents and children in this residential area. Additionally, funneling elopers toward the railroad tracks does not seem to be a good idea. Acadia is spending \$30 million on this facility; surely they can spare the cost of total perimeter fencing.

A home is a person's single biggest investment. I imagine that, like any other homeowner, people moved to this community based upon the premise that it was and would continue to be a residential neighborhood of families. I doubt that anyone anticipated a treatment facility being built in the middle of a residential or agricultural area. According to reports, some of the adjoining property owners became aware that this property was being rezoned from agricultural to planned residential in February of this year. If this was presented as a subdivision or even as an assisted living facility, as it is currently being evaluated, I suspect the residents would not have been as concerned. Even as an assisted living facility, it would still maintain a more residential feel. With the increased traffic and noise of 140+ children at the proposed facility, the neighboring property owners obviously have concerns. From what I understand, even the adjoining property owners only learned of the planned treatment facility a short time before the scheduled commission meeting on August 13, with some of the surrounding residents becoming aware of the proposal at a community meeting held on August 10, just days before the commission meeting. Although the property owners directly adjoining this facility are most impacted, the entire community deserved to know about this proposal.

Obviously, this commission has the authority to take away what we envisioned for our families, our futures and our community. However, I ask you to take into consideration the concerns and requests of the community, most of whom have voiced their opposition to this facility as planned.

Thank you for your time!

Julia Gibson

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] 8-C-20-UR**

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**Chase McSpadden** <cxmcsadden@gmail.com>

Tue, Aug 18, 2020 at 2:07 PM

Reply-To: cxmcsadden@gmail.com

To: commission@knoxplanning.org

Dear Planning Commission,

I just want to say thank you for your time and service. I am having trouble trying to understand why this particular case is categorized as an assisted living facility. We were watching the commission meeting on the 13th and one commissioners pointed out that there is a requirement that 85% of the residents must be the age of 55 or older. We as a community do not feel this is an assisted living facility but instead should be classified as recovery housing. Acadia Healthcare's operation plans states "This program will be licensed as a residential treatment center and alcohol and drug treatment center for youth." Also, we as a community still stand firm in the belief that these youth cannot be properly treated while there is an active gun range nearby. We see that there is a need for such a facility and believe that our youth deserve the best care that we can give them. Wise Springs Road just isn't the best location to give these children what they require to succeed.

Thank you,

Chase McSpadden

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] 8-20-C-UR**

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**meg Howard** <megjordan888@hotmail.com>

Mon, Aug 17, 2020 at 6:59 PM

Reply-To: megjordan888@hotmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Thank you so much for giving your time for us to speak. I want to reiterate my concerns about the fact that staff was unable to fit this facility in any type of category. The definition of assisted living by no means represents what this facility is intending. If you are unable to find a category in which this facility fits, than Acadia needs to re adjust and conform to the categories in which were stated. I do not concede to the ideal that this particular type of treatment would not be beneficial in this area. It is not consistent with the neighborhood nor are the security requirements up to par. I am not neglecting that this particular type of treatment would not be beneficial to youth. The most accurate statement I heard during our meeting, was "this is like fitting a square peg in a round hole." We must think about the children (the residents and our own) and our community. Assuming one of the conformities states that the surrounding environment will do no harm mentally or physically stands out to me. We cannot expose our children trying to get help, with co morbitities, to an environment of non-stop gunfire. We as a community are not aloof that something will be built on this property. We will take that as it comes. The rezoning was a heavy blow, but we are diligent in our efforts of keeping this particular facility, run by this particulr comapny out of our backyards. Acadia is known for being a poor neighbor. Their track record is in black-and-white. I urge the committee to recognize the standards in categories set before them by Knox County. I continue to stand against the idea of this facility and its detrimant to our community.

Meghann Howard  
[4921 wise springs rd.](#)

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] 8-20-C-UR**

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**meg Howard** <megjordan888@hotmail.com>

Mon, Aug 17, 2020 at 6:59 PM

Reply-To: megjordan888@hotmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Thank you so much for giving your time for us to speak. I want to reiterate my concerns about the fact that staff was unable to fit this facility in any type of category. The definition of assisted living by no means represents what this facility is intending. If you are unable to find a category in which this facility fits, than Acadia needs to re adjust and conform to the categories in which were stated. I do not concede to the ideal that this particular type of treatment would not be beneficial in this area. It is not consistent with the neighborhood nor are the security requirements up to par. I am not neglecting that this particular type of treatment would not be beneficial to youth. The most accurate statement I heard during our meeting, was "this is like fitting a square peg in a round hole." We must think about the children (the residents and our own) and our community. Assuming one of the conformities states that the surrounding environment will do no harm mentally or physically stands out to me. We cannot expose our children trying to get help, with co morbitities, to an environment of non-stop gunfire. We as a community are not aloof that something will be built on this property. We will take that as it comes. The rezoning was a heavy blow, but we are diligent in our efforts of keeping this particular facility, run by this particular company out of our backyards. Acadia is known for being a poor neighbor. Their track record is in black-and-white. I urge the committee to recognize the standards in categories set before them by Knox County. I continue to stand against the idea of this facility and its detriment to our community.

Meghann Howard  
[4921 wise springs rd.](#)

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] Fwd: 8-C-20-UR**

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**Michelle Portier** <michelle.portier@knoxplanning.org>  
Reply-To: michelle.portier@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Mon, Aug 17, 2020 at 2:39 PM

Forwarding community comments.

----- Forwarded message -----

From: **Vicki Doyle** <[vickimariadoyle@gmail.com](mailto:vickimariadoyle@gmail.com)>  
Date: Mon, Aug 17, 2020 at 2:28 PM  
Subject: 8-C-20-UR  
To: <[michelle.portier@knoxplanning.org](mailto:michelle.portier@knoxplanning.org)>

As a concerned resident of Whisper Ridge subdivision located on Maloneyville Road, it has just come to my attention that a juvenile residential treatment facility has been proposed on Wise Springs Road in close proximity to my home.

I feel this facility would not only be a detriment to our community as well as bringing about increased crime, lower property values, unnecessary traffic, as well as safety concerns.

I moved to this community for the peace, wildlife, and country feel of life I found when looking for property.

I feel like this is a huge safety issue for my family and property. I have read the newspaper articles written due to concerns for safety in Louisville, TN neighborhoods and do not want this problem located in our back yard as well as close to our schools where our children will be exposed to drugs etcetera.

Please think before you vote how you would feel to if this were located in your own back yard. Corryton has been a lovely and safe community that I am proud of calling my home.

Vicki Doyle  
[6017 Whisper Ridge Ln.](#)  
[Corryton, TN 37721](#)

865 207 5203

Vicki Doyle

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Michelle Portier, AICP  
Senior Planner  
865.215.3821



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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8/18/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: 8-C-20-UR

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Case 8-C-20-UR**

1 message

**Sheila Mullins** <mullins4ut@gmail.com>

Fri, Aug 14, 2020 at 10:17 AM

Reply-To: mullins4ut@gmail.com

To: commission@knoxplanning.org

I am a resident in the Gibbs Community, and I have lived here my entire life. I attended Gibbs K-12. It is heartbreaking to me to read some of the resistance this community is showing in regards to a facility that would treat teenagers battling addiction/mental illness. My heart really does break thinking that children are looked at by some in this community as being "criminals" because they are struggling with addiction; just because the addict's mistake in life is different than theirs. Addiction has proven to be all-inclusive, meaning it can happen to anyone, any race, any age, any sex, any community, any background, any financial status, etc. This community has always been a loving, Christian community. What an incredibly loving, Christian thing to do in having a treatment facility in our area to help teenagers have a chance at recovery!!! I totally support this facility, and it would be about three minutes from my residence. I would also gladly love to volunteer my time in serving such a wonderful cause.

Thank you for your consideration,  
Sheila Mullins

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Treatment Center**

1 message

**Sherry Clay** <sclay217@gmail.com>

Fri, Aug 14, 2020 at 8:35 AM

Reply-To: sclay217@gmail.com

To: commission@knoxplanning.org

I have recently been made aware of a proposed treatment center to be put in next to the detention center. As a mother of an IV drug user who has been battling alongside my now adult son for the last 13 years I would ask that you please push the approval for this through. Please. All my son's friends are either dead or incarcerated. Not a single one of them has made it to recovery, including my son. This has to stop. This center could make a difference.

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Re: 8-C-20-UR**

1 message

**Ibledsoek via Commission** <commission@knoxplanning.org>

Thu, Aug 13, 2020 at 6:23 PM

Reply-To: Ibledsoek@aol.com

To: commission@knoxplanning.org

There are no bus transit routes out this far

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](mailto:mail.mobile.aol.com)

On Wednesday, August 12, 2020, [commission@knoxplanning.org](mailto:commission@knoxplanning.org) <[commission@knoxplanning.org](mailto:commission@knoxplanning.org)> wrote:

I am writing to express my concern regarding the proposed Acadia Healthcare Juvenile Residential treatment facility at [4937 Wise Springs Road](#). The proposed development is proposed as an "Assisted Living Facility" zoning/planning type due to the fact that there is nothing in the zoning ordinance that is more closely matched to what is being proposed. I find it hard to believe that there is not an ordinance that specifically defines the planning/zoning for a mental health treatment facility, given that there are and have been many in the city and state of Tennessee over the years. However, if that is what we have to work with the definition indicates that the facility provides room, board and non medical living assistance services appropriate to the resident's needs and medical services as prescribed by each resident's treating physician. However, it also states that the substantial majority are aged (55 and above- which I find offensive -LOL). The complex will be majority youth with precise psychological needs, not medical needs. While mental health is part of the overall medical health system, the method and delivery of the mental health provider is significantly different.

The proposal indicates that there will be minimal impact on the existing street system and will not draw substantial additional traffic in the area. However, it also states that there is an estimated traffic impact of 562 daily vehicle trips per day. This is a community setting with mostly large single family detached houses..as stated in the Neighborhood context of the Use on Review. When adding 562 daily vehicle trips to that type of community setting, that is a substantial additional traffic and impact.

The community also houses the Knox County Detention Facility within 1/2 mile of the proposed location as well as the training facility for Knox County Sheriff's office. The training facility conducts firing "drills" or something of the sort, daily and the sound is easily heard around the neighborhood. The noise is probably going to be a distraction for the youth when inside the Rehab facility, but it will definitely be a concern when they are in the courtyard or in the surrounding area of the facility.

This neighborhood has already been subjected to the nuances of the Detention facility and the Sheriff's office, and are on high alert every time there is a helicopter overhead because we wonder if someone has escaped, because if you have lived here long enough, you know that is how it works. I request that the Commission please take in consideration the request of the community in making their decision to approve or deny this request.

Thank you,  
Lisa Bledsoe

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Case 8-C-20-UR**

1 message

**Zackary Owens** <zowens26@gmail.com>

Thu, Aug 13, 2020 at 8:15 PM

Reply-To: zowens26@gmail.com

To: commission@knoxplanning.org

Hello. I am emailing you today to voice my concerns for the above case #. Let me start with one thing. One of the sellers, Greg Jones, has gone onto Facebook giving the people of Corryton ultimatums. If we do not accept his deal with the Acadia Group then he will put in income based housing. Greg Jones and his partners are nothing but bullies and the people of Corryton are not going to accept either option.

Building an unsecured drug rehab facility at the back of a neighborhood is a horrible idea to begin with. I have done research of the Acadia group. They are riddled with fraud charges and lawsuits. The fact that they would put in an unsecured rehab facility in my community horrifies me to the core. There are too many good people in this community that would be put in harms way by adding numerous drug addicts and criminals into this community. First and foremost is my family. The sole reason we moved to Corryton was the low crime rate. With an unsecured rehab facility in our area, the crime rate will go up dramatically. Drug use in our schools will go up dramatically. The population of law abiding citizens in this community will go down dramatically. A lot of us will move out of the community and a lot of those that move, will move to another county, thus causing the loss of tax dollars to Knox County.

The opening of this facility or even income based housing in our community will have huge negative impacts that will last for years. I really hope you take our words to heart and make your decisions based on the people of this community.

Thank you for your time and consideration,  
Zackary Owens

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] FW: Review agenda item 8-C-20-UR**

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**Charles Wright** <wrightce53@sbcglobal.net>

Thu, Aug 13, 2020 at 1:09 PM

Reply-To: wrightce53@sbcglobal.net

To: Commission@knoxplanning.org

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**From:** Charles Wright <wrightce53@sbcglobal.net>**Sent:** Wednesday, August 12, 2020 11:02 AM**To:** 'commission@knoxplanning.org' <commission@knoxplanning.org>**Subject:** Review agenda item 8-C-20-UR

Planning Commission Members,

As a concerned resident of the Corryton Area, I am opposed to the development of the Behavior Health Center to be located on Wise Springs Rd. I attended the community meeting at Union Baptist Church on August 10 and the overwhelming consensus of those attending are against this project at this location. Here are the reasons why:

- It is in a residential area
- The amount of additional traffic (200 employees and visitors) is not conducive to the area. Traffic on Washington Pike is already getting quiet heavy for the highway as it exists.
- There are safety concerns about having that facility in close proximity to residential areas. Although, it is supposed to have a 14 ft. fence, residents are very skeptical.
- The whole approach has been a Public Relations disaster. The project has not been communicated broadly enough and well enough. Very few persons in our subdivision have had any knowledge of this project. Neither the commission nor Acadia can expect to hold a single community meeting with the decision to be made 3 days later without the community feeling that this is an attempt to fly under the radar and sneak this project through. It raises BIG TRUST ISSUES!
- Is also close to the target range of the Sheriff's Department where the deputies practice very often.

I think another location which is more remote would be better suited for this facility.

Thanks,

*Charles*

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] FW: Review agenda item 8-C-20-UR**

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**Charles Wright** <wrightce53@sbcglobal.net>

Thu, Aug 13, 2020 at 1:08 PM

Reply-To: wrightce53@sbcglobal.net

To: Commission@knoxplanning.org

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**From:** Charles Wright <[wrightce53@sbcglobal.net](mailto:wrightce53@sbcglobal.net)>**Sent:** Wednesday, August 12, 2020 11:44 AM**To:** 'commission@knoxplanning.org' <[commission@knoxplanning.org](mailto:commission@knoxplanning.org)>**Subject:** Review agenda item 8-C-20-UR

This email is intended to express my thoughts on the location of the juvenile facility which is being considered by the Knox Planning Commission.

As a resident near this location I am opposed. The residents of this community have invested in their lives in a safe and desirable location which I feel will no longer be that if this facility is located in our area. Traffic is already more than Washington Pike can handle, especially during work rush hours and school hours. There are numerous families with children, and moms and dads are responsible for their safety, so that is another concern.

With very little notice of this especially during a pandemic this needs to be put on hold until more citizens of our community can be notified properly and another hearing.

As a matter of fact, absolutely no one on our street was aware of the meeting that was held at Union Baptist Church on August 10, 2020.

Sincerely,

Deborah Wright

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] MPC**

1 message

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**'Tabatha Buckner' via Commission** <commission@knoxplanning.org>

Wed, Aug 12, 2020 at 8:06 PM

Reply-To: f1baja@yahoo.com

To: commission@knoxplanning.org

Please note that I am against the sale of land for the Arcadia treatment facility on Wise Springs Rd. This is a beautiful residential area that should remain as such. The company has a bad reputation, and having them in our neighborhood would decrease property values and make residents feel unsafe. Please reconsider.

Sincerely,

Tabatha Buckner

[Sent from Yahoo Mail for iPhone](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] 8-C-20-UR Additional Fencing Option**

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**Benjamin C. Mullins** <bmmullins@fmsllp.com>

Thu, Aug 13, 2020 at 11:31 AM

Reply-To: bmmullins@fmsllp.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Cc: Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;, Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;

Commissioners:

One of the concerns raised was the lack of fencing along the property lines. Acadia has been looking at this issue since our meeting with the neighborhood on Monday and it is willing to add additional fencing and screen all the adjacent residential homes that are contiguous to the property. This diagram illustrates where that fencing would be located. It will be a minimum of a 6 ft wood privacy fence for 2,485 linear feet. We estimate a cost of \$45 per linear foot so the cost of the fencing would be approximately \$112,000 without consideration for site preparation and installation. Our discussions with some of the neighbors suggested our diagram would be a welcome compromise since the unfenced area would be away from residential neighborhoods and toward the detention facility in the north and north west. In the unlikely event of an elopement, it would also deter and funnel anyone away from the closest neighbors and toward less occupied areas.

Please consider this as a condition that may be added to the Use-on-Review approval to address some of the concerns raised.

Thank you for your consideration.

**Benjamin C. Mullins** Attorney

550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37901

phone: 865.546.9321 | fax: 865.637.5249 | email: [bmmullins@fmsllp.com](mailto:bmmullins@fmsllp.com)

Licensed in Tennessee and Virginia



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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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**4937 Wise Springs Road Fence Exhibit (02072265xA3857).pdf**  
588K







Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] No Acadia!**

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**'ROBIN SEXTON' via Commission** <commission@knoxplanning.org>

Thu, Aug 13, 2020 at 10:01 AM

Reply-To: jrrbin@aol.com

To: Commission@knoxplanning.org

As a member of the Corryton community and a resident that lives within close proximity to the proposed Acadia site - I would like to voice my strong opposition to this facility being located in our community. We do not want this facility in our backyards.

As an elected body, you took an oath to represent your people and put the interest of the COMMUNITIES you represent above the self interest of individual and/or corporations.

I trust that you will do the right thing and reject this proposal.

Robin Sexton  
6091 Whisper Ridge Road  
Corryton, TN

Sent from my iPhone

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] Fwd: Please forward to Commissioners: Acadia UOR 8-C-20-UR**

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**Michelle Portier** <michelle.portier@knoxplanning.org>

Thu, Aug 13, 2020 at 9:40 AM

Reply-To: michelle.portier@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Commissioners,

Below is an email from the applicant's representative, Ben Mullins, addressing the comments/concerns of surrounding residents.

----- Forwarded message -----

From: **Benjamin C. Mullins** <bmullins@fmsllp.com>

Date: Thu, Aug 13, 2020 at 9:23 AM

Subject: Please forward to Commissioners: Acadia UOR 8-C-20-UR

To: Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;

Cc: Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;

Michelle,

Reading the comments of those opposed to the approval it will be difficult to adequately address every concern in the usual time allotted for discussion. To that end, I've prepared the brief response to the common-themes that appear in the comments and I would ask that this be included in the record and distributed to the Planning Commissioners prior to the meeting. I will try to keep my initial comments brief, but would ask to be recognized to address any specific questions the Commission may have after hearing all public input.

**Location and Allowed Use in Zone:**

As stated by the staff report, the area is Low Density Residential and adjacent to the Knox County Detention facilities. This property is tailor-made for the intended use because of the low-density character of the neighbors and its proximity to the county facilities (limiting contact to residential neighborhoods to the north). It is very rare to find property in LDR areas that have the required acreage, topography, and access to public sewer. At the time this property was rezoned, Acadia's interest in this property for this facility was not assured as the property owners and Acadia did not know how they could provide sewer access to the Property. Once that issue was resolved with KUB, Acadia could move forward with its design and concept.

The use is allowed in the PR zone. Prior to seeking rezoning, Acadia representatives met with County Codes, Gerald Green, Knox County Fire Marshal, and the Knox County Legal Department. It was the interpretation at that time that the use would meet the definition of Boarding Home for Sheltered Care. (with the 12 person duplex concept). As Boarding Home for Sheltered Care is not a use called for in any current County zone, Codes opined and interpreted its use would be allowed under the AG and PR zone (which allows Group day Care Homes) however, the PR zone would allow us the flexibility to cluster the dwelling

units as opposed to each of them being located on a one-acre lot. This definition, and its allowance under both the PR and the AG zone, was specifically discussed at the February 13, 2020 Planning Commission meeting (where several neighbors appeared in opposition). Although the new head of Knox County Codes asked this be reviewed as an Assisted Living Facility (despite the elderly age requirement in the ALF definition) the standards for the use on review approval do not change, and the underlying use is still allowed under the current PR zone. Moreover, the local zoning definitions do not change the more stringent and specific State and Federal licensing requirements for the facility. As such, the Use on Review plan, as proposed, exceeds the standards for a use on review.

### **Licensing and Security:**

Our facility as designed is regulated by the State Department of Mental Health and Developmental Disabilities (<https://publications.tnsosfiles.com/rules/0940/0940-05/0940-05-37.pdf>) and, on a Federal level the Joint Commission on Accreditation of Healthcare Organizations. It is also licensed through the Tennessee Department of Education and the Southern Association of Colleges and Schools (SACS). Our facility and program meets or exceeds the facility and security requirements of these state and federal organizations.

- All residents are vetted; admitted patients cannot have a history of major behavioral conditions, significant or violent crimes or behavior, and no sex offenders.
- At the level of treatment we are offering, our licensing only requires 1 Behavioral Health Technician per 8 residents during waking hours. We are committed to providing 1 BHT per 4 residents during this timeframe. Our internal standards on staff to resident ratio are twice that which is required. The BHT is only one type of staff member present for aiding supervision of the residents. There will be a full staff of licensed professionals with clinical training and experience at the facility. Representations by the neighbors to the contrary are false.
- At the level of treatment we are offering, perimeter fencing is not required. We are providing a 14 ft fence of the facilities and court yard.
- At the level of treatment we are offering, locked doors are not required. Our doors are locked. Staff Keycards are required for ingress and egress into the facility and into doors to the cottages. In case of an emergency, such as a fire, the doors would open to the interior courtyard and not to the parking lot.
- If residents are outside of the interior courtyard, cottages, or main complex, they will be supervised by at least one BHT and additional staff as required for the therapy session they are participating in. Also present on the facility will be therapists, teachers, psychologists, dieticians, and administrative staff. If a specific therapy is called for, such as equine therapy, there will be additional staff trained in that therapy method present in addition to the BHT. Finally, prior to being allowed outside the complex, they will have demonstrated progress in treatment to earn the additional privileges.
- While there is no guarantee there will not be elopements (even the Knox County Detention Facility cannot make that guarantee) our industry research tells us that the type of facility Wise Springs is designed as can expect substantial reductions in elopements from other types of facilities with less security.
- The Use on Review is conditioned on landscaping buffering along the property lines of any adjacent residences.

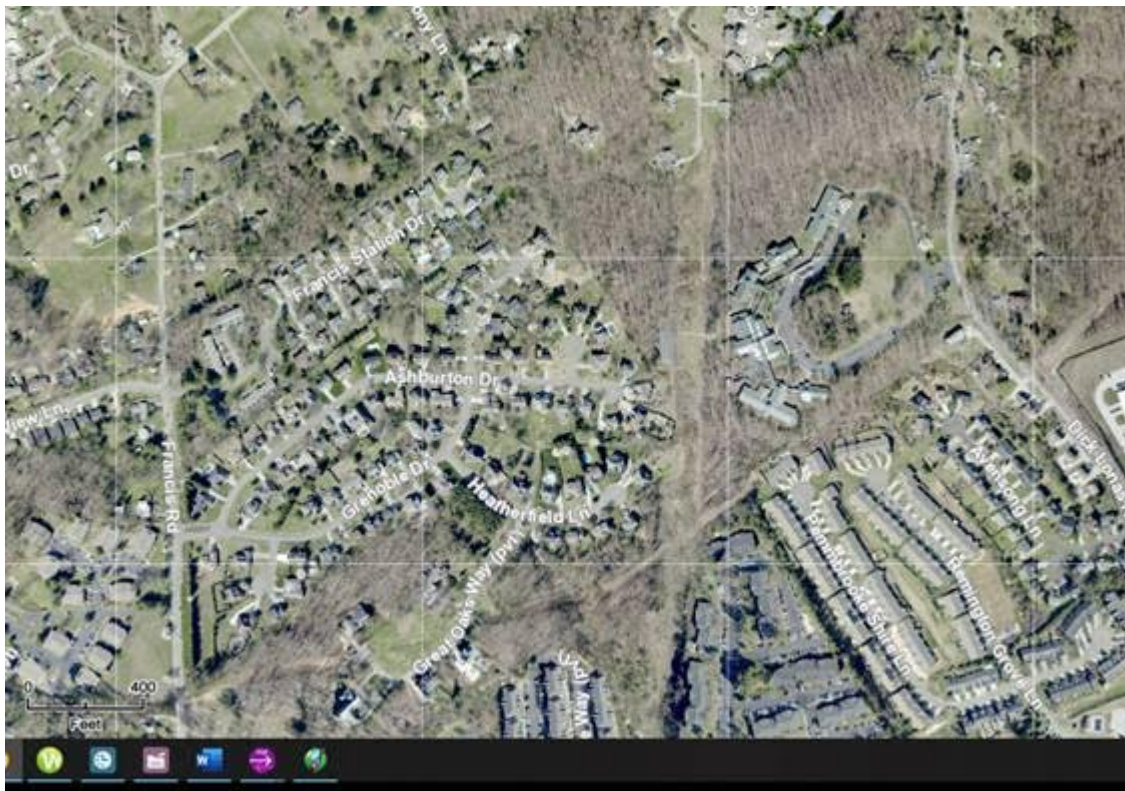
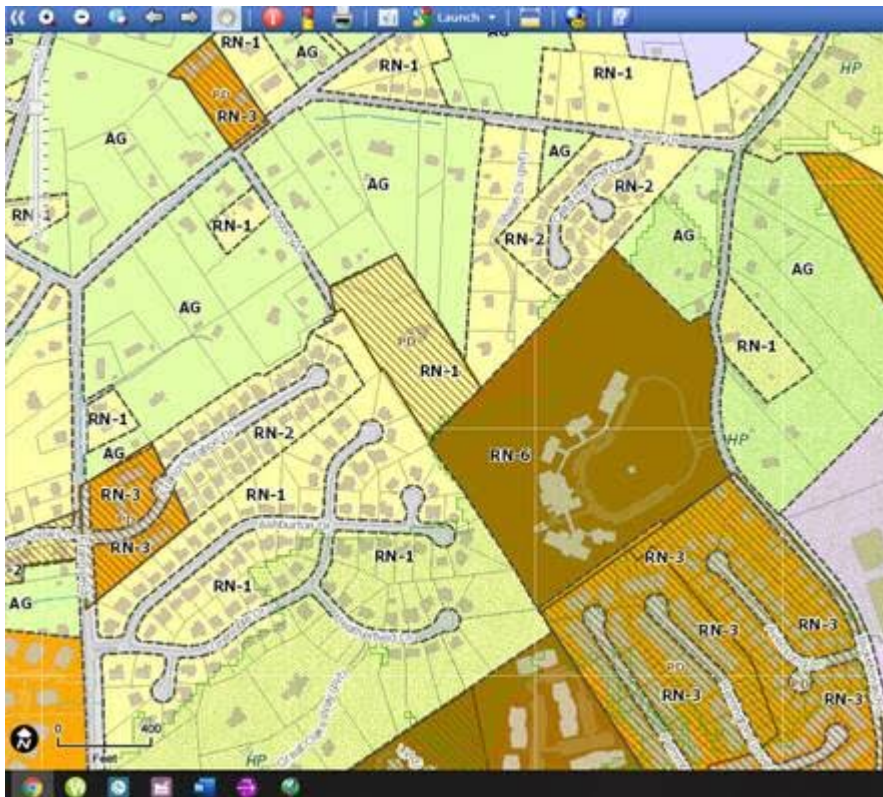
### **Unfair Comparisons to the Village treatment facility:**

- Acadia does not own the Village campus. It is owned by Covenant Health. Acadia inherited the existing facility and operational layout and took over operations. The Wise Springs facility is designed not just as a replacement for the Village in Louisville, but as a world class “campus” facility for the treatment of adolescents. Taking experiences learned not only at the Village, but from across the nation to design a “Class A” facility.
- There are **no** fencing and no locks at the Village. Anyone can drive up or away from to the cabins. It is bisected by a residential community. It is not designed as a secure and self-contained campus. Rather, as stated in the February 16, 2019 Daily Times Article, “The fact is The Village is set up for a summer camp, not an inpatient facility.” Conversely, the Wise Springs facility is a state-of-the art inpatient residential treatment facility built upon a foundation of knowledge acquired through years of experience and expertise in the industry.
- It is expected that some patients treated at the Village will be transferred to Wise Springs. They will be moved to a better facility with increased security and treatment options.

### **Property Values:**

Although the neighbors may have sincere beliefs and speculations that their property values will be affected, there is no material evidence to support this assertion. Similar facilities in the County, such as Florence Crittenden (which operates an in-patient alcohol and drug-treatment facility off of Dick Lonas Road, is zoned residential and surrounded by subdivisions. A review of the tax assessments for those properties do not reveal a blighted or depressed neighborhood. Incidentally, Florence Crittenden does not have a perimeter fence. Another historical example is while Lakeshore was an inpatient psychiatric hospital, it was surrounded by some of the most valuable residential real estate in the County.

### *Florence Crittenden Neighborhood Zoning and Aerial:*



### Firing Range:

The neighbors expressed concern over the proximity of the Sheriff's training facilities and shooting range. Some neighbors described it as a "war zone" and that it would be detrimental to the therapeutic treatment of



the residents. I confirmed with the Knox County Sheriff's office that their training and firing range is open for operation Monday through Friday between the hours of 9 am to 4 pm. They have both indoor and outdoor training and firing ranges. At times there can be periods of continuous firearms training, but it does not occur "all-day, every-day." During the past year and a half of due diligence, Acadia representatives have been on the property dozens of times surveying and planning operations on the property during the operational hours of the Sheriff's training facility. Only sporadic gunfire was noted. The behavioral therapist experts are taking this into account as part of their operations. Specific trauma will be known and specific modalities of treatment will be considered. During the operational hours of the Firing Range, the Wise Springs patients will be attending school in a 40,000 sq. foot building. Based on our research there is little concern on the detrimental affect on the well-being of our patients. This is an issue for the behavioral therapy experts to address in the best interest of its patients; however, if the proximity and sound were legitimate therapy concerns, this property would have been already eliminated by Acadia as an option. The fact is the specific conditions the residents will not be detrimentally affected by ambient noise from the firing range and this is not of concern, clinically or otherwise, for Acadia.

### Legal Standards on Use on Review:

Local governments, like Knox County, lack the inherent power to regulate or control the use of private property within their boundaries. Their power is derived solely from the state through specific delegations of the General Assembly. *421 Corp. v. Metropolitan Government of Nashville and Davidson County*, 36 S.W. 3d 469, 475 (Tenn. Ct. App. 2000); *Cherokee County Club, Inc. v. City of Knoxville*, 152 S.W.3d 466 (Tenn. 2004). As these laws and regulations are in derogation of common law and operate to deprive property owners of a use of their property which would otherwise be lawful, they are to be strictly construed by the courts in favor of the property owners' right to the free use of their property. *Anderson County v. Remote Landfill Services*, 833 S.W.2d 903 (Tenn. Ct. App 1991). Although local governments and administrative agencies have broad discretion when it comes to decisions involving local land-use matters, that discretionary authority must be exercised **within existing standards and guidelines**. *McCallen v. City of Memphis*, 786 S.E. 2d 633, 639 (Tenn. 1990)(**emphasis added**).

Specifically regarding the use-on-review process, the Court of Appeals has also stated "[w]hen a legislative body included a certain use within a given zone as a use on review, such a use is intended in that zone." *Wilson County Youth Shelter v. Wilson County*, 13 S.W.3d 338, 342 (Tenn. Ct. App. 1999) *perm. app. denied* (2000). The *Wilson* court went on to hold: "[t]his means that an applicant for such use cannot obtain the necessary permit to proceed with its plans without going through the appeal process as outlined in the Zoning Ordinance; but once the applicant goes through the process and the requested use satisfies all other pertinent regulations of the local zoning regulations, **it must be granted**." *Id.* at 342 (**emphasis added**).

The Court of Appeals previously held that the Knoxville City Council acted arbitrarily in reversing an MPC decision and denying the approval of a proposed commercial development's use-on-review plan in an RP-1 zone when the developer had complied with all the requirements of the zoning ordinance. *Mullins v. City of Knoxville*, 665 S.W. 2d 393 (Tenn. Ct. App. 1983) *perm. app. denied* (1984). In *Mullins*, the pretextual rationale for the City Council's denial was that the development "was not compatible" with the surrounding areas. *Id.* at 396. In finding the City Council in error in denying the development, this Court found that the zoning map showed similar commercial developments in the area; therefore, there was no material evidence to suggest that the use was incompatible with the surrounding areas. *Id.* This Court also found that the various other objections made by the neighbors were not supported by material evidence; therefore, the City Council's denial of the use on review was illegal, arbitrary and capricious. *Id.* at 396-397.

Unsubstantiated fears or speculations on the harm a proposed use may cause to occur do not rise to the dignity of material evidence and do not amount to a basis to deny a use-on-review. *Sexton v. Anderson County*, 587 S.W.2d 663, 666 (Tenn. Ct. App. 1979). Mere beliefs, opinions and fears of neighborhood residents, however sincerely held or believed, do not constitute material evidence. *Id.* at 666; *Mullins v. City of Knoxville*, 665 S.W.2d 393, 396 (Tenn. Ct. App. 1983).

Finally, one over-riding principal for administrative approval of a use-on-review remains: “[I]t is not the function of the board to conduct a referendum on public attitudes relative to [a] petition.” *Wilson County Youth Shelter v. Wilson County*, 13 S.W.3d 342 (Tenn. Ct. App. 1999) (citing *Sexton*, at 664, n. 1) (emphasis added). If the proposed use meets the applicable standards then it must be granted. *Id.*

### Conclusion:

The information provided by the applicant not only demonstrates that it is equal or exceeding the professional licensing and permitting requirements of the State and Federal agencies which provide oversight, it has provided more information than is normally required for a use on review. The Planning Department and the applicant has complied with the required notice requirements. Despite protests to the contrary, this is not being flown in under the radar through some underhanded or surreptitious process. Many of the same neighbors objecting today were present in February when the concept of a Boarding Home was first discussed before this body. The plans set forward are the product of several months of legal, medical, engineering, and architectural design. Just as in the case of *Mullins v. City of Knoxville*, there is a similar, and substantially more intense, facility in the area so there is not material evidence to suggest the development is incompatible with the surrounding area (which is a mix of LDR, agricultural, and institutional uses). If denied, there must be a material reason for the denial, articulated on the record, so that it can be corrected upon future application. Stating the use is not compatible is not sufficient in this instance. As our use meets the applicable standards, as opined by Planning Staff, it must be granted.

The applicant respectfully requests this matter not be delayed, deferred, or denied, but approved consistent with Staff's recommendation and the interpretation of Knox County Codes and that it be approved consistent with Staff's recommendation.

**Benjamin C. Mullins** Attorney



550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37901  
phone: 865.546.9321 | fax: 865.637.5249 | email: [bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)

Licensed in Tennessee and Virginia



8/13/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: Please forward to Commissioners: Acadia UOR 8-C-20-UR

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*For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at [www.fmsllp.com](http://www.fmsllp.com)*

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Michelle Portier, AICP  
Senior Planner  
865.215.3821



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: Public Input:**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Wed, Aug 12, 2020 at 3:46 PM

Reply-To: michelle.portier@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Commissioners,

The message below regarding the Acadia residential treatment facility came through our website contact page.

----- Forwarded message -----

From: **Sherry Michienzi** <sherry.michienzi@knoxplanning.org>

Date: Wed, Aug 12, 2020 at 3:18 PM

Subject: Fwd: Public Input:

To: Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;

FYI

Sherry Michienzi  
Planning Technician  
865-215-2505



**Knoxville-Knox County Planning** | [KnoxPlanning.org](https://www.knoxplanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

----- Forwarded message -----

From: **Kelli Byard** <kelli.byard@knoxplanning.org>

Date: Wed, Aug 12, 2020 at 3:13 PM

Subject: Fwd: Public Input:

To: Marc Payne &lt;marc.payne@knoxplanning.org&gt;, Sherry Michienzi &lt;sherry.michienzi@knoxplanning.org&gt;, Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;

Cc: Josh Anderson &lt;josh.anderson@knoxplanning.org&gt;

Public input message below!

----- Forwarded message -----

From: **Public Input: Greg Jones** <contact@knoxplanning.org>

Date: Wed, Aug 12, 2020 at 2:45 PM

Subject: Public Input:

To: &lt;webmaster@knoxplanning.org&gt;





## Greg Jones has contacted you from the Page.

The information provided is listed below.

**Project:**

**Name:** Greg Jones

**Email:** [gajones40@comcast.net](mailto:gajones40@comcast.net)

**Zip Code:** 37721

**Message:** just wanted to say that I have seen on the internet debate about the Wise Springs / Acadia proposal. They are in agreement there is a need for a facility but opposition about the location. Again every community wants it to be somewhere else. I feel this location is the best option since it borders the Detention Center property.... thank you

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**Kelli Byard**  
Graphic Designer  
865.215.3817



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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Michelle Portier, AICP  
Senior Planner  
865.215.3821



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Use on Review Agenda Item 8-C-20-UR**

1 message

**Julia Gibson** <JGibson@hdclaw.com>

Wed, Aug 12, 2020 at 3:31 PM

Reply-To: jgibson@hdclaw.com

To: "michelle.portier@knoxplanning.org" &lt;michelle.portier@knoxplanning.org&gt;

Cc: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;, "bmullins@fmsllp.com" &lt;bmullins@fmsllp.com&gt;

Ms. Portier,

I have already submitted my comments to the Commission for review. However, in reading the comments posted on the Commission's agenda, I note that Mr. Mullins emailed you the following: "I expect there to still be opposition and a push for postponement, but it was clear to me that any call for postponement is not because of the need to further review or discuss the item, but in hope that the delay may damage our chances of obtaining approval." I just want to state that I respectfully disagree with this comment. Obviously no one in our community wants this development, but we all feel that this was made known to us at the last minute. Only after the meeting on Monday night have most residents begun researching Acadia and their past issues. The limited research we've had time to do has caused us even greater concern. We have not had time to fully digest this, research this or even make the greater community aware of what is being proposed. When I spoke to residents on my own street after the meeting on Monday night, none of them were aware of this matter. The community would like more time to research Acadia and inform others of this proposition. There are many residents in the area whose voices and opinions deserve to be heard. No, we don't feel that this location is ideal, but given that we had a matter of days to digest this, it seems that the request of a delay is not unreasonable.

Respectfully,

Julia Gibson

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

2 messages

**Niki Holloway** <Niki.Holloway@shannondaletn.org>

Wed, Aug 12, 2020 at 10:30 AM

Reply-To: niki.holloway@shannondaletn.org

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

To whom it concern:

I am a Resident living in Washington Ridge Subdivision. I am less than 1 mile from the proposed Acadia Healthcare juvenile residential treatment facility @ 4937 Wise Springs Road. I believe this facility will put our community's safety in jeopardy. They are small children that love to play outside here. This will also effect our property values. Our community's crime rate will skyrocket.

The Location you are building will not "keep you out of residential areas or even areas that are likely to become residential in the future" according to President Jeffrey Woods. WISE SPRINGS AREA IS RESIDENTIAL!

In the end, these facilities are not about safety. Safety comes from having control over housing, food, healthcare and work. Safety comes from having people you trust around when you need help. These facilities do not provide you any of these. We do not oppose mental health rehabilitation in spite of out desire to live in a safe environment. We oppose this facility being built in our community because we want to live in a community that is safe for everyone, this facility threatens our safety and our children's safety.

Sincerely

Very concerned citizen and tax payer.

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**Niki Holloway** <Niki.Holloway@shannondaletn.org>

Wed, Aug 12, 2020 at 2:54 PM

Reply-To: niki.holloway@shannondaletn.org

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

**From:** Niki Holloway**Sent:** Wednesday, August 12, 2020 10:31 AM**To:** [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**Subject:** 8-C-20-UR

To whom it concern:

I am a Resident living in Washington Ridge Subdivision. I am less than 1 mile from the proposed Acadia Healthcare juvenile residential treatment facility @ 4937 Wise Springs Road. I believe this facility will put our community's safety in jeopardy. They are small children that love to play outside here. This will also effect our property values. Our community's crime rate will skyrocket.

The Location you are building will not "keep you out of residential areas or even areas that are likely to become residential in the future" according to President Jeffrey Woods. WISE SPRINGS AREA IS RESIDENTIAL!

In the end, these facilities are not about safety. Safety comes from having control over housing, food, healthcare and work. Safety comes from having people you trust around when you need help. These facilities do not provide you any of these. We do not oppose mental health rehabilitation in spite of out desire to live in a safe environment. We oppose this facility being built in our community because we want to live in a community that is safe for everyone, this facility threatens our safety and our children's safety.

Sincerely

Very concerned citizen and tax payer.

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

1 message

**Cheli** <tnblueyes@comcast.net>  
Reply-To: tnblueyes@comcast.net  
To: commission@knoxplanning.org

Wed, Aug 12, 2020 at 2:33 PM

To: Knox County Planning Commission

RE: Proposed Case 8-C-20-UR

As a long time resident of the Corryton, TN community I strongly oppose the building of the Arcadia treatment facility. I believe it would have a negative impact on our community safety and likely a negative impact on our property values as well. It's enough that we have a jail here in our community that has been here longer than many residents, but to add yet another facility that draws more criminal elements to our area is irresponsible and given the close proximity to a shooting range is likely reckless also.

Also concerning is that this proposal went so quickly without truly allowing our community members to research the possible impacts properly or thoroughly - why is that?

I would like to point out the questionable history of the Acadia organization, not only have they failed to address issues presented at their facility at their Blount County (Louisville) location, they have a colorful record of corruption and medicaid fraud-and we are supposed to trust that their organization will act in the best interest of our community in the future? I think not.

The track record of this organization is public, the Maryville Times, Nashville Post, and lets not forget just last year Acadia was ordered to pay \$17Million settlement of medicare/medicaid fraud. They do not have a history of acting in the best interest of their communities.

Please consider the short and long term negative consequences this facility can have on our small community.

Thank you for your time and attention to this matter.

Respectfully,

Cheli Laurie

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Concerns for Use on Review 8-C-20-UR for 8/13/2020 meeting**

1 message

Stephanie Jeffreys &lt;stephaniemj@outlook.com&gt;

Wed, Aug 12, 2020 at 2:23 PM

Reply-To: stephaniemj@outlook.com

To: "michelle.portier@knoxplanning.org" &lt;michelle.portier@knoxplanning.org&gt;, "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Ladies and Gentlemen;

I am a member of the Gibbs community and I am writing to share my concern regarding the proposed use of 4937 Wise Springs Road for Acadia Healthcare to establish an Adolescent Behavioral Health and Treatment Center. I am certainly a proponent of mental health care and helping those suffering from addiction. Addiction is absolutely horrible. I have lost a family member to addiction. I have other family members who struggle with addiction. To those of us who love these people it is beyond heartbreaking to helplessly see someone possessed by the demon of addiction. Addiction is no respecter of any person, regardless of their wealth, status, religion, or location. It can and does happen everywhere. Addiction is rampant and I believe there are few among us who can say they have not been affected by it in some way. Facilities can be helpful and are necessary in almost every community. With all that being said, I would not want to place anyone I cared about in an Acadia facility. In addition to the numerous problems at the Louisville, TN facility, several Acadia facilities across the country have issues of medicaid fraud, abuse, negligent care, sexual activity between staff and patients, assaults within the facilities, escaped patients and assaults on neighbors. Acadia paints a pretty picture of an upscale facility for this proposed location, but their history does not lead me to believe that they have patient care and safety as their top priority. Compromising on the safety and security of the patients will also increase the risk of the safety for the neighbors in the area. My concern is not with the fact that this is a behavioral and addiction treatment facility, but rather from a lack of confidence that sufficient security measures are in place to protect patients and neighbors; adequate staffing ratios, qualifications, experience, and training for their Behavioral Health Technicians; as well as reports of many problems within many Acadia facilities and the neighboring areas. I have included links below to several sources that substantiate my concerns. Thank you for taking the time to read my message and your consideration.

<https://www.nashvillepost.com/business/area-stocks/article/21067747/acadia-healthcare-pays-17m-settlement?fbclid=IwAR3rj57uWMfel4JfWwBE-Dw-a1JgR0StqwkbhQ8epo3MYsQeBtfUEaViUfQ>

[https://www.nashvillepost.com/business/area-stocks/article/21063192/acadia-facility-closes-amid-abuse-allegations?fbclid=IwAR1qWrWUYMwINsIJQwgQg\\_wxWEYIGs4ZjdaDMwo-Ht3ErCMzAOS34L1SIK0](https://www.nashvillepost.com/business/area-stocks/article/21063192/acadia-facility-closes-amid-abuse-allegations?fbclid=IwAR1qWrWUYMwINsIJQwgQg_wxWEYIGs4ZjdaDMwo-Ht3ErCMzAOS34L1SIK0)

<http://www.acadiaexposed.com/evidence-library/?fbclid=IwAR1BYkuQZRHP87d-oSVjOI-tRgjWHnMZ6UfJ8hHBYiLy62EH0t8gYbjBNqQ>

<https://www.cchrint.org/2019/02/13/acadia-healthcare-more-abuse-more-need-for-government-oversight/?fbclid=IwAR1j3m7ToP43VQUFFinp5KdsuAsANv6Qxtw0E6OTsbIXqyiUk01gqYt3SvQ>

[https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article\\_523be3b2-98ce-5ea6-afdf-028e94103b9e.html](https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article_523be3b2-98ce-5ea6-afdf-028e94103b9e.html)

Sincerely,  
Stephanie Corill

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

# Acadia pays \$17M settlement

*Deal is largest for health care fraud in West Virginia history*

AUTHORS Kara Hartnett



Acadia Healthcare will pay \$17 million in what the Department of Justice says is the largest health care fraud settlement in the history of West Virginia.

The settlement resolves a lawsuit that accused the Franklin-based behavioral health care company of defrauding Medicaid of \$8.5 million through a lab testing scheme in seven of its drug addiction treatment centers in West Virginia.

From January 2012 through July 2018, the lawsuit alleged the Acadia centers used a California lab to conduct urine and blood analysis, then billed Medicaid directly for the services — paying the San Diego lab out-of-pocket for its services. According to a DOJ press release, Medicaid subsequently paid the facilities a “substantially higher amount” for these tests than what had actually been charged by the laboratory.

As part of the settlement, Acadia and its chain of clinics have entered into a five-year corporate integrity agreement with the U.S. Department of Health and Human Services that requires the company to maintain a compliance program, implement a risk assessment program and hire an outside organization to review Medicaid claims.

“Fraudulent billing by these Acadia/CRC drug treatment clinics, as contended by the government, limits the State’s ability to provide desperately needed addiction treatment services,” Maureen Dixon, Special Agent in Charge of the Office of Inspector General of the U.S. Department of Health and Human Services Region including West Virginia, said in the release. “We will continue working with the U.S. Attorney and other law enforcement partners to protect government health programs, taxpayers, and importantly people who depend on these funds for vitally needed treatment.”

The investigation was conducted by HHS-OIG, the Drug Enforcement Administration, West Virginia Medicaid Fraud Control Unit and members of the U.S. Attorney’s Healthcare Fraud Abuse, Recovery and Response Team. Assistant U.S. Attorneys Alan McGonigal and Jennifer Mankins represented the federal government in the settlement.

Acadia recently reported that profits slid in the first quarter to \$29.5 million from more than \$50 million early last year, led mostly by personnel costs. The company's shares (Ticker: ACHC) closed at \$32.60 Tuesday, down nearly four percent from Monday. They are up more than 20 percent so far this year.



# Acadia facility closes amid abuse allegations

*Seven lawsuits have been filed against the company*

AUTHORS Kara Hartnett



A youth treatment center in New Mexico owned by Franklin-based behavioral health company Acadia Healthcare has been shut down amid egregious abuse allegations, multiple lawsuits and losing its certification from state regulators.

Seven lawsuits have been filed against the Desert Hills of New Mexico facility in Albuquerque and its parent company in the past month alleging the company failed to protect its clients from physical and sexual abuse from its workers and other patients. The suits cite internal fight clubs instigated by facility staff members, sex between staff and young patients, the unchecked spread of HIV among patients and excessive use of restraints on children — more than 30 times in 60 days, according to filings.

About 11 more lawsuits are expected to be filed in the next couple weeks, according to attorney Joshua Conway, who is representing plaintiffs in the seven cases already filed.

Acadia Healthcare officials did not respond to messages seeking comment for this story.

The Desert Hills facility had been struggling to stay open since late 2018, when the New Mexico Children, Youth and Families Department threatened to take away its license. The department worked with clinic leaders on options to rehabilitate the facility but ultimately decided not to extend its certification past April 1, according to notification sent to Desert Hills employees in late February.

"We don't feel like this was a treatment center anymore," CYFD Chief General Counsel Kate Girard told **KOB 4**. "It felt more like an institute."

The state's notice did not indicate whether Acadia would provide severance or assistance to the almost 300 employees who have lost their job. Desert Hills patients have been transferred to other facilities in the region.

# Documents

Over several months, we gathered and reviewed thousands of pages of public documents including over 600 state and federal inspection reports as well as court records, media reports, lawsuits, and police records. We have posted a substantial amount of these documents here for the benefit of the public.

## Acadia Montana Treatment Center (Butte, MT)

- State Inspection Reports (2014-2017)

## Allentown Comprehensive Treatment Center (Allentown, PA)

- State Inspection Reports (2015-2017)

## Appleton Comprehensive Treatment Center (Appleton, WI)

- State Inspection Report (2017)

## Ascent Treatment and Outpatient Clinic (10 Facilities in Arkansas)

- Boy, 5, Found Dead After Spending 8 Hours in Van Outside Children's Health Clinic: Cops (2017)
- Newspaper: MH Ascent vans twice had alarm trouble (2017)
- 4 West Memphis Daycare Employees Charged With Manslaughter in Toddler's Hot Van Death (2017)
- Ascent Children's Closes all facilities

## Asheville Comprehensive Treatment Center (Asheville, NC)

- State Inspection Report (2018)

## Bayside Marin Treatment Center (San Rafael, CA)

- Patient Lawsuit (2018)

## Beckley Comprehensive Treatment Center (Beaver, WV)

- State Inspection Report (2016)

## Belmont Behavioral Health (Philadelphia, PA)

- Two Suicides in Five Days at Belmont (2018)
- Philadelphia Hospital Cited In Suicide (2018)
- Federal Inspection Reports (2015-2017)
- State Inspection Reports (2016-2017)
- Belmont Assault Lawsuit (2018)

## Beloit Comprehensive Treatment Center (Beloit, WI)

- State Inspection Report (2016)

## Bowling Green Brandywine Treatment Center (Kennett Square, PA)

- State Inspection Reports (2015-2017)

## Burkwood Treatment Center (Hudson, WI)

- State Inspection Reports (2016-2018)

## Cascade Behavioral Health Hospital (Tukwila, WA)

- State Inspection Report (2014)

## Cedar Crest Hospital and Residential Treatment Center (Belton, TX)

- Cedar Crest CEO linked to two wrongful retaliation lawsuits (2015)
- Whistleblower Lawsuit (2015)
- Federal Inspections (2014-2018)
- Mental health worker pleads guilty to sexual assault at Belton facility (2015)

## Charleston Comprehensive Treatment Center (Charleston, WV)

- State Inspection Report (2016)

## Clarksburg Comprehensive Treatment Center (Clarksburg, WV)

- State Inspection Report (2017)

## Coatesville Comprehensive Treatment Center (Coatesville, PA)

- State Inspection Reports (2015-2018)

## Cove Forge Behavioral Health (4 Facilities in Pennsylvania)

- State Inspection Reports (2015-2018)

## Covington Behavioral Health Hospital (Covington, LA)

- Patient Lawsuit (2016)
- Federal Inspection Reports (2016-2018)

## Crestwyn Behavioral Health (Memphis, TN)

- Federal Inspections (2018)

## Cross Creek Behavioral Hospital (Austin, TX)

- Federal Inspection Reports (2016-2018)

## Delta Medical Center (Memphis, TN)

- Federal Inspection Reports (2015-2017)

## Desert Hills of New Mexico (Albuquerque, NM)

- CYFD puts youth group home on admissions hold amid escapes, violence (2017)
- Most assault calls occur at youth behavioral facility (2017)
- Youth treatment center strengthens security after 13 runaways (2018)

## Detroit Behavioral Institute | Capstone Academy (Detroit, MI)

- LARA Inspections (2012-2018)
- Patient Lawsuits (2014)

## Discovery House (19 Facilities in 4 States)

- State Inspection Reports (2015-2018)

## Dunmore Comprehensive Treatment Center (Dunmore, PA)

- State Inspection Reports (2015-2017)

## Fashion Valley Comprehensive Treatment Center (San Diego, CA)

- Whistleblower Lawsuit (May, 2018)
- Whistleblower Lawsuit (September, 2018)

## Harbor Oaks Hospital (New Baltimore, MI)

- Ex-employees: Metro Detroit psych hospital so understaffed it's dangerous (2017)
- 3 more abuse claims lead to charges at Harbor Oaks Hospital (2018)
- Whistleblower Lawsuit 2017
- Federal Inspections (2014-2018)
- Michigan mental health patient charged with two sex assaults at Harbor Oaks (2017)
- Patient Lawsuit (2017)
- Patient Lawsuit (2016)

## Highland Ridge Hospital (Midvale, UT)

- Federal Inspection Reports (2013-2015)

## Huntington Comprehensive Treatment Center (Huntington, WV)

- State Inspection Report (2017)

## Huntington Creek Recovery Center (Shickshinny, PA)

- State Inspection Reports (2015-2017)

## Lakeland Behavioral Health System (Springfield, MO)

- New details: A dozen teens involved in Lakeland escape (2015)
- Federal Inspection Reports (2016-2018)

## Lebanon Comprehensive Treatment Center (Lebanon, PA)

- State Inspection Reports (2015-2017)

## Longleaf Hospital (Alexandria, LA)

- Patient Assault Lawsuit (2017)
- Federal Inspection Report (2015-2018)

## Madison East Comprehensive Treatment Center (Madison, WI)

- State Inspection Report (2016)

## Madison West Comprehensive Treatment Center (Madison, WI)

- State Inspection Reports (2016-2017)

## MeadowWood Hospital (New Castle, DE)

- Patient Lawsuit (2017)
- Federal Inspection Reports (2013-2017)

## Millcreek Behavioral Health (3 Facilities in 2 states)

- Whistleblower Lawsuit (2017)

## North Tampa Behavioral Health Hospital (Wesley Chapel, FL)

- Federal Inspection Reports (2014-2017)
- State Inspections (2014-2018)
- Whistleblower Lawsuit (2018)
- Locked in hospital, woman caught in Baker Act fight (2015)

## North West Wisconsin Comprehensive Treatment Center (Eau Claire, WI)

- State Inspection Reports (2017-2018)

## Oasis Behavioral Health (Chandler, AZ)

- Arizona CPS pulls kids from Parc Place (2012)
- State Inspection Reports (2016-2018)
- Federal Inspection Reports (2016)

## Ohio Hospital for Psychiatry (Columbus, OH)

- Federal Inspection Reports (2015-2018)
- Disability Rights of Ohio Report (2018)
- Patient referrals temporarily halted at Ohio Hospital for Psychiatry (2018)

- One Flew Out of the New Cuckoo's Nest: Forced psychiatry in Ohio – Instrument of political oppression? (2016)

## Optima Specialty Hospital (Lafayette, LA)

- Federal Inspection Reports (2015-2016)

## Options Behavioral Health System (Indianapolis, IN)

- State Inspection Reports (2015)
- Federal Inspection Reports (2014-2016)

## Pacific Grove Hospital (Riverside, CA)

- Federal Inspection Report (2016)
- State Inspection Reports (2015-2018)
- Whistleblower Lawsuit (2017)

## Park Royal Hospital (Fort Myers, FL).

- State Inspection Reports (2014-2018)
- Federal Inspection Reports (2014-2018)
- Patient Lawsuit (2014)
- Patient Sues Park Royal Hospital for Alleged Sex Abuse (2017)
- Park Royal Hospital patient care deficiencies highlighted in federal inspection report (2017)
- Park Royal Hospital, Fort Myers' only psychiatric hospital, gets a new leader (2018)
- How a Fort Myers mental hospital missed warning signs about employee who sexually assaulted patients (2015)
- Park Royal Hospital patient reports sex crime after finding used condom inside her, according to Lee sheriff report (2018)

## Parkersburg Treatment Center (Parkersburg, WV)

- State Inspection Reports (2017)

## Piney Ridge Center (Fayetteville, AK)

- Former Piney Ridge Patient: "It's More Like a Kid's Fighting Ring" (2016)

## Pocono Mountain Recovery Center (Henryville, PA)



- State Inspection Reports (2016-2018)

## Pottstown Comprehensive Treatment Center (Pottstown, PA)

- State Inspection Reports (2015-2017)

## Red River Hospital (Wichita Falls, TX)

- Federal Inspection Reports (2013-2018)
- Whistleblower Lawsuit (2013)
- Company named in another lawsuit (2015)
- Medicare funding termination date extended for Red River Regional Hospital (2014)

## Resource Treatment Center (Indianapolis, IN)

- Former Employee: Staff at youth psychiatric facility encouraged fights; were violent with kids (2018)
- Nine Teenagers Arrested During Riot at Juvenile Facility (2018)
- Indianapolis neighbors, police say kids are escaping a psychiatric treatment center (2017)

## River Shore Comprehensive Treatment Center (Milwaukee, WI)

- State Inspection Reports (2015-2017)

## Riverview Behavioral Health (Texarkana, AR)

- Federal Inspection Report (2014)

## RiverWoods Behavioral Health System (Riverdale, GA)

- Federal Inspection Reports (2017)
- Patient lawsuit (2018)

## Rolling Hills Hospital (Ada, OK)

- Federal Inspection Reports (2015-2017)
- Patient Lawsuit (12/27/2017)
- Patient Lawsuit (12/14/17)

## San Jose Behavioral Health (San Jose, CA)

- Federal Inspection Reports (2017-2018)
- State Inspection Reports (2017-2018)

## Seven Hills Hospital (Henderson, NV)

- State Inspection Reports (2014-2018)
- Mack Giles vs Seven Hills Hospital (2016)
- Ryan Pitterle vs Seven Hills Hospital (2016)
- Michelle Jackson vs Seven Hills Hospital (2016)
- Cynthia McArdle vs Seven Hills Hospital (2017)
- Paul Fulgoni vs James Vilt, M.D. (2013)
- Tonya Otis vs Seven Hills Hospital (2016)

## Sierra Tucson (Tucson, AZ)

- Sierra Tucson State Inspections (2015-2018)
- Sierra Tucson fined over deficiencies in psychiatric care (2016)
- Lecce v. Sierra Tucson (2015)

## Sonora Behavioral Health Hospital (Tucson, AZ)

- Sonora Behavioral Health Hospital Federal Inspections (2012-2016)
- Sonora Behavioral Health Hospital State Inspections (2016-2018)
- KOLD INVESTIGATES: Hospital in jeopardy (2018)
- Tucson hospital reaches settlement with family of woman who committed suicide (2018)
- KOLD INVESTIGATES: Hospital in jeopardy September 2018 Update (2018)
- Kari David v Marion Douglass (2017)
- Kevin Moon v Acadia Healthcare (2016)

## Southwood Psychiatric Hospital (Pittsburgh, PA)

- State Inspection Reports (2015-2018)
- Patient Lawsuit (2018)

## StoneCrest Center (Detroit, MI)

- Federal Inspection Reports (2014-2017)

## SUWS of the Carolinas (Old Fort, NC)

- State Inspection Reports (2018)

## Ten Lakes Center (Dennison, OH)

- Federal Inspection Reports (2014-2015)
- Whistleblower Lawsuit (2018)

## The Refuge – A Healing Place (Ocklawaha, FL)

- State Inspection Reports (2017)
- Whistleblower Lawsuit (2016)

## Timberline Knolls (Lemont, IL)

- Timberline Knolls wrongful death suit (2018)
- Timberline Knolls patient attack (2015)
- Lemont, Illinois – Counselor Arrested For Sexually Assaulting Patient During Therapy Appointments At Timberline Knolls (2018)
- Lemont counselor charged with sexually assaulting patient during therapy sessions (2018)

## Valley Behavioral Health System (Barling, AR)

- Federal Inspection Reports (2015-2016)
- Lawsuit Accuses Valley Behavioral Health Of Negligence In On-Site Rape (2018)
- Negligence trial stemming from Sebastian County child rape case pushed to October (2018)
- Child Rape Case Docket (2018)

## Vantage Point Behavioral Health System (Fayetteville, AR)

- Federal Inspection Report (2014)

## Vermilion Behavioral Health Systems (Lafayette, LA)

- Federal Inspection Reports (2015-2016)

## Watsonstown Comprehensive Treatment Center (Watsonstown, PA)

- State Inspection Reports (2015-2017)

## Waukesha Comprehensive Treatment Center (Waukesha, WI)

- State Inspection Reports (2017)

## Wausau Comprehensive Treatment Center (Wausau, WI)

- State Inspection Reports (2016-2018)

## West Milwaukee Comprehensive Treatment Center (West Milwaukee, WI)

- State Inspection Report (2016)

## Wheeling Treatment Center (Triadelphia, WV)

- State Inspection Report (2017)

## White Deer Run (15 Facilities in Pennsylvania)

- State Inspection Reports (2015-2018)
- Whistleblower lawsuit (2016)

## Williamson Treatment Center (Williamson, WV)

- State Inspection Report (2016)

## Wilmington Treatment Center (Wilmington, NC)

- Federal Inspection Reports (2014-2017)

## Louisville behavior health center to relocate after assaults, neighborhood concerns

By Sarah Grace Taylor [sarah.taylor@thedailytimes.com](mailto:sarah.taylor@thedailytimes.com) Feb 16, 2019

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The Village Behavioral Health Treatment Center will relocate from Louisville to Knox County in the next two years.

Joy Kimbrough | The Daily Times

The Village Behavioral Health Treatment Center will relocate from Louisville to Knox County in the next two years following the adjoining neighborhood's unease over escaped juveniles, assaults and other incidents stemming from the juvenile residential facility.

On Jan. 29, Acadia Healthcare Division President Jeffrey Woods held a meeting with members of the public to discuss the company's plan to move the facility and address neighborhood concerns.

In a recording of the meeting provided to The Daily Times by a neighborhood resident, Woods said Acadia will move over the next 18-24 months to a more fit location in Knox County.

“We recognize that it would be beneficial to these patients and even to our business interests and to your community that we move this facility to a new location,” Woods told an audience of around 10. “All in all, it’ll be about an 18-month turnaround.”

Woods said the company was investing \$35 million to purchase property and build a new facility rather than investing in the property they currently lease from Covenant Healthcare on Jones Bend Road because, as a clinician, he does not think the Louisville location is viable.

“My assessment was almost immediately ‘this has to change,’” Woods said. “Anybody who preceded me with respects to corporate leadership, their point of view may have been different. ... It would be in our interest to build there if it made sense to build there, because we already have the land, but it’s just not appropriate.”

## Incidents:

The current facility, at the end of Jones Bend Road, is a residential behavioral center for low- to mid-acuity juvenile patients and is composed of a series of cabins and small buildings on the shore of Fort Loudon Lake, neighboring a residential community.

With no fencing or discernable border between the cabins and the community, many neighbors have been victims of or irritated by juvenile runaways and related crimes over the years.

The long-standing concern resurfaced in September 2018, when three teenage boys fled the facility and were charged with vehicle theft and aggravated assault and kidnapping of a facility employee.

In the recording, Woods seemed to try and soften the incident, saying that the oldest of the boys felt he had to “rescue” his girlfriend who had recently been discharged from the facility, adding later that “you’re always going to have the 17-year-old boy who does something stupid” and that every facility has patients who flee secretly.

On several occasions throughout the meeting, Woods said the facility had experienced a significant decrease in incidents over the past year and a half because of staffing changes and selective acceptance of applicants due to the facility’s inability to serve patients of a certain acuity.

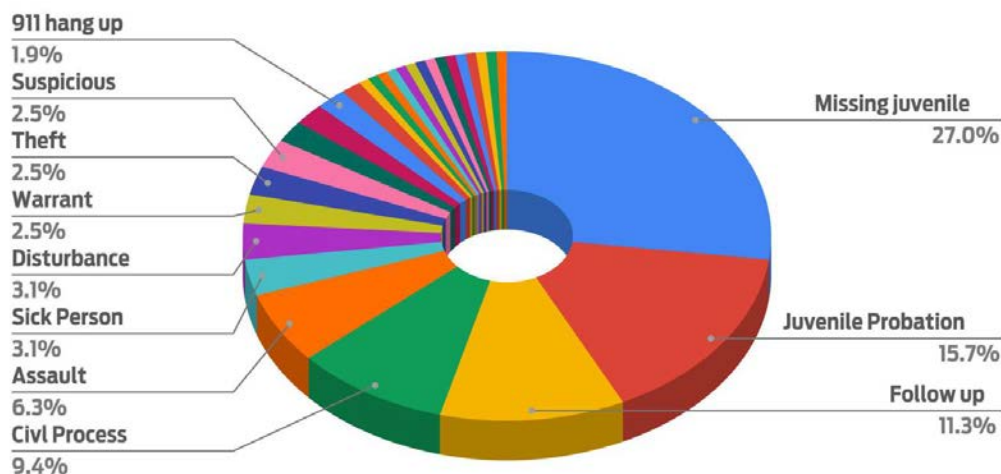
Call records provided to The Daily Times by the Blount County E-911 Center confirmed this claim of a significant decrease in call quantity to the facility from August 2017 to last month, with 60 calls compared to the 18 months prior (February 2016 to July 2017), with 96 calls.

One unidentified resident at the meeting told Woods that Acadia should strive for zero patient elopements, and that anything else was unacceptable.

“This is the real world and the reality is it’s going to happen on any campus,” Woods said. “We have had a dramatic, sharp decrease of incidents on this facility over the last year and a half, and we want to work to a zero (elopements) point. ... But I’m not gonna stand here and tell you that between now and 18-24 months from now there will no longer be a problem on our campus.”

The same call data, however, seemed to emphasize the severity of facility incidents.

### Incidents since 2016



This graph shows the 160 incidents listed in the Village Behavioral Health Treatment Center call records from the Blount County E-911 center from Jan. 3, 2016 to Feb. 7, 2019.

[Sarah Grace Taylor | The Daily Times](#)

Among the 160 incidents listed in the log (Jan. 3, 2016 to Feb. 7, 2019), many are follow-ups, probation and other innocuous calls, but the most common call is for missing juveniles, with 43 such incidents in the three-year range. There were also 10 assaults, five disturbances and four thefts reported.

Woods attempted to downplay the negatives, citing a committee of “some number” of neighbors who have had “strong feelings of opposition” and some that had “very strong support” toward the facility.

The resident rebutted Wood’s idea there was a measure of support for the property, saying that neighbors not directly impacted would “obviously” care less.

“If (my property) wasn’t directly joining your property, I wouldn’t be directly impacted and I’d be like ‘what are these people complaining about,’” he said. “The fact is The Village is set up for a summer camp, not an inpatient facility.”

“There are a number of facilities that look exactly like this in terms of their structure,” Woods responded. “But they tend to be, for sure, more wilderness.”

“The thing is we don’t have peninsula hospital patients running around our neighborhood,” the resident said.

Woods said that he would have facility management regularly meet with the community for the duration of the center’s Louisville stay and that staffing changes such as shorter shifts should help cut down on issues. He conceded that Acadia’s priorities remain patients first, staff second and community third.

## New facility

Woods said the new facility near Riverbend in Knox County would not face the same kinds of problems because of a scarcity of neighbors.

“It’s currently zoned (as an) agricultural area, so there’s not a lot around,” Woods said. “It keeps us out of residential areas or even areas that are likely to become residential in the future.”



Woods touts a nearby nature reserve and proximity to the highway as additional perks of the new location, which will begin to accept a wider range of patients.

“When there are kids, and they are kids under 18, put in your care, you have to have control and responsibility, and they can’t be roaming freely, whether they’re out in the country or in the middle of town,” the resident added.

“We don’t disagree,” Woods responded.

When asked by a neighbor what would become of the current facility, Woods speculated.

“I think it’s probably safe for me to say that Covenant does not have an appetite to reinvigorate that campus for that same purpose,” Woods said. “I don’t think that there probably is any health care provider who would look at that property and think it is viable without doing a complete rebuild.”

Woods declined to be interviewed for this story, but provided a written statement on the relocation saying it “will allow Villages to continue its mission and to expand services for patients with varying levels of care intensity requirements.

“When completed, the new facility is expected to improve access to desperately needed care and treatment,” the statement reads. “Village Behavioral Health is committed to providing care that meets the needs of its patients and community. We are proud of our 10 year history and the thousands of lives that have been improved by that care and treatment.”



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR - DISAPPROVE**

1 message

**Zarah Cochran Bates** <zarahbates@gmail.com>

Wed, Aug 12, 2020 at 12:03 PM

Reply-To: zarahbates@gmail.com

To: commission@knoxplanning.org

To whom it concerns:

I write this email to address the submittal for Acadia Healthcare and their proposed new facility.

As a homeowner, it is important for my community to have a sense of safety and the ability to enjoy living in our area... while also maintaining the value of my property. Our subdivision is in close proximity to the proposed facility... and puts our family in a potential financial and safety issue. This type of facility degrades our property value and puts our family and a high-level of concern for our wellbeing and safety. The behavioural center has a record of assaults and other misdemeanors that are NOT welcome in our community.

As a small business owner, this facility puts my business in direct jeopardy. Clients and supporting consultants would not feel safe when meeting at our office, and also affects their view of our company with this type of facility in close proximity. It places us in a position to be forced to relocate so that we are not placing our team members, clients and consultants in a compromised security situation.

As a mom, this type of facility is completely unwelcome in my community. The safety of my children is number 1 priority. In the midst of a global pandemic... our home is our safe place... a place we can be well mentally, physically and emotionally. A place that we can enjoy life and enjoy our neighbors. Should this type of behaviour facility be approved, our quality of life in this neighborhood is directly breached and will encourage our friends and neighbors to relocate elsewhere and have yet a further impact on the taxes, economy and quality of life in this beautiful part of Knoxville.

**I urge you to DISAPPROVE this type of facility for the safety, value and quality of life for our community.**

--

**Zarah G. Bates, ASID, LEED AP BD+C**

Registered Interior Designer, Principal

Design\*Management\*Consulting

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

## [Planning Commission Comment] Use of Review agenda item 8-C-20-UR

3 messages

Diane Nelson &lt;dnelsontn@gmail.com&gt;

Wed, Aug 12, 2020 at 9:25 AM

Reply-To: dnelsontn@gmail.com

To: commission@knoxplanning.org

All,

Based on the article in The Daily Times dated, 2/16/2019, and titled "Louisville behavior health center to relocate after assaults, neighborhood concerns", I don't think this is a good fit for our community. We already have the Knox County detention center and we don't need any more individuals in this community with behavioral health issues. I am concerned for the safety of the people of this community which includes my elderly parents.

Thank you for your time and attention,  
Diane Nelson  
5910 Whisper Ridge Ln  
Corryton, TN 37721

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

Shnider, Phyllis &lt;PShnider@covhlth.com&gt;

Wed, Aug 12, 2020 at 11:57 AM

Reply-To: pshnider@covhlth.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Cc: ROBERT SHNIDER &lt;rshnider@aol.com&gt;, "Shnider, Phyllis" &lt;PShnider@covhlth.com&gt;

Dear Commission,

I am representing my mother who is 97 years old and lives at [4747 Wise Springs Road, Knoxville, TN 37918](#). She has lived there for 66 years and I grew up there. I have her power of attorney and I also have a vested interest in opposing the Acadia project. She and I are against the development of the Acadia Healthcare Juvenile Residential Treatment Facility at proposed location [4937 Wise Springs Road, Knoxville, TN 37918](#).

1. The roads that will be needed for travel are not wide enough to handle the increased amount of traffic and supply truck deliveries. There are blind hills on the Wise Springs Road that will make it unsafe for home residents to enter Wise Spring road from their own driveways because of increased traffic.
2. Knox County Police gun firing range is located right across the street from the facility and the range is used 6 days a week. We can hear the shooting from our house and it sounds like a war zone. Why would you allow the proposed facility to be located near a war zone sound that is created by the constant shooting? If the care and concern for the health and well-being of the children to be housed at this site with their many challenges as Acadia has listed that the children are being treated for, do you really think that hearing bang, bang, bang, bang constantly is not going to be an agitation factor in their treatment. Some of the children are being treated suffer from PTSD. Autistic children can't stand loud noises.
3. When Acadia was asked the question regarding the education of the 24/7 Behavioral Health Technicians, this is staff to be in the cottages with the children at all times, we were informed that a high school graduate or college graduate with 40 hours education in how to deal with the children will be required by Acadia. We ask the question did the staff have any clinical experience in dealing with children with the type of issues Acadia is treating at the facility. The answer was no. As those who work in healthcare know, clinical experience is a must in treatment and dealing with these children who are in need of such treatment.
4. Lack of security. They have on their drawings a 14 foot wall around the cottages. Why are they not putting the 14 foot wall around the entire perimeter? Do they want the children to be safe or not? Do they want the community and surrounding neighbors to be safe? We think not. They have no security guards on campus. Key cards carried by staff is the only security they have. So if a child gets hold of the staff's key card, out the door they go. Acadia is not concerned about the safety of the children or community at all.
5. Why was this property selected? Because it was cheap? They are bringing children in from out of state at least 17% from North Carolina and some from other states that are unknown at this time. We ask if they had a plan B for a secondary location. The answer, no they had no plan B. Was this already a done deal but the community was not aware of the deal already made? We ask had they looked in North Carolina for a site since they were bringing children from North Carolina to Knox County to be treated? They had not looked a location in North Carolina.
6. Does Knoxville need a place for treatment for children who have the challenges, yes we do. But, this is not the location!!!
7. At the meeting held at Union Baptist Church where Acadia came and spoke with the community residents approximately 50-60 people in attendance, the overwhelming voices are saying NO to the Acadia facility being built in this location as proposed. Even the speaker for Acadia, was aware of the feeling of the community as in NO we do not want your facility at this location.
8. Doctors are not on campus 24/7. One nurse is.
9. Acadia's previous location in Maryville, look at Acadia's track record there. They are managing that facility and look at what has happened there. Did you take that into consideration when you heard their request to build on the proposed location?

WE do not want this facility built at the proposed location in our back yard. If you really care about the children needing the services of a facility such as this, do not place it near a firing range. My goodness, did not anyone even bother to know about the gun firing range and the noise associated with that and how it would bother the children???? The almighty dollar is not the most important thing here but the safety and concern for the children should be. Different location should be sought by Acadia that is not near a firing range!!!!

**Disclaimer**

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

**Shnider, Phyllis** <PShnider@covhlth.com>

Wed, Aug 12, 2020 at 11:58 AM

Reply-To: [pshnider@covhlth.com](mailto:pshnider@covhlth.com)

To: "[commission@knoxplanning.org](mailto:commission@knoxplanning.org)" <[commission@knoxplanning.org](mailto:commission@knoxplanning.org)>

Cc: "[bfarmer4747@comcast.net](mailto:bfarmer4747@comcast.net)" <[bfarmer4747@comcast.net](mailto:bfarmer4747@comcast.net)>, "Shnider, Phyllis" <PShnider@covhlth.com>, ROBERT SHNIDER <[rshnider@aol.com](mailto:rshnider@aol.com)>

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Input on Case 8-C-20 UR, Residential Treatment Center in PR (Planned Residential) Commission District 8.**

1 message

**David Leone** <david\_leone@hotmail.com>

Wed, Aug 12, 2020 at 11:54 AM

Reply-To: david\_leone@hotmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

I have a question on the appropriateness of this project under the current zoning code. This application is being presented under the category of "assisted living facility". My understanding of an "assisted living facility" is where someone goes for long term care because they require assistance in their daily routines. Most commonly they are older individuals and usually they reside in an assisted living facility for a long period of time; perhaps for the remainder of their lives.

Since this application for a youth rehabilitation facility isn't defined under this zoning code, the planning commission (or appropriate body) should define what a youth rehabilitation facility is and what requirements fall under it before moving ahead on this application. To do so could create community and/or public problems down the road.

David N. Leone  
[6907 Washington Pike](#)  
Knoxville, TN 37918

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Item of concern- use of review agenda item 8-C-20-UR**

1 message

**Ron Brown** <ronbrown103@gmail.com>

Wed, Aug 12, 2020 at 12:00 PM

Reply-To: ronbrown103@gmail.com

To: commission@knoxplanning.org

After a community meeting on 08/10/2020 it was evident that none of us were in favor of the proposal presented to us by Acadia Healthcare on the construction of a new youth behavioral treatment center in our backyards.. This facility is definitely unsuitable for our community and vice-versa. After reading reviews on Acadia and the Village Treatment center in Blount county that were mostly negative, I decided to drive down to Jones Bend Rd. to interview local residents where I got zero positive feedback on Acadia or the impact of The Village on their neighborhood. After reading an article from The Daily Times Feb. 2019, I realized my suspicions were confirmed. Blount county residents do not want Acadia Village in their backyards either. Why then would we accept it here in Knox county. I urge you NOT to approve this facility on Thursday. Would you want it in your backyard?

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] File# 8-C-20-UR**

1 message

**'Danielle Cupp' via Commission** <commission@knoxplanning.org>  
Reply-To: cbabydc11@yahoo.com  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Wed, Aug 12, 2020 at 12:00 PM

Please consider this email as a decision in the above case file.

I do not feel as though this location is suitable for Acadia health. There are numerous issues with this location. One it being by the shooting range for the county police. How are they going to handle the pain the trauma and ptsd these young adults may have by hearing these gun shots? Next thing is this company doesn't have the best track record for maintaining a stable place. All of this can be googled.

I feel as if the land owner is bullying the community into approving this deal and "attacking " anyone who has an opinion about their community. His words are "I could've sold it to people who want to build section 8 housing".

We just want our community safe and this location isn't fit for the community. I am all for a facility of this nature if it works. Just not here.

Thanks

[Sent from Yahoo Mail for iPhone](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: Case 8-C-20-UR.ppt**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Wed, Aug 12, 2020 at 12:40 PM

Reply-To: michelle.portier@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Commissioners,

Two speakers for this case have sent a PowerPoint presentation for your consideration. They will be giving this presentation tomorrow with additional comments.

Thank you,  
Michelle

----- Forwarded message -----

From: &lt;kking4945@gmail.com&gt;

Date: Wed, Aug 12, 2020 at 11:05 AM

Subject: Fwd: Case 8-C-20-UR.ppt

To: &lt;michelle.portier@knoxplanning.org&gt;

Cc: &lt;megjordan888@hotmail.com&gt;

**Subject: Case 8-C-20-UR.ppt**

Michelle,

Megan Howard 4921 Wise Spring Road

Kathy King 4915 Wise Spring Road

We will be speaking on Thursday for the above case. Attached below is our PowerPoint. Please send us a zoom link and any information needed related to participating in the meeting. Could you also please acknowledge that you received the email and attached document.

Thank you,  
Kathy King--  
Michelle Portier, AICP  
Senior Planner  
865.215.3821Knoxville-Knox County Planning | [KnoxPlanning.org](https://www.knoxplanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org) **Case 8-C-20-UR.ppt**  
1037K





# Case 8-C-20-UR

Residential Treatment Center and Alcohol and Drug  
Treatment Center for Youth at 4937 Wise Spring Road,  
Knoxville, Tn. 37918



# Review Statement of Assisted Living versus Recovery Treatment Center

**Assisted living facility:** A building, establishment, complex, or distinct part thereof which accepts aged persons, whom constitute a substantial majority of not less than eighty-five (85) percent of the facility population, for domiciliary care provided that residential units may be shared with a person under the age of fifty-five (55), if the head of household meets the definition of an aged person. The facility provides on-site to its residents, room, board, nonmedical living assistance services appropriate to the residents' respective needs, and medical services as prescribed by each resident's treating physician.

**Recovery Housing:** Housing for six (6) persons or more, with no limit on length of stay, that is occupied by the target population as defined below, and that is linked to on- or off-site services that assist the recovery housing residents in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Assisted living facilities are only subject to general use on review standards in section 6.50. Recovery Housing facility is subject to section 4.105. Recovery housing is much more detailed and address concerns and safeguards of the community and neighboring properties. Acadia has submitted their proposal as a Treatment facility.



# APPROPRIATE LOCATION CONCERNS

- Center location:
- 3 miles from Ritta Elementary School
- 1 mile from Union Baptist Church Day Care
- Less than 1 mile from Home Day Care
- Less than .3 miles from Three Ridges Golf Course
- Less than .3 miles from Knox County Detention Center
- Directly adjacent to a Knox County School Bus Stop
- Approximately 5 miles from Interstate and 30 minutes from Children's Hospital – Emergency access due to traffic to and from Residential Treatment Facility would be significantly delayed between 7:10 to 8:30 a.m. and 4:00 – 6:00 p.m. as Washington Pike is 2 lanes and the primary road access to the Residential Treatment Facility location.
- Located Directly Next to Knox County Sheriff's Regional Training Academy that includes a Live Active Firing Range



# PATIENT CONCERNS & COMMUNITY CONCERNS

I. Per the Program Overview: The Residential Treatment Center and Alcohol and Drug Treatment Center will treat patients experiencing histories such as:

Trauma from physical, emotion, sexual abuse; Mood Disorders such as Depression, Bipolar Disorder, Anxiety; Behavioral Disorders; Family Problems - usually includes - Violence, Aggression, Defiance Disorders; Chemical Dependencies - Drug and Alcohol \* which many of the above usually have multiple diagnosis.

Review of the literature indicates that the environment for these patients will need a stable, serene, safe, nurturing environment.

Speaking as a Registered Nurse with 40 years experience - Continuous GUN FIRE that can be all day long, sometimes 6 days a week, does not promote a sense of Safety, a Serene or Nurturing environment. The Environment of the proposed Residential Treatment Center is NOT conducive to meeting a therapeutic, nurturing or healing environment for any Residential Treatment Patient.

# PATIENT CONCERNS & COMMUNITY CONCERNS

- II. Adjacent Landowner and Community Concerns: Acadia Health's previous issues at Jones Bend Road, referencing article with the Daily Times(1): " Louisville Behavior Health Center to relocate after assaults, neighborhood concerns" Article date: Feb 16, 2019.
- There were 160 incidents listed in the log from (Jan.3, 2016 to Feb, 7, 2019) with the most common call being missing juveniles. Approximately 43 missing incidents reported, 10 assaults, 5 disturbances, and 4 thefts. Acadia Healthcare Division President Jeffrey Woods stated in the article: "you're always going to have the 17 year old boy who does something stupid, and every facility has patients that flee secretly. This is the real world and reality is it's going to happen on any campus." **In one incidence 3 male teenagers over powered a female employee who advised that the three boys assaulted her and then bound her escaping the facility(2).**
- In the same article(1), Mr. Woods outlines the expectation that a new proposed facility would " keep them out of residential areas or even areas that are likely to become residential in the future". The current property is a residential area and Smith Built Homes does have plans to build a subdivision directly across from the proposed 4937 location. Why would Acadia plan to repeat their mistake by selecting a residential location?

(1) [https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article\\_523be3b2-98ce-5ea6-afdf-028e94103b9e.html](https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article_523be3b2-98ce-5ea6-afdf-028e94103b9e.html)

(2) <https://www.wbir.com/article/news/crime/bcso-3-teens-in-custody-after-escape-from-juvenile-center-assault-on-female-officer/51-596601858>



## Conclusion:

- Acadia states: Patient's First – how would a medical corporation with licensed medical staff select a Recovery Treatment Center and Alcohol and Drug Center next to an Active Firing Range. If the Children's well-being is first, then each of you will need to decide is it right to subject children with these defined problems to the loud gun fire.
- Just as Acadia puts Patient's First, which includes safety, they are responsible for keeping the community people and our children First as well.
- The Community does not feel that Acadia Residential Treatment Center and Alcohol and Drug Center should be located at this location. However, if this review is passed, the Community does not feel that Acadia has addressed our security concerns as we do not desire any repeat incident of the "The Village". The community made the request in our meeting with Acadia, but met with resistance. The Community asks the Commission to enforce a 14 foot privacy perimeter fence around the entire property on the Acadia side.





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] 4937 Wise Springs Road**

1 message

**Jenny Lawson** <lawsonjenl@gmail.com>

Tue, Aug 11, 2020 at 8:55 PM

Reply-To: lawsonjenl@gmail.com

To: commission@knoxplanning.org

Good Evening,

I am reaching out regarding the potential of Acadia Healthcare building a facility in Corryton, TN.

As a resident 4 minutes away from this address, I am concerned with many aspects of this potential. We are a small, rural community and the traffic on Wise Springs is already a situation I would consider dangerous. A facility with 200+ employees would create much larger issues from the start of construction to the daily commutes of residents and said employees.

As an expectant mother, a facility of this nature is concerning. A quick google search tells me that this facility is moving due to the residents in Louisville being "irritated" but also concerned by incidents including theft, kidnapping and assault. These are not words anyone wants to read when hearing of the new job opportunities coming to the area. Besides myself and an unborn child, I know of so many elderly residents in even closer proximity to this location.

I am also disappointed in the lack of communication about the proposition. I am a "millennial". I check my phone and social media accounts often and I found out about this from a neighbor who only heard about the meeting at Union Baptist through a friend. This is probably standard protocol and a lack of knowledge on my part, but it is disappointing to say the least as I am aware of other local propositions. Do the elderly couples within walking distance of such a facility know of this proposition if the millennial doesn't?

I thank you in advance. I understand the need for jobs now more than ever, but if this is approved in this location you will be approving at the loss of a great community as it will be no more.

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**Jenny Lawson**  
865-356-1664

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: Case: 8-C-20-UR**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Wed, Aug 12, 2020 at 11:40 AM

Reply-To: michelle.portier@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Commissioners,

I am forwarding this video (footage of rifle range from a property in a nearby neighborhood) on behalf of a resident in opposition of the residential treatment facility on Wise Springs Rd.

Thank you,  
Michelle

----- Forwarded message -----

From: &lt;kking4945@gmail.com&gt;

Date: Wed, Aug 12, 2020 at 11:37 AM

Subject: Case: 8-C-20-UR

To: Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;

Cc: &lt;kking4945@gmail.com&gt;

Michelle,  
Here is the video. Thank you for your help.

Sent from my iPhone

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Michelle Portier, AICP  
Senior Planner  
865.215.3821



Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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4627K





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Review Agenda item 8-C-20-UR**

3 messages

**Deborah Boutwell** <dboutwel@gmail.com>

Wed, Aug 12, 2020 at 10:03 AM

Reply-To: dboutwel@gmail.com

To: commission@knoxplanning.org

We are in favor of all kinds of mental health treatment centers however, we have reservations about the placement of this facility on Wise Springs Rd. Our concerns are related to the size of the facility, it is much larger than we were originally led to believe. We also have concerns about the wear and tear and increased traffic that this construction will add to Washington Pike, which is already a very busy highway. We have concerns for the residents of the proposed facility hearing the constant barrage of gunfire from the training facility which is adjacent to the planned facility. We think the proximity to our property which is less than a half of a mile from the planned facility will lower our property values. We are a bit concerned about safety because the announced plans do not seem to address adequate perimeter fencing. Our neighborhood is primarily made up of retirees, many of whom are widows and already fearful. Having an additional center of troubled young people so close to the county detention center seems to be an added worry. We also have concerns that this facility although it is coded as "assisted living" is actually a "recovery" center and should be coded as such. If that is the case then the staffing should be adjusted to reflect the true purpose of the facility. We do not want to prevent mental health treatment facilities from being built, but do NOT think that this property was thought out considering all the issues that we have addressed here. We are quite sure that there are other parcels of land that would be better to house this than a residential/agricultural area such as the one proposed.

Deborah and Ken Boutwell  
 7036 Poskita Ln  
 Corryton, TN 37221

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

**BETTY LONG** <blong10060@comcast.net>

Wed, Aug 12, 2020 at 11:17 AM

Reply-To: blong10060@comcast.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

----- Forwarded message -----

From: BETTY LONG &lt;blong10060@comcast.net&gt;

To: "contact@knoxplanning.org" &lt;contact@knoxplanning.org&gt;

Cc:

Bcc:

Date: Tue, 11 Aug 2020 11:56:52 -0400 (EDT)

Subject: Review Agenda item 8-C-20-UR

We are asking that the Arcadia Facility not be built in this rural area at [4937 Wise Springs Rd, Corryton](#), due to;

1. **There is a shooting range right next to this project site.** Not idea for troubled kids to listen to all day, every day, that we, the residents listen to every single day, all day!
2. The **traffic** in this area is already a nightmare, due to new subdivisions in the area, with no update with the roads, along with the Roger Wilson Correctional Facility that has had escapee's roaming around in our area, which creates fear of breaking and entering our homes.
3. **There is a school bus stop very close to this address.**
4. **Our property will decrease in value 8-15%**
5. We have learned that this site is **coded for assisted living instead of a recovery facility**, which makes the codes easier to deal with.
6. **We are in fear of patients eloping** in our community in our surrounded farmland.
7. We were informed that once a patient reaches a higher level, they would be **free to be on the outside of the fence with no outer security which would give them freedom to be in our neighborhood.**
8. We were informed there would be **college interns** taking care of these patients mainly at night, with no experience of any clinicals. Ratio was like 4 to 1 intern I believe. Also, each cottage bed 18 kids, with 1 counselor.
9. This area is residential, not commercial. We, as residents are in fear of this facility being built here in our community. We are in fear for our children, our grandchildren. **Please respect our community, and refuse this facility in this area.**

**Thank you,****John and Betty Long**


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**Review\_Agenda\_item\_8-C-20-UR.eml**  
 7K

**BETTY LONG** <blong10060@comcast.net>

Wed, Aug 12, 2020 at 11:16 AM

Reply-To: blong10060@comcast.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

----- Forwarded message -----

From: BETTY LONG <[blong10060@comcast.net](mailto:blong10060@comcast.net)>

To: "contact@knoxplanning.org" <[contact@knoxplanning.org](mailto:contact@knoxplanning.org)>

Cc:

Bcc:

Date: Tue, 11 Aug 2020 11:56:52 -0400 (EDT)

Subject: Review Agenda item 8-C-20-UR

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5. We have learned that this site is **coded for assisted living instead of a recovery facility**, which makes the codes easier to deal with.

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9. This area is residential, not commercial. We, as residents are in fear of this facility being built here in our community. We are in fear for our children, our grandchildren. **Please respect our community, and refuse this facility in this area.**

**Thank you,**

**John and Betty Long**

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 **Review\_Agenda\_item\_8-C-20-UR.eml**  
7K

## Subject: Review Agenda item 8-C-20-UR

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**BETTY LONG** <blong10060@comcast.net>  
to contact@knoxplanning.org

You are viewing an attached message. Knoxville - Knox County Planning Mail can't verify the authenticity of attached messages.

We are asking that the Arcadia Facility not be built in this rural area at 4937 Wise Springs Rd, Corryton, due to;

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9. This area is residential, not commercial. We, as residents are in fear of this facility being built here in our community. We are

**Thank you,**

**John and Betty Long**



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] REVIEW OF AGENDA 8-C-20-UR**

1 message

**Irene Wolfe** <miwolve57@gmail.com>

Wed, Aug 12, 2020 at 11:12 AM

Reply-To: miwolve57@gmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

**I am an elder living very close to this proposed facility. I totally oppose this endeavor. My reasoning is because I moved to this location for its reputation of being a family based conservative area. I will no longer feel safe in my own home. The reputation of the Village Behavior Treatment Center in Louisville Tennessee speaks volumes of what this community can expect with the Acadia Healthcare facility. Major Safety issues, traffic congestion and tumbling property values are of real concerns. Therefore I am asking the Knox planning commission to vote against this proposal. Let us keep and stay in our homes feeling safe. This will destroy this area. This facility should go into an under developed area where people have a choice of moving into it, not an established area causing a mass exodus.**

**Thank - you for hearing my concerns.**

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: Use on Review Agenda Item 8-C-20-UR**

1 message

**Craig Daniel** <cdaniel1@comcast.net>  
 Reply-To: cdaniel1@comcast.net  
 To: commission@knoxplanning.org  
 Cc: "Jeffrey W. Roth" <jwroth@qmwkx.com>

Wed, Aug 12, 2020 at 11:03 AM

Members of the Knox County Planning Commission,

My family lives within a couple hundred yards of the proposed Acadia Healthcare Juvenile Residential Treatment Facility proposed to be located at [4937 Wise Springs Road](#). Below are my family's concerns associated with this project. Thank you for your review and consideration of these points as an important component of your decision making process.

First, I would like to echo the sentiments expressed particularly by David N. Leone, Laurie Hildenbrand, Kenneth Domingues, Julia Gibson as well as many others who have authored and submitted letters of concern. Their points are very well made and should be heavily weighted as the commission considers approval for this facility. Some of the items I note below are re-iterations of their comments.

1. In this COVID environment, the community has not had sufficient time nor opportunity to understand, assemble, review and provide comment to the commission in regard to its position relative to this project. Well organized municipal, city and county boards are having a difficult time communicating effectively. A community such as ours cannot properly respond to an issue of this nature in the matter of days (note the July 30 notification date). Please postpone a decision on this application a minimum of 30 days so that the community has a reasonable amount of time to respond appropriately.
2. Acadia has a history of prior issues. The issues are not a result of location but more so due to ineffective facility management. Location simply brought the issues to light publicly. Note the February 2019 article in the Daily Times: [https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article\\_523be3b2-98ce-5ea6-afdf-028e94103b9e.html](https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article_523be3b2-98ce-5ea6-afdf-028e94103b9e.html)
3. The above article notes a relocation to the Riverbend area and identifies all the reasons that the Riverbend area is a good fit. What happened? Why the Wise Springs location? It's not Riverbend. It isn't near a hospital or a highway, it's no longer agricultural zoned, it is in a residential area (Smithbilt has property for a several hundred unit subdivision directly across the street. See previously published comments that identify the ideal location for the facility:

### *New facility*

*Acadia Healthcare Division President Jeffrey Woods*

*Woods said the new facility near Riverbend in Knox County would not face the same kinds of problems because of a scarcity of neighbors.*

*"It's currently zoned (as an) agricultural area, so there's not a lot around," Woods said. "It keeps us out of residential areas or even areas that are likely to become residential in the future."*

*Woods touts a nearby nature reserve and proximity to the highway as additional perks of the new location, which will begin to accept a wider range of patients.*

*"When there are kids, and they are kids under 18, put in your care, you have to have control and responsibility, and they can't be roaming freely, whether they're out in the country or in the middle of town," the resident added.*

*"We don't disagree," Woods responded.*

4. Placing this facility directly adjacent to a very active firing range seems like poor planning. The firing range is active in the morning, afternoon and evening. The loud, sharp reports of firearms are clearly audible up to 1 mile away. The Acadia facility would be practically next door to it. I

can't imagine this is conducive to the wellbeing of juvenile behavioral health patients. Acadia is not considering patient wellbeing.

5. Staffing and Professional care services appear to be less than adequate when reviewing the records of past issues. The facility has previously admitted that staffing is a source of their issues. How has Acadia committed to fix their in-house problems that evolved into problems for the neighborhoods and surrounding community?

If the commission intends to approve this plan. Please consider the following as conditions of an approval:

- a. This development is being reviewed as an Assisted Living Facility. How many assisted living facilities in the surrounding area require a fence 14' in height as a component of the development – shown on the current plans. How many assisted living facilities have been required to relocate due to problems or dangers they have created in thier community – please refer to previously mentioned Daily Times article. If this motion passes, please require non-scalable security fencing at the entire property boundary as a component of the development for the safety of the juvenile residents. Mr. Woods previously stated that he agreed that patients should not be able to roam freely.
- b. Please require that Acadia maintain the 1:4 staff to resident ratio and limit the capacity to 144 residents throughout lifespan of the facility.

I believe approving this project now would be both hasty and unthoughtful. An approval shows Knoxville's disregard for the community in which this facility is proposed to be located. Please deny or at the minimum, postpone this motion to a later date. Please require Acadia to further research additional locations that more closely align with their mission to meet "the needs of its patients AND community".

Respectfully,

Craig A. Daniel

4724 Meadow Breeze Way

Knoxville, TN 37918

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] USE of Review Agenda Item 8-C-20-UR**

1 message

**Bakita Lakin** <bakita@comcast.net>

Wed, Aug 12, 2020 at 10:44 AM

Reply-To: bakita@comcast.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

It has come to our attention that relocation of the Acadia Healthcare Juvenile residential treatment facility (Village Behavioral Health Treatment Center -- currently residing in Louisville, TN) is being discussed for the location of [4937 Wise Springs Road](#).

Our community already houses the "jail/work house" facility; it, in itself, causes extra traffic even on my road, Jones Road. There are always people driving by looking for the jail...and, yes, sometimes causes reason for concern. We have helicopters flying over which many times is need for concern--if someone has escaped.

I'm not sure why our area must be the target area for yet another facility which will most likely bring more drugs and violence into our neighborhoods. There are many senior adult retirees in the community, as well as many families with children. One of the very reasons we love our community is just for that reason. The senior adults who live in the area have grandchildren who stay with them often as well. We shouldn't have to always be on the lookout for strangers who might cause dangers and unsafe conditions to our families. Unfortunately, it would bring another group associated with drugs and assaults into our community. As some of my family has been touched by drugs over the years, I know their struggle is real--as is their determination to do whatever it takes to get their next drug.

While we are certainly in favor of rehabilitation for these juveniles, it seems there must be a much more remote area that is not surrounded by hard-working families and retirees who have worked their entire lives to live in a quiet and safe community. I feel sure if assaults and concerns are present in Louisville, it would be no different here.

Please reconsider locating this facility in a more remote area that is not surrounded by residential homes with families and retirees.

Thank you.

Mike and Bakita Lakin  
[4721 Jones Road](#)  
[Knoxville, TN 37918](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**Fwd: 8-C-20-UR**

1 message

**Terry Gilhula** <terry.gilhula@knoxplanning.org>

Wed, Aug 12, 2020 at 10:37 AM

To: "Caron, Dori" &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

----- Forwarded message -----

From: **SHERMAN MORTON** <sammystoyknox@comcast.net>

Date: Wed, Aug 12, 2020 at 10:18 AM

Subject: 8-C-20-UR

To: [contact@knoxplanning.org](mailto:contact@knoxplanning.org) <[contact@knoxplanning.org](mailto:contact@knoxplanning.org)>

It has come to our attention that you are trying to sneak in the ACADIA healthcare juvenile residential treatment facility into our community. You have already put the county jail in our neighborhood. When put there it was suppose to be just a short term detention center, but once there that changed.

Now you want to add the juvenile treatment facility to our community. First off this is a residential area with families. We are a quite area & want to keep it that way. We do not want to have this facility in our area.

If you are having problems with this facility where it is, then solve the problems there instead of moving them somewhere else. WE DO NOT want the problem in our community.

Elizabeth Morton

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Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Re: 8-C-20-Ur**

1 message

**Richjeepman** <rbeeler29@gmail.com>

Wed, Aug 12, 2020 at 10:36 AM

Reply-To: rbeeler29@gmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;, "michelle.portier@knoxplanning.org" &lt;michelle.portier@knoxplanning.org&gt;

On Wed, Aug 12, 2020 at 10:03 AM Richjeepman <rbeeler29@gmail.com> wrote:

Concerning the property of [4937 Wise Springs Rd](#) that is on the market, for the new Acadia healthcare Treatment facility. We, property owners, feel this type of proposal will diminish our property values, safety for our kids, our small-town feel we have, Traffic, furthermore danger to the possible crime that could arise from this property. We suggest the planning commission reject this proposal.

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Residential treatment facility**

1 message

**Angie Boles** <angie@tbp.org>  
Reply-To: angie@tbp.org  
To: commission@knoxplanning.org

Wed, Aug 12, 2020 at 10:23 AM

Good morning,

I am emailing in regards to the proposed Acadia Healthcare juvenile residential treatment facility which is PROPOSED at 4937 Wise Springs Road.

I am **very concerned** about a facility such as this moving close to a residential neighborhood. We already have the penal farm right down the road, and to have an additional facility such as this would plummet the real estate value of our property. Also, the safety of our neighborhoods!!!

Also, I FIRST heard about this last night at 8 pm when a neighbor put a flyer on my porch. Why wasn't everyone within a certain radius of this area notified weeks or even months in advance. To give us a matter of hours to respond is not the way this should have been handled.

Traffic is already a problem; roads would be unable to handle the influx of traffic  
Crime - would definitely increase  
Safety - is an utmost concern

I am a homeowner in Whisper Ridge subdivision - a beautiful, peaceful area. This facility would be detrimental to this area.

Please RECONSIDER this proposal of the treatment facility to the Whisper Ridge address.

Thank you.

Angie Boles



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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

1 message

**Niki Holloway** <Niki.Holloway@shannondaletn.org>

Wed, Aug 12, 2020 at 10:30 AM

Reply-To: niki.holloway@shannondaletn.org

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

To whom it concern:

I am a Resident living in Washington Ridge Subdivision. I am less than 1 mile from the proposed Acadia Healthcare juvenile residential treatment facility @ 4937 Wise Springs Road. I believe this facility will put our community's safety in jeopardy. They are small children that love to play outside here. This will also effect our property values. Our community's crime rate will skyrocket.

The Location you are building will not "keep you out of residential areas or even areas that are likely to become residential in the future" according to President Jeffrey Woods. WISE SPRINGS AREA IS RESIDENTIAL!

In the end, these facilities are not about safety. Safety comes from having control over housing, food, healthcare and work. Safety comes from having people you trust around when you need help. These facilities do not provide you any of these. We do not oppose mental health rehabilitation in spite of out desire to live in a safe environment. We oppose this facility being built in our community because we want to live in a community that is safe for everyone, this facility threatens our safety and our children's safety.

Sincerely

Very concerned citizen and tax payer.

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

1 message

**Ibledsoek via Commission** <commission@knoxplanning.org>

Wed, Aug 12, 2020 at 10:14 AM

Reply-To: Ibledsoek@aol.com

To: commission@knoxplanning.org

I am writing to express my concern regarding the proposed Acadia Healthcare Juvenile Residential treatment facility at [4937 Wise Springs Road](#). The proposed development is proposed as an "Assisted Living Facility" zoning/planning type due to the fact that there is nothing in the zoning ordinance that is more closely matched to what is being proposed. I find it hard to believe that there is not an ordinance that specifically defines the planning/zoning for a mental health treatment facility, given that there are and have been many in the city and state of Tennessee over the years. However, if that is what we have to work with the definition indicates that the facility provides room, board and non medical living assistance services appropriate to the resident's needs and medical services as prescribed by each resident's treating physician. However, it also states that the substantial majority are aged (55 and above- which I find offensive -LOL). The complex will be majority youth with precise psychological needs, not medical needs. While mental health is part of the overall medical health system, the method and delivery of the mental health provider is significantly different.

The proposal indicates that there will be minimal impact on the existing street system and will not draw substantial additional traffic in the area. However, it also states that there is an estimated traffic impact of 562 daily vehicle trips per day. This is a community setting with mostly large single family detached houses..as stated in the Neighborhood context of the Use on Review. When adding 562 daily vehicle trips to that type of community setting, that is a substantial additional traffic and impact.

The community also houses the Knox County Detention Facility within 1/2 mile of the proposed location as well as the training facility for Knox County Sheriff's office. The training facility conducts firing "drills" or something of the sort, daily and the sound is easily heard around the neighborhood. The noise is probably going to be a distraction for the youth when inside the Rehab facility, but it will definitely be a concern when they are in the courtyard or in the surrounding area of the facility.

This neighborhood has already been subjected to the nuances of the Detention facility and the Sherriff's office, and are on high alert every time there is a helicopter overhead because we wonder if someone has escaped, because if you have lived here long enough, you know that is how it works. I request that the Commission please take in consideration the request of the community in making their decision to approve or deny this request.

Thank you,  
Lisa Bledsoe

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Acadia Healthcare Juvenile Residential Treatment Facility**

1 message

**Deborah Boutwell** <dboutwel@gmail.com>

Wed, Aug 12, 2020 at 10:01 AM

Reply-To: dboutwel@gmail.com

To: commission@knoxplanning.org

We are in favor of all kinds of mental health treatment centers however, we have reservations about the placement of this facility on Wise Springs Rd. Our concerns are related to the size of the facility, it is much larger than we were originally led to believe. We also have concerns about the wear and tear and increased traffic that this construction will add to Washington Pike, which is already a very busy highway. We have concerns for the residents of the proposed facility hearing the constant barrage of gunfire from the training facility which is adjacent to the planned facility. We think the proximity to our property which is less than a half of a mile from the planned facility will lower our property values. We are a bit concerned about safety because the announced plans do not seem to address adequate perimeter fencing. Our neighborhood is primarily made up of retirees, many of whom are widows and already fearful. Having an additional center of troubled young people so close to the county detention center seems to be an added worry. We also have concerns that this facility although it is coded as "assisted living" is actually a "recovery" center and should be coded as such. If that is the case then the staffing should be adjusted to reflect the true purpose of the facility. We do not want to prevent mental health treatment facilities from being built, but do NOT think that this property was thought out considering all the issues that we have addressed here. We are quite sure that there are other parcels of land that would be better to house this than a residential/agricultural area such as the one proposed.

Deborah and Ken Boutwell

[7036 Poskita Ln](#)[Corryton, TN 37221](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Review Agenda item 8-C-20-UR**

1 message

**Deborah Boutwell** <dboutwel@gmail.com>

Wed, Aug 12, 2020 at 10:03 AM

Reply-To: dboutwel@gmail.com

To: commission@knoxplanning.org

We are in favor of all kinds of mental health treatment centers however, we have reservations about the placement of this facility on Wise Springs Rd. Our concerns are related to the size of the facility, it is much larger than we were originally led to believe. We also have concerns about the wear and tear and increased traffic that this construction will add to Washington Pike, which is already a very busy highway. We have concerns for the residents of the proposed facility hearing the constant barrage of gunfire from the training facility which is adjacent to the planned facility. We think the proximity to our property which is less than a half of a mile from the planned facility will lower our property values. We are a bit concerned about safety because the announced plans do not seem to address adequate perimeter fencing. Our neighborhood is primarily made up of retirees, many of whom are widows and already fearful. Having an additional center of troubled young people so close to the county detention center seems to be an added worry. We also have concerns that this facility although it is coded as "assisted living" is actually a "recovery" center and should be coded as such. If that is the case then the staffing should be adjusted to reflect the true purpose of the facility. We do not want to prevent mental health treatment facilities from being built, but do NOT think that this property was thought out considering all the issues that we have addressed here. We are quite sure that there are other parcels of land that would be better to house this than a residential/agricultural area such as the one proposed.

Deborah and Ken Boutwell  
7036 Poskita Ln  
Corryton, TN 37221

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

2 messages

**'Pamela Owens' via Commission** <commission@knoxplanning.org>  
Reply-To: pdiowens@yahoo.com  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Wed, Aug 12, 2020 at 9:07 AM

Dear Michelle Portier,

I hope this gets to you before you have the meeting today about the project on Wise Spring. I know people have to have a place to recover from their problems but I don't think it would be wise to be in a community like this one. It is a good community if this project goes through it would be bad. Look at all the trouble this company has caused for other communities. And the lawsuits even from their own people. I am against them building this Facility. Thank you for your time.

Thank you  
Pamela Owens  
[Sent from Yahoo Mail on Android](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

**'Lisa Domingues' via Commission** <commission@knoxplanning.org>  
Reply-To: dominguesll@icloud.com  
To: commission@knoxplanning.org

Wed, Aug 12, 2020 at 9:34 AM

Dear Knox County Committee,

I attended the meeting that was held at the Union Baptist Church with the hope that Acadia may be a solution to mental health. However I was quickly let down after inquiring about the actual location and Acadias appalling reviews.

This property is not ideal for children to live. I am not going to emphasize on the fact they will have mental disorders. If Acadia is approved there will be an agreement on these displeasing points .

- Having children live near a detention center which has 30 inmates at this time according to Knox county sheriff's website including a rapist and murderers. There has been escapees from this detention.
- Having children with potential triggers live near firearms that are constantly heard from the range for the purpose of training. For the record when firearms was brought up the psychiatrist representative appeared lost and mentioned medication for the children.
- Having children with potential triggers live near train tracks along side of this property without railroad crossing gates and lights at the corner of the property just the audible whistle warning blasting in all kinds of hours of the day.
- Having children live in the care of Acadia to make a business in our county with a shameful record because it was permitted by our very own representatives.
- Having children live by residents in this community that is not willing to accept this type of facility for children in their back yards based on legitimate concerns such as Acadias menacing history, no adequate security measures for both children and community, hiring staff with only high school diplomas, tremendous amount of more traffic and insufficient amount of room on this location for possible development that was mentioned by Acadia

Acadia stated a potential of 144 children could be admitted. Acadia also presented their blueprint of cottages lined up in a rectangle around courtyards connected by 14 feet high fences. Knox County Committee May I ask . Are the fences for the inmates that escape from across the street or is it corral children in a prison like setting? It is not likely that Acadia meditated on this property to ensure that their mission is proper in this location or is it? The children need a chance of life, caring, control, purpose and happiness. We are the adults that are responsible to give these basic needs to these children in a pristine way -not just settling for a way like Acadia represents. Let's have our community make the best decisions for the future which definitely includes all the children. Thank you for this opportunity! Your concerned

resident , Lisa

[Quoted text hidden]



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Use of Review Agenda Item 8-C-20-UR**

1 message

**Teresa Elder** <telder@hdclaw.com>

Wed, Aug 12, 2020 at 9:34 AM

Reply-To: telder@hdclaw.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Ladies and Gentlemen:

I would like to express my concerns about the Acadia Healthcare juvenile residential treatment facility proposed at [4937 Wise Springs Road](#).

First of all, the community was given almost no notice of this Review and I respectfully ask that the vote be postponed until more information can be gathered and residents can be properly informed.

Secondly, the Ritta/Wise Springs/Maloneyville community is not the place for such a facility. It is a quiet residential area. Residents are fearful that patients/clients of the facility could escape and be dangerous to the community. Everyone in the community I have spoken with is against this proposal. Unhappy people do not make good neighbors.

Thirdly, Ritta Elementary School is three miles from this proposed facility and Union Baptist Church Daycare Center is a mile and a half from the proposed facility. I think this facility is too close to these areas where small children are present. Granted, the school may have security measures in place for protection, but it is unknown how the church daycare would be able to protect its children. Again, this is a safety issue that should be considered.

Finally, the roads in this community are not built to handle the extra traffic this facility would bring. Traffic in this area, especially when school is in session, is terrible. This becomes a safety issue with more cars on the roads.

I urge you to postpone your decision and consider the opinions of all residents in the area who are hoping to keep this community a quiet and pleasant place to live.

Sincerely,

Teresa Elder

[5691 Autumn Creek Drive](#)[Knoxville, TN 37924](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Use of Review agenda item 8-C-20-UR**

1 message

**Diane Nelson** <dnelsonn@gmail.com>

Wed, Aug 12, 2020 at 9:25 AM

Reply-To: dnelsonn@gmail.com

To: commission@knoxplanning.org

All,

Based on the article in The Daily Times dated, 2/16/2019, and titled "Louisville behavior health center to relocate after assaults, neighborhood concerns", I don't think this is a good fit for our community. We already have the Knox County detention center and we don't need any more individuals in this community with behavioral health issues. I am concerned for the safety of the people of this community which includes my elderly parents.

Thank you for your time and attention,  
Diane Nelson  
5910 Whisper Ridge Ln  
Corryton, TN 37721

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR Opposition**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Wed, Aug 12, 2020 at 9:41 AM

Reply-To: michelle.portier@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Commissioners,

I spoke with Mr. Ashley Morton ([6043 Whisper Ridge Ln, Corryton, TN 37721](#)), and he is opposed to the use on review application to allow the Acadia Residential Treatment Facility on Wise Springs Rd. Mr. Morton does not use email, so I am summarizing his concerns here:

1. Mr. Morton feels the applicants are trying to "scoot in under the table" in getting this passed since he heard about it so recently with little time before the Planning Commission meeting.
2. Smithbilt Homes has bought property across the street and plans to build over 100 houses on that site. He doubts they will want to build once they learn of the facility.
3. The roads cannot handle the additional traffic generated by the employees and visitors to the site.
4. People fly down these roads as it is, so it only means trouble.
5. Waste Management uses the narrow local roads to access this area and will generate additional trash prompting more trips.
6. There is a school nearby with lots of kids.
7. Why are they moving this facility? Louisville doesn't want it so we're just getting their problem.
8. He stated it's up to Acadia to fix the existing problem and not just move the site.
9. Ever since the jail came in, there's been other things to come in and it's caused nothing but trouble.

Thank you,

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Michelle Portier, AICP  
Senior Planner  
865.215.3821



Knoxville-Knox County Planning | [KnoxPlanning.org](https://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Village behavioral health treatment center**

1 message

**Steve Hall** <steha1@bellsouth.net>

Wed, Aug 12, 2020 at 8:54 AM

Reply-To: steha1@bellsouth.net

To: commission@knoxplanning.org

I'm writing to urge you to disapprove the placement of this facility on Wise Springs Rd. in Knox County. As a member of this community and a home owner in close proximity to this location, I have reservations about the negative impact that it could have on the safety of the area and property values. As I'm sure you already know, the facility in Louisville, TN had numerous issues as was reported in this article:

[https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article\\_523be3b2-98ce-5ea6-afdf-028e94103b9e.html](https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article_523be3b2-98ce-5ea6-afdf-028e94103b9e.html)

From the article, "There were also 10 assaults, five disturbances and four thefts reported." We already live close to the Knox County Detention Facility, which seems to be secure and safe for the community but this proposed facility seems to be more of a halfway house with little to no ability to keep residents from leaving whenever they desire. This presents a danger to families living in the area and I'm not comfortable with it. Would you want it in your neighborhood? I urge you to vote against this project and help to keep this part of Knox County a desirable place for families to live.

Steve Hall  
865-356-1437

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

## Louisville behavior health center to relocate after assaults, neighborhood concerns

By Sarah Grace Taylor [sarah.taylor@thedailytimes.com](mailto:sarah.taylor@thedailytimes.com) Feb 16, 2019

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The Village Behavioral Health Treatment Center will relocate from Louisville to Knox County in the next two years.

Joy Kimbrough | The Daily Times

The Village Behavioral Health Treatment Center will relocate from Louisville to Knox County in the next two years following the adjoining neighborhood's unease over escaped juveniles, assaults and other incidents stemming from the juvenile residential facility.

On Jan. 29, Acadia Healthcare Division President Jeffrey Woods held a meeting with members of the public to discuss the company's plan to move the facility and address neighborhood concerns.

In a recording of the meeting provided to The Daily Times by a neighborhood resident, Woods said Acadia will move over the next 18-24 months to a more fit location in Knox County.

“We recognize that it would be beneficial to these patients and even to our business interests and to your community that we move this facility to a new location,” Woods told an audience of around 10. “All in all, it’ll be about an 18-month turnaround.”

Woods said the company was investing \$35 million to purchase property and build a new facility rather than investing in the property they currently lease from Covenant Healthcare on Jones Bend Road because, as a clinician, he does not think the Louisville location is viable.

“My assessment was almost immediately ‘this has to change,’” Woods said. “Anybody who preceded me with respects to corporate leadership, their point of view may have been different. ... It would be in our interest to build there if it made sense to build there, because we already have the land, but it’s just not appropriate.”

## Incidents:

The current facility, at the end of Jones Bend Road, is a residential behavioral center for low- to mid-acuity juvenile patients and is composed of a series of cabins and small buildings on the shore of Fort Loudon Lake, neighboring a residential community.

With no fencing or discernable border between the cabins and the community, many neighbors have been victims of or irritated by juvenile runaways and related crimes over the years.

The long-standing concern resurfaced in September 2018, when three teenage boys fled the facility and were charged with vehicle theft and aggravated assault and kidnapping of a facility employee.

In the recording, Woods seemed to try and soften the incident, saying that the oldest of the boys felt he had to “rescue” his girlfriend who had recently been discharged from the facility, adding later that “you’re always going to have the 17-year-old boy who does something stupid” and that every facility has patients who flee secretly.

On several occasions throughout the meeting, Woods said the facility had experienced a significant decrease in incidents over the past year and a half because of staffing changes and selective acceptance of applicants due to the facility’s inability to serve patients of a certain acuity.

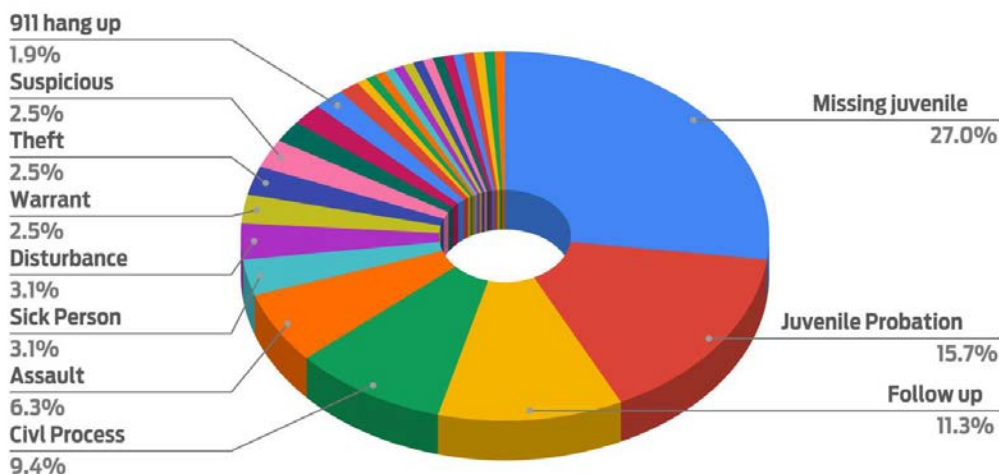
Call records provided to The Daily Times by the Blount County E-911 Center confirmed this claim of a significant decrease in call quantity to the facility from August 2017 to last month, with 60 calls compared to the 18 months prior (February 2016 to July 2017), with 96 calls.

One unidentified resident at the meeting told Woods that Acadia should strive for zero patient elopements, and that anything else was unacceptable.

“This is the real world and the reality is it’s going to happen on any campus,” Woods said. “We have had a dramatic, sharp decrease of incidents on this facility over the last year and a half, and we want to work to a zero (elopements) point. ... But I’m not gonna stand here and tell you that between now and 18-24 months from now there will no longer be a problem on our campus.”

The same call data, however, seemed to emphasize the severity of facility incidents.

### Incidents since 2016



This graph shows the 160 incidents listed in the Village Behavioral Health Treatment Center call records from the Blount County E-911 center from Jan. 3, 2016 to Feb. 7, 2019.

[Sarah Grace Taylor | The Daily Times](#)

Among the 160 incidents listed in the log (Jan. 3, 2016 to Feb. 7, 2019), many are follow-ups, probation and other innocuous calls, but the most common call is for missing juveniles, with 43 such incidents in the three-year range. There were also 10 assaults, five disturbances and four thefts reported.

Woods attempted to downplay the negatives, citing a committee of “some number” of neighbors who have had “strong feelings of opposition” and some that had “very strong support” toward the facility.

The resident rebutted Wood’s idea there was a measure of support for the property, saying that neighbors not directly impacted would “obviously” care less.

“If (my property) wasn’t directly joining your property, I wouldn’t be directly impacted and I’d be like ‘what are these people complaining about,’” he said. “The fact is The Village is set up for a summer camp, not an inpatient facility.”

“There are a number of facilities that look exactly like this in terms of their structure,” Woods responded. “But they tend to be, for sure, more wilderness.”

“The thing is we don’t have peninsula hospital patients running around our neighborhood,” the resident said.

Woods said that he would have facility management regularly meet with the community for the duration of the center’s Louisville stay and that staffing changes such as shorter shifts should help cut down on issues. He conceded that Acadia’s priorities remain patients first, staff second and community third.

## New facility

Woods said the new facility near Riverbend in Knox County would not face the same kinds of problems because of a scarcity of neighbors.

“It’s currently zoned (as an) agricultural area, so there’s not a lot around,” Woods said. “It keeps us out of residential areas or even areas that are likely to become residential in the future.”

Woods touts a nearby nature reserve and proximity to the highway as additional perks of the new location, which will begin to accept a wider range of patients.

“When there are kids, and they are kids under 18, put in your care, you have to have control and responsibility, and they can’t be roaming freely, whether they’re out in the country or in the middle of town,” the resident added.

“We don’t disagree,” Woods responded.

When asked by a neighbor what would become of the current facility, Woods speculated.

“I think it’s probably safe for me to say that Covenant does not have an appetite to reinvigorate that campus for that same purpose,” Woods said. “I don’t think that there probably is any health care provider who would look at that property and think it is viable without doing a complete rebuild.”

Woods declined to be interviewed for this story, but provided a written statement on the relocation saying it “will allow Villages to continue its mission and to expand services for patients with varying levels of care intensity requirements.

“When completed, the new facility is expected to improve access to desperately needed care and treatment,” the statement reads. “Village Behavioral Health is committed to providing care that meets the needs of its patients and community. We are proud of our 10 year history and the thousands of lives that have been improved by that care and treatment.”





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Use of Review agenda item 8-C-20-UR**

1 message

**Dottie Crist** <dorothycristlpc@tds.net>

Tue, Aug 11, 2020 at 11:05 PM

Reply-To: dorothycristlpc@tds.net

To: commission@knoxplanning.org

As a Knox County tax paying resident and business owner, I am opposed to building a juvenile treatment center in a residential area, especially my residential area. I have worked with juveniles in a treatment facility before but not in an area with private residences close by. This would be unsafe in my opinion and would be resented by the community at large, making the decision to build here a serious PR miscalculation. I am asking that you do not allow this facility to be built in our quiet and serene neighborhood

*Dottie Crist  
Licensed Professional Counselor  
Certified Employee Assistance Counselor*

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Acadia building on wise springs rd**

1 message

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**'Sharon Payne' via Commission** <commission@knoxplanning.org>

Tue, Aug 11, 2020 at 11:38 PM

Reply-To: sharonakp@me.com

To: commission@knoxplanning.org

Please do not support the building of the mental health facility for youth in Corryton on Wise Springs Rd. This is a rural residential area that enjoys our peace and quiet. We do not want to have troubled teens escaping into our neighborhood. And I have concerns about the affects of the shooting range sounds nearby causing anxiety for these young folks. If they should leave their area, they have only to hop on a nearby train track to get out of the area quickly or try to hurt themselves. This is not a good location for this facility.

Sent from my iPhone  
Sharon Payne  
4574 Waldon Pond Ln  
Corryton, TN 37721  
865-742-1305

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Use of Review agenda item 8-C-20-UR**

1 message

**Micayla Domingues** <micayla.domingues@my.maryvillecollege.edu>

Tue, Aug 11, 2020 at 10:40 PM

Reply-To: micayla.domingues@my.maryvillecollege.edu

To: commission@knoxplanning.org

I am 18 years old.

When I heard about a potential facility that would help out kids close to my age, I thought it would be an intimidating but a positive change to the community. However, after additional research into Acadia Health and the community meeting held, I know in my heart this facility would do more harm than good, and I don't only mean towards the community.

I know there are plenty of complaints pertaining to a possible increase in traffic, security risks, and overall anxiety towards the idea of a facility nearby. Nevertheless, the most important factor to consider is those kids. The kids who are not much younger than me. The kids who are expected to stay in those wretched buildings. I couldn't imagine living there and feeling safe nevermind cared for. It's quite literally built in comparison to a prison. Fenced 14 feet high to enclose children. Children, whom the company claims, to have no criminal record. This facility, which claims to help mentally-ill children, chose a location with surroundings including a neighboring detention center, a shooting range, and train tracks. All of which make me uneasy, so it will for sure trigger the child patients.

It doesn't take a psychologist to know that to improve mentally, you need to feel safe. In fact it is clearly stated in Maslow Hierarchy of Needs that to feel loved and belonging, one needs guaranteed safety. To sum up my thoughts, I disapprove of locating the facility because I would be disappointed in my community to support such a harmful and unsuccessful 'healthcare' facility.

Thank you for listening to my concerns,  
Micayla Rae Domingues

(P.S. during the meeting, when concerns about the surroundings contributing to triggers were brought up, the head psychologist responded by saying that they would provide drugs to take care of that. A red flag if I could ever spot one.)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-c-20-ur**

2 messages

**DOUG** <dmess99@comcast.net>  
 Reply-To: dmess99@comcast.net  
 To: commission@knoxplanning.org

Tue, Aug 11, 2020 at 11:08 PM

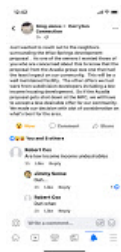
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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**2 attachments**

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 502K



**919289-386-48.png**  
 547K

**DOUG** <dmess99@comcast.net>  
 Reply-To: dmess99@comcast.net  
 To: commission@knoxplanning.org

Tue, Aug 11, 2020 at 11:04 PM

This email is in opposition to the facility being considered for this residential area. This is due to the numerous complaints that have followed this facility at other locations. The Knox County Sheriff's office detention facility is nearby, with training areas, an outdoor firing range so as Acadias proposal of services has included PTSD, that would not be a good setting for them to be in. The fact this is in center of a residential area is the an issue, the facility does not provide plan to install fencing, so access to the residential area would be no issue, increasing traffic on a narrow road with no plans to widen the road. This land lies on limestone rock beds, so that any building would involve blasting, potentially damaging near by houses.

The owner of the property has now stated several times on social media that depending on the outcome of the vote, what his next step would be, which is threatening the neighbors with low income housing if he does not get his way. This is a bullying attempt to sway things his way, and not taking anyone into consideration. I am going to attach screen shots of his comments, if they cannot be attached, they will be in the next email.

The fact is, this facility will not be a good fit in this community. Please take great care in consideration of this project and the negative impact it will have on this community. Another consideration is that Smithbuilt owns property across Wise Springs Rd from this parcel, they had proposed housing there, but if this facility is built and they leave, the tax loss will be great. So revenue is another area to consider

Thank you,  
 Doug Esslinger  
 [Quoted text hidden]



**Danielle Cupp** ▶ **Corryton Connection**



8h · 🌐

1h Like Reply



**Greg Jones**

**Mike Maples** I wish there was something like this when my son needed help. I lost him. People live in a bubble and think as long as it don't come near me I am ok with it. Geez hypocrites. No compassion for kids in need? Just tell me what neighborhood should this go in? We certainly don't want to improve the image of the detention center in anyway! Lord help us. I can sell the property to a developer of low income housing would that be better? Check out the real reason about Blount County. As you know teenagers of many families have gone astray and got in trouble. What a better place to be next to the Detention Center property to put a place that could help.

1h Like Reply



**Steve Ousley**

**Danielle Cupp** where, any suggestions?



Write a comment...



12:42

**Greg Jones** ▶ **Corryton Connection**

3h · 🌐

Just wanted to reach out to the neighbors surrounding the Wise Springs development proposal . As one of the owners I wanted those of you who are concerned about this to know that the proposal from the Acadia group was one that had the least impact on our community. This will be a well maintained facility. The other offers we had were from subdivision developers including a low income housing development. So if the Acadia proposal gets shot down at the MPC, we will have to accept a less desirable offer for our community. We made our decision with alot of consideration on what's best for the area.

**Wow****Comment****Share****You and 8 others****Robert Cox****Are low income income undesirables**

3h Like Reply

**Jimmy Sense****Duh...**

2h Like Reply

1

**Robert Cox****Duh what**

2h Like Reply



Write a comment...





Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Wise Springs Road facility

1 message

scott muir <scottpmuir@gmail.com>  
Reply-To: scottpmuir@gmail.com  
To: commission@knoxplanning.org

Tue, Aug 11, 2020 at

scott muir <scottpmuir@gmail.com>  
to commission

10:23 PM (5 minutes ago)

I just heard about the plans for an extremely large residential facility proposed for Wise Springs Road. As someone who travels that road regularly, and lives in the area, I am extremely concerned about the impact of such a large facility located in that area not opposed to a treatment facility; however, it should be restricted to something like 20 beds. If a much larger facility is really needed, I would recommend it be built much further east along the Holston River.

Thank you for your consideration.

Scott P. Muir  
Corryton

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Use of review agenda item 8-C-20-UR**

1 message

**bamack2014** <bamack2014@gmail.com>

Tue, Aug 11, 2020 at 10:38 PM

Reply-To: bamack2014@gmail.com

To: commission@knoxplanning.org

Dear Planning Commission,

My name is Alex & I am writing about the Acadia Healthcare juvenile behavioral health & drug/alcohol treatment center that is being proposed for [4937 Wise Springs Rd](#). Ben Mullins & members of Acadia Healthcare met with the community on August 10th to help us understand what they are proposing to do with land & answer questions. After this meeting I am left with even more questions & concerns about this type of facility becoming part of our community. My first question is why the facility is only having to meet the requirements for assisted living when the plans submitted by Acadia clearly describe a rehabilitation center? The best explanation I received is assisted living is the closest description under Knox County ordinance to what this facility is going to provide.

I reside at [4717 Wise Springs Rd](#) & this facility will have an impact on my family. My biggest concern is safety for my own family & my neighbors. Acadia explained this would be a new, updated facility & different from the current "Village" facility in Louisville, TN however the only difference seems to be that the staff will have key cards to enter/exit the front of the cottages & the patients will only be allowed to exit the back of the cottages into a fenced courtyard. While this is an improvement from the layout they currently have in Louisville it doesn't change the fact that escaped patients roaming around the neighboring properties have been the number one source of complaints from the current location. After speaking with residents of Jones Bend Rd where the current facility is located they told us escaped patients were a weekly occurrence, there have been cases of assault & in one instance a group of patients stole a counselors vehicle in order to flee the facility. Acadia confirmed patients from "The Village" would be transferred to the new Wise Springs facility. These patients are not only from Tennessee but around the country, they will be curious as to what is on the outside of this facility which is our homes.

While the main courtyard may have a fence, the area they are wanting to use for nature trails, animal therapy, fishing ponds & outdoor activities has no barrier around it. This is very unsettling as a homeowner that these patients could walk off Acadia's property & be in one of our backyards in a matter of seconds. We all have children & animals that are our main priority just like Acadia states these patients are their main priority. As of now Acadia has no plans to put any barrier around the property line, when we asked about a privacy fence, like the one they are using to enclose the main courtyard, on the property line an Acadia representative responded by saying that was not something they were considering at this time but it could be looked into if issues were to occur. If this facility is approved I beg a condition of this approval be that Acadia must put a solid security/privacy fence at least 12 feet around the entire 40+ acre property. I feel this additional buffer between the facility & the community should give everyone added comfort that the patients will remain on their property.

Another concern is that this facility will be next door the Knox County Sheriffs Office regional training center & shooting range. The sound from the shooting range is very loud & happens several days a week, throughout the day. Acadia said multiple times they are striving to provide these patients with a serene, peaceful environment especially for school studies & therapy sessions. This shooting range is not conducive to provide that environment especially for children who are already struggling with mental health, anxiety & other disorders this facility will treat. In fact, after the meeting the adolescent psychiatrist who was there on Acadia's behalf approached a neighbor to express her concern over the firing range being such a prominent fixture & the effect it would have on the children.

I applaud Acadia for wanting to help challenged youth however I whole heartedly believe there is a property that would better suit their needs than [4937 Wise Springs Rd](#). A property with acreage & no family homes or even property in a commercial setting would be ideal for them. A residential area that only has the potential to become more residential like Wise Springs is not the place for them.

I want to thank you for your time & all I ask is that you really give this case attention & ask if our community is the right fit for this facility or if another property would better serve them & the needs of their patient's.

Thank you for your service,  
Alex McSpadden

Sent from my U.S.Cellular® Smartphone

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

1 message

**Chase McSpadden** <cxmcsadden@gmail.com>

Tue, Aug 11, 2020 at 10:22 PM

Reply-To: cxmcsadden@gmail.com

To: commission@knoxplanning.org

To whom it may concern,

My name is Chase and I live on Wise Springs Road in Northeast Knox County. I am reaching out to you regarding the proposed use of review for 4937 Wise Spings Road. We have some what we consider major concerns.

We attended the re-zoning meeting back earlier in the year and voiced our concerns then. We have learned a great deal more about what is to be developed in our backyard. A lawyer representing Acadia Healthcare reached out to me and asked to meet with members of the community either August 10th or 11th to answer questions and address concerns. We are not used to this sort of thing but we happily agreed. The use of review notice came shortly after. With only seventy-two hours to absorb the information Acadia provided, I dont believe the community got a fair deadline to voice their concerns to the Planning Commission. We were unsure of what we were dealing with until we were able to meet with Acadia.

One of the key concerns we have with this proposed residential treatment facility is the lack of perimeter fencing. We pleaded with them to build a privacy fence along the property lines to not only give the neighbors a peace of mind, but also Acadia if another major incident occurs. They pushed back and stated that a wall would only be built if they felt it was necessary or if an issue were to arise. Acadia unfortunately has gained a reputation in the past few years regarding escapes, assaults, theft, fraud, etc... I urge you to investigate the following link:

[https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article\\_523be3b2-98ce-5ea6-afdf-028e94103b9e.html](https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article_523be3b2-98ce-5ea6-afdf-028e94103b9e.html)

In that article, the division president was quoted in regards to escapees as "This is the real world and the reality is it's going to happen on any campus". This does not make the surrounding community feel safe. Home should be a safe place and nobody wants to have to constantly be on alert while enjoying their lives at home. They claim that they have a system in place to notify neighbors if there is a major incident but we spoke with the residents living in proximity of their current facility on Jones Bend Road in Louisville, Tennessee and they stated that Acadia isn't very proactive about Alerting the community properly.

The next major concern may be the most serious. Roughly 1000 feet West of where this facility is to be built is the Knox County Sheriff's Office Regional Training Academy. I have lived on the same plot of land my entire life and there are some days that the Sheriff's Office uses the firing range all day. Many times a week. On some days it will actually wake me up if I decide sleep in. I can't see the benefit of treating children with anxiety and emotional issues while there are live fire exercises being conducted just beyond the trees. It should be noted that at the community meeting with Acadia that they were completely aware of the firing range. One of their representatives, a psychologist, pulled some of us aside and expressed great concern over the gunfire. She urged us to press the matter with her colleagues.

I personally believe we should give our children with special needs the best care we possibly can. I am not against a facility of this type. I just do not believe Wise Springs Road is the best location to properly treat our youth with these types of behavioral needs. This also very out of character with the surrounding area.

Please, I strongly urge the commission to **Disapprove** the proposed use of review for case file 8-C-20-UR.

Thank for your time and service,

Chase McSpadden

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

## Louisville behavior health center to relocate after assaults, neighborhood concerns

By Sarah Grace Taylor [sarah.taylor@thedailytimes.com](mailto:sarah.taylor@thedailytimes.com) Feb 16, 2019

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The Village Behavioral Health Treatment Center will relocate from Louisville to Knox County in the next two years.

Joy Kimbrough | The Daily Times

The Village Behavioral Health Treatment Center will relocate from Louisville to Knox County in the next two years following the adjoining neighborhood's unease over escaped juveniles, assaults and other incidents stemming from the juvenile residential facility.

On Jan. 29, Acadia Healthcare Division President Jeffrey Woods held a meeting with members of the public to discuss the company's plan to move the facility and address neighborhood concerns.

In a recording of the meeting provided to The Daily Times by a neighborhood resident, Woods said Acadia will move over the next 18-24 months to a more fit location in Knox County.

“We recognize that it would be beneficial to these patients and even to our business interests and to your community that we move this facility to a new location,” Woods told an audience of around 10. “All in all, it’ll be about an 18-month turnaround.”

Woods said the company was investing \$35 million to purchase property and build a new facility rather than investing in the property they currently lease from Covenant Healthcare on Jones Bend Road because, as a clinician, he does not think the Louisville location is viable.

“My assessment was almost immediately ‘this has to change,’” Woods said. “Anybody who preceded me with respects to corporate leadership, their point of view may have been different. ... It would be in our interest to build there if it made sense to build there, because we already have the land, but it’s just not appropriate.”

## Incidents:

The current facility, at the end of Jones Bend Road, is a residential behavioral center for low- to mid-acuity juvenile patients and is composed of a series of cabins and small buildings on the shore of Fort Loudon Lake, neighboring a residential community.

With no fencing or discernable border between the cabins and the community, many neighbors have been victims of or irritated by juvenile runaways and related crimes over the years.

The long-standing concern resurfaced in September 2018, when three teenage boys fled the facility and were charged with vehicle theft and aggravated assault and kidnapping of a facility employee.

In the recording, Woods seemed to try and soften the incident, saying that the oldest of the boys felt he had to “rescue” his girlfriend who had recently been discharged from the facility, adding later that “you’re always going to have the 17-year-old boy who does something stupid” and that every facility has patients who flee secretly.

On several occasions throughout the meeting, Woods said the facility had experienced a significant decrease in incidents over the past year and a half because of staffing changes and selective acceptance of applicants due to the facility’s inability to serve patients of a certain acuity.

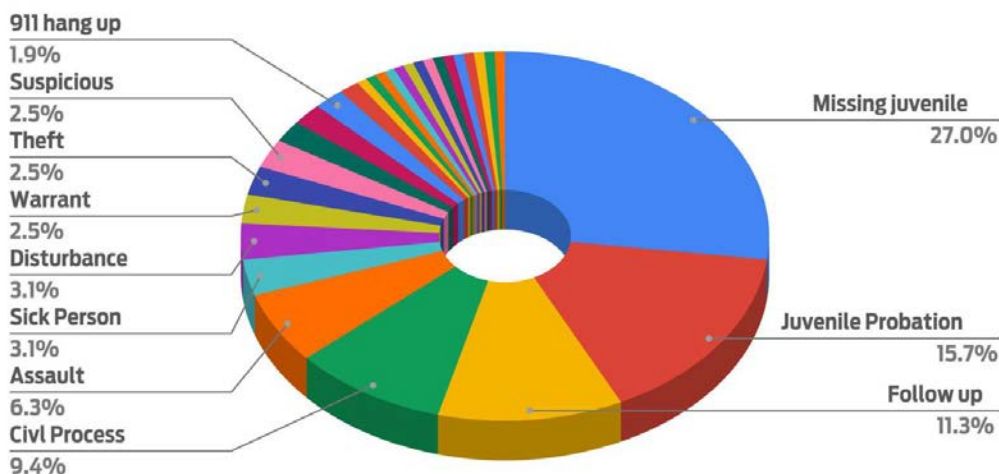
Call records provided to The Daily Times by the Blount County E-911 Center confirmed this claim of a significant decrease in call quantity to the facility from August 2017 to last month, with 60 calls compared to the 18 months prior (February 2016 to July 2017), with 96 calls.

One unidentified resident at the meeting told Woods that Acadia should strive for zero patient elopements, and that anything else was unacceptable.

“This is the real world and the reality is it’s going to happen on any campus,” Woods said. “We have had a dramatic, sharp decrease of incidents on this facility over the last year and a half, and we want to work to a zero (elopements) point. ... But I’m not gonna stand here and tell you that between now and 18-24 months from now there will no longer be a problem on our campus.”

The same call data, however, seemed to emphasize the severity of facility incidents.

### Incidents since 2016



This graph shows the 160 incidents listed in the Village Behavioral Health Treatment Center call records from the Blount County E-911 center from Jan. 3, 2016 to Feb. 7, 2019.

[Sarah Grace Taylor | The Daily Times](#)

Among the 160 incidents listed in the log (Jan. 3, 2016 to Feb. 7, 2019), many are follow-ups, probation and other innocuous calls, but the most common call is for missing juveniles, with 43 such incidents in the three-year range. There were also 10 assaults, five disturbances and four thefts reported.

Woods attempted to downplay the negatives, citing a committee of “some number” of neighbors who have had “strong feelings of opposition” and some that had “very strong support” toward the facility.

The resident rebutted Wood’s idea there was a measure of support for the property, saying that neighbors not directly impacted would “obviously” care less.

“If (my property) wasn’t directly joining your property, I wouldn’t be directly impacted and I’d be like ‘what are these people complaining about,’” he said. “The fact is The Village is set up for a summer camp, not an inpatient facility.”

“There are a number of facilities that look exactly like this in terms of their structure,” Woods responded. “But they tend to be, for sure, more wilderness.”

“The thing is we don’t have peninsula hospital patients running around our neighborhood,” the resident said.

Woods said that he would have facility management regularly meet with the community for the duration of the center’s Louisville stay and that staffing changes such as shorter shifts should help cut down on issues. He conceded that Acadia’s priorities remain patients first, staff second and community third.

## New facility

Woods said the new facility near Riverbend in Knox County would not face the same kinds of problems because of a scarcity of neighbors.

“It’s currently zoned (as an) agricultural area, so there’s not a lot around,” Woods said. “It keeps us out of residential areas or even areas that are likely to become residential in the future.”

Woods touts a nearby nature reserve and proximity to the highway as additional perks of the new location, which will begin to accept a wider range of patients.

“When there are kids, and they are kids under 18, put in your care, you have to have control and responsibility, and they can’t be roaming freely, whether they’re out in the country or in the middle of town,” the resident added.

“We don’t disagree,” Woods responded.

When asked by a neighbor what would become of the current facility, Woods speculated.

“I think it’s probably safe for me to say that Covenant does not have an appetite to reinvigorate that campus for that same purpose,” Woods said. “I don’t think that there probably is any health care provider who would look at that property and think it is viable without doing a complete rebuild.”

Woods declined to be interviewed for this story, but provided a written statement on the relocation saying it “will allow Villages to continue its mission and to expand services for patients with varying levels of care intensity requirements.

“When completed, the new facility is expected to improve access to desperately needed care and treatment,” the statement reads. “Village Behavioral Health is committed to providing care that meets the needs of its patients and community. We are proud of our 10 year history and the thousands of lives that have been improved by that care and treatment.”



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Proposed Acadia Juvenile treatment center**

1 message

nmeinc &lt;nmeinc@bellsouth.net&gt;

Tue, Aug 11, 2020 at 10:22 PM

Reply-To: nmeinc@bellsouth.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

I am extremely opposed to the Acadia Juvenile treatment facility proposed for the Wise Springs rd location. That property borders on residential property and the entire neighborhood is vehemently against it. My home at 4809 Shell In is only a few hundred feet from the site. I don't want to be in fear of escapees from the proposed facility attacking me and my family, stealing cars, breaking in to my home for drugs and money or worse and don't want the loss of property value that will come from such a project only feet away from this quiet neighborhood. I don't want to surround my home with chain link and razor wire when the proposed facility will have none. Acadia by their own admission is relocating here because they basically were run out of the Louisville location because of neighborhood complaints of the high rate of patient escapes and crimes against the people living nearby. I retired to my house on a hill in a totally residential neighborhood. This MONEY MAKING facility has NO BUISNESS being located on that property. The Property is agricultural use and should be turned into a residential subdivision. PLEASE visit this site to see some of the nightmare problems Acadia has caused to others of their neighbors.

Norman Martin

4809 Shell In.

<https://www.facebook.com/pages/category/Mental-Health-Service/Victims-of-Acadia-Healthcare-107674843964984/>  
Security Check Required



Security Check Required

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Use of review agenda item 8-C-20-UR**

1 message

**'Tabitha Cameron' via Commission** <commission@knoxplanning.org>

Tue, Aug 11, 2020 at 10:17 PM

Reply-To: tabithacameron@ymail.com

To: commission@knoxplanning.org

I am writing opposing the use of land on wise springs road as a residential juvenile facility. Please consider another option for this facility rather than this area. Often times these facilities have juveniles who just walk out and in this area many homes, mountains, back roads, and areas for them to hide. With the detention nearby Already this will add more risk to the area. Schools within just a few miles that could lead to lock downs of multiple schools of any issues. My home is located within a 5 mile radius and I ask that you consider somewhere else other than this area.

Thanks  
Tabitha Pannell  
Homeowner  
8423 Mari Ben Ln  
Corryton TN 37721.

Sent from my iPhone

Sent from my iPhone

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Input on Case 8-C-20 UR, Residential Treatment Center in PR (Planned Residential) Commission District 8.**

1 message

**David Leone** <david\_leone@hotmail.com>

Tue, Aug 11, 2020 at 9:49 PM

Reply-To: david\_leone@hotmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

To Whom It May Concern: Please share the attached memo from my wife and I with the Knox County Planning Commission. This is for the Thursday, August 13 Planning Commission meeting.

Please let me know if you have any questions.

Thank you.

David N. Leone

[david\\_leone@hotmail.com](mailto:david_leone@hotmail.com)

Laurie S. Hildenbrand

[laurienorthpole@hotmail.com](mailto:laurienorthpole@hotmail.com)

6907 Washington Pike

Knoxville, TN 37918

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



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**Residential Treatment Center in PR (Planned Residential).docx**

18K

August 11, 2020

To: Knox County Planning Commission

From: David N. Leone  
Laurie S. Hildenbrand  
6907 Washington Pike  
Knoxville, TN 37918

Subject: Proposed Case 8-C-20-UR

Members of the Commission, my wife and I are providing you with thoughts, considerations and concerns regarding the proposed case 8-C-20-UR, Residential Treatment Center in PR (Planned Residential) District 8. We realize the Thursday, August 13 commission meeting relates to the applicant meeting the requirements of zoning requirements and any stipulations the commission sets on the applicants.

We first wish to state the need throughout Tennessee for youth treatment centers. The crisis of drugs and alcohol with today's youth is of vital concern. The impact of our youth dealing with these issues reaches beyond the child and tears at the family structure and our community.

Regarding this proposed treatment center, we believe it can provide the overall support to youth, however, we are concerned about the procedure followed thus far and to specifics within the proposal.

First, our community received word of this proposal on July 30 not from the applicant nor from the Planning Commission. We received word from a homeowner in the local area who mailed out a notice to all concerned residents. The earliest a community meeting with the applicants could be arranged was Monday, August 10. At that meeting residents met with an attorney working with Acadia Healthcare, the director of the treatment residential facility, and one of the professional staff. Other individuals, although not presenting, included the architects. It was at this meeting that we were informed about the Planning Commission meeting on Thursday, August 13.

***The short timeframe for the residents to study, prepare and address questions and concerns was insufficient. The approval of this application should be postponed for 30 days until further community discussions can be held with members of Acadia Healthcare.***

These members of Acadia Healthcare informed us of the new facility needs, program overview, staffing structure, and basics about the residents and how they are evaluated. Following their presentation, the program was open to questions. These questions pertained primarily to design, safety, security, and potential impacts to residents and their property.

From questions we and other residents asked has left my wife and I with the following concerns.

1. No mention of prior issues with Acadia's Village facility were mentioned although questions focused on Acadia's Village facility were raised concerning why not just expand that facility. Indeed, we were informed by one of our residents that there were serious issues with Acadia's Village facility in 2019 including staff selling drugs to residents, escaped juveniles, and assaults. The history of a residential treatment facility run by Acadia leaves us with further questions about how Acadia will organize this facility and programs differently than they did at the Village facility.
2. Studies on youth alcohol and drug rehab facilities show a strong need for positive support and best practices for recovery and growth of the youth. This means eliminating negative disruptions including the sounds of violence. It was pointed out to the applicants that the Knox County Sheriff's office has a firearm target range near the proposed residential treatment facility. Law enforcement frequently uses this target range which produces loud, sharp sounds heard a mile or more away. My wife and I did not feel the applicants appreciated this concern although there is sufficient information supporting this concern.
3. The actual footprint of the proposed facility and surrounding area became clear after further discussion. The concerns were raised about the proposed fencing around the facility itself, surrounding the grounds, cottages, and center administrative building. Many residents focused the need for fencing the complete land boundary. This was met by hesitation and avoidance by the applicants.
4. The concern was raised that Acadia Healthcare needs to make a profit on this facility; as any business must. According to the applicants this facility will be limited to 144 residents (although the application states 216 maximum), 8 cottages (although the application states 12 maximum), and a 1:4 staff to resident ration to ensure maintaining structure and safety. If additional residents are accepted to help meet revenue needs, will Acadia maintain the 1:4 ratio or will that ratio change to 1:6 or higher? This is an important consideration for residents to feel confident Acadia Healthcare has addressed the problems incurred at the Village residential facility.

There are many issues yet to discuss regarding this incredibly important facility. For this to succeed, we need to meet with Acadia Healthcare and discuss these issues. Your approval to delay approving this application is particularly important to us all.

Thank you for your consideration.



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Use of Review agenda item 8-C-20-UR**

1 message

**mikiegp50** <mikiegp50@gmail.com>

Tue, Aug 11, 2020 at 10:13 PM

Reply-To: mikiegp50@gmail.com

To: commission@knoxplanning.org

I live in Shadow Branch subdivision off Maloneyville Rd.. I would like to express my shock and disapproval over Acadia HC's proposal to build a facility by Wise Springs Road.

My wife and I built a retirement home here a few years ago because it is a safe, beautiful and idyllic community setting.

With new construction, new construction equipment traffic and finally juvenile transport and visitors traffic, our peaceful setting will be no more.

This proposed facility is much too close to nearby residences, including ours.

Please vote no to this unwanted and resented proposal to build a juvenile treatment facility in our treasured, peaceful community.

Sincerely,

Michael G. PARROTT

[5481 Shadow Branch Lane](#)

[Corryton, TH 37721.](#)

Sent from my T-Mobile 4G LTE Device

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

1 message

**d.and.b@comcast.net** <d.and.b@comcast.net>

Tue, Aug 11, 2020 at 10:17 PM

Reply-To: d.and.b@comcast.net

To: commission@knoxplanning.org

The proposal of putting juveniles ,with emotional and or psychological histories within such a short distance (physical & audio) of the Knox County Shooting Range to me seems to have not been thought through completely. I understand these kids need a helping hand, but I feel when they are out in the field (doing their equine treatments, hiking & nature treatments), that when the Sheriffs training facility starts their SHOOTING training, that it might be a little detrimental to someone with emotional problems to start with.

If this facility is so much for the kids, I think you should do some more evaluating.

It is also hard to imagine that there is not property somewhere that is not surrounded immediately by residential houses so close. Surely there could be property found somewhere further out , possibly a little more remote that would be more conducive to calming a troubled youth.

I just feel this facility is not a suitable fit for this property & area .

Thank You,  
Dwayne Gibson

Sent from my iPad

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-20-C-UR**

1 message

**'Laura Nolen' via Commission** <commission@knoxplanning.org>

Tue, Aug 11, 2020 at 9:57 PM

Reply-To: laurarnolen@yahoo.com

To: commission@knoxplanning.org

Hi,

I wanted to write and express my concern and disapproval at the proposal of locating the Acadia Healthcare juvenile facility at 4937 Wise Springs Road. We live in fairly close proximity to this area, as well as having safety concerns with the inadequate plan to ensure the residents remain on the premise. This community is not a good fit for this facility, with the already existing jail, shooting range, and consistent air traffic. Please do not consider allowing this for-profit organization to locate a therapy facility for traumatized youth right near a loud shooting range and an active train track with inadequate plan to protect the surrounding unprepared neighborhood from collateral damage.

Best Regards,  
Laura Nolen

Sent from my iPhone

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Review agenda item 8-C-20-YR**

1 message

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**Nita Wayland** <nitawayland@gmail.com>

Tue, Aug 11, 2020 at 9:41 PM

Reply-To: nitawayland@gmail.com

To: commission@knoxplanning.org

As a resident of Corryton I am not thrilled with this plan. Not only with the traffic, it's just not a prime location for a place like this.  
So if we are voting, I'm a NO  
Thank you

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**Nita Wayland****Coldwell Banker Wallace**

3009 Tazewell Pike

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Use of review agenda item 8-C-20-UR**

1 message

**'Dawn Roberts' via Commission** <commission@knoxplanning.org>

Tue, Aug 11, 2020 at 9:08 PM

Reply-To: dawnie005@yahoo.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

To Whom it may Concern,

As a resident of the community in which this facility is proposed to be built, I am concerned about the negative impact this could have on our community. I have read of the incidents that have taken place in Louisville at its current location and do not see that building a new building will change any of that. The children and teens they are seeking to help are still the same and will still try to escape. When they succeed, unfortunately, it will be the residents like myself in this community that suffer. The current director himself stated that there will always be kids that escape. That is not acceptable in a residential community. We have seen firsthand what it looks like when a detainee gets out. Numerous times, police helicopters have circled our homes, and we have had to keep our own children inside for their safety because we don't know who they might run into.

The increase in traffic also becomes a concern. With the increase in the number of cars on a road that is not meant to handle that much traffic, it will cause more traffic accidents as well as problems in getting on and off Washington Pike. Buses travel these roads during school months and have a hard time making it to their stops in a timely manner already. Adding more traffic will only make that harder.

We as a community want to see these children get the help they need, but do not think this location is best suited to handle what they are proposing. I am afraid of what will become of our quiet neighborhood if such a facility is relocated here. Thank you for your time and consideration to our concerns.

Dawn Hamilton

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Acadia Healthcare relocation 8-C-20-UR**

1 message

**Kathy/Gary French** <kathygaryfrench@gmail.com>

Tue, Aug 11, 2020 at 9:13 PM

Reply-To: kathygaryfrench@gmail.com

To: commission@knoxplanning.org

Ladies and Gentlemen

I,m submitting this email to voice my objections to the prospect of the Acadia Village Behavioral Health Treatment Center being relocated to a new location: [4937 Wise Springs Rd,Knoxville,TN](#) .

As a resident in the immediate area, I believe that this would increase the crime rate and reduce the safety of the residents neighboring this location.

We already have a precarious area having the county sheriff and county jail in our neighborhood. Relocating this treatment center would just add to potential threat of our residents becoming victims of all sorts of criminal activity.

I have a law enforcement back round...

These people in this age group with these types of problems aren't children, and they are just as dangerous as adults.

This treatment center would serve the residents of this county much better if it were located closer to an area where emergency medical and mental health treatment are available,such as hospitals.

As their director stated: they cannot promise that there will not be incidents there, and some will be serious.

Please be more forward thinking and relocate this facility somewhere else.

Thank you,

Gary French

[6029 Whisper Ridge Lane](#)

[Corryton,TN 37721](#)

865-323-7866

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] File 8-C-20-UR Agenda Item #:32**

1 message

**'Carol McCarty' via Commission** <commission@knoxplanning.org>

Tue, Aug 11, 2020 at 8:58 PM

Reply-To: cmccarty30@yahoo.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

As a resident of Wise Springs Rd, I have a few concerns on the development of [4739 Wise Springs Rd](#) as a Resident Rehabilitation Facility.

To begin with, I think the need for a facility of this nature is needed for the children in Knoxville and surrounding area. I do not think the area on Wise Springs is the best location for this type of facility.

My concern for the residents of this facility consist of the fact that the children in this facility have a variety of issues. This area is less than a mile from the Regional Training Firing Range which is used 6 days a week. This gun fire is live rounds of ammunition that goes on for hours each day. I cannot understand how this type of environment is best for adolescents that are in a facility for Mental, Emotional and Behavioral Disorders.

When meeting with Acadia, the violence, assaults and elopements from various types of facilities ran by Acadia was addressed. The only thing that Acadia will say is that the facility in Blount County cannot be compared. They also stated that some of those residents could be moved to the site on Wise Springs. Moving the patients from one location to another is not going to solve the issues without addressing the real problem, which in this case would be proper security for the residents and adjacent property owners. They have no plans for perimeter fencing around the entire facility.

If Acadia wants to come into our neighborhood and build a facility of this type, it seems to me as though they would want to make the neighbors feel secure and have the concerns of all parties involved in their best interest.

All the security concerns voiced by the community meeting with Acadia were met with resistance and the comment made "that fencing is not needed". The statement was made that if a fire alarm was pulled that only the back doors would unlock to the courtyard and there would be no outside access. I have enough experience in healthcare to know that when a fire alarm is pulled all doors are required to open which would allow the residents free access to outside of the facility.

As a lifelong resident of this community I have the right to feel safe on my property. Our fears are fact based on articles published by the Maryville Times in February, 2019.

Please consider the concerns of the community when considering this facility for approval for being in our backyard.

Sincerely,

Carol W. McCarty

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] Juvenile**

1 message

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**Richard Beeler** <rdgyro01@bellsouth.net>

Tue, Aug 11, 2020 at 8:33 PM

Reply-To: rdgyro01@bellsouth.net

To: Commission@knoxplanning.org

Please relocate to the city, we do not want all that facility hear in the County, don't need all the traffic and the decline in our real estate.

Sent from my iPhone

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Acadia treatment center Wise Springs Rd.**

1 message

**KATHLEEN HICKS** <heejungjoy7@comcast.net>

Tue, Aug 11, 2020 at 6:06 PM

Reply-To: heejungjoy7@comcast.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

#8-C-20-UR

I wrote earlier but have another concern to address

This place Acadia has had 160 lawsuits filed against them

You need to do your homework on this business that you are wanting to pass to build this Juvenile residential treatment center on Wise Springs

Also I am a Christian and God says in HIS word before we do anything to consider others but in this case all Acadia is doing is pushing forward to do what they want to do knowing that these young people will cause problems for our community They are not looking at that The problems they have at the other facility shows that their track record is not good

Kathleen Hicks

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

**[Planning Commission Comment] Use of Review agenda item 8-C-20-UR**

1 message

**'Kenneth Domingues' via Commission** <commission@knoxplanning.org>

Tue, Aug 11, 2020 at 5:54 PM

Reply-To: krdomingues@icloud.com

To: commission@knoxplanning.org

This email is regarding the Use of Review agenda item 8-C-20-UR.

I would like to take the time to identify some concerns regarding the Acadia Healthcare juvenile residential treatment facility proposed for the 4937 Wise Springs Rd location. This information was collected from a community meeting that Acadia held at Union Baptist Church on 8/10/2020.

1. ***Patient well-being*** – the attendees at this meeting identified that the selection of this location, was not selected with the patients care in mind. Rather the location was selected more for as an inexpensive financial opportunity. This location is susceptible to a large amount noise generated from the Law Enforcement firing range directly adjacent to the proposed property. Among the attendees at the meeting were certified medical personnel. They identified that the loud continuous noise which persist on a daily basis generated from the firing range, will more than likely hinder the treatment of the patients who have been diagnosed with the behavioral problems that Acadia has stated will receive treatment. It was also stated that the level of noise generated from the firing range is likely to cause more damage to the mental state of the expected patients.

2. ***Location*** – the surrounding community is not in favor of this location. The adjacent property landowners have stated privacy and safety concerns that have happened at the previous facility, and still have the potential to arise at this facility. This is due to the unsatisfactory “Security Upgrades” that Acadia stated that they will install at the new facility. When asked about these “Security Upgrades” they stated that they will only have a fence and locks on the doors. The level of security measures that have been identified as “Upgrades” can, and more than likely will be bypassed with a little of coordination from the patients not wanting to remain there. This ultimately puts an additional risk to the safety of the patients and the surrounding neighbors.

3. ***Staffing / Professional care*** – The staffing ratio that was identified by Acadia will be 1 staff member to 4 patients with the majority of the staff requiring no more than a high school diploma. The majority of staff that has been identified at the Louisville facility was proven not to be adequate enough to handle the level of care and attention that these type of patients need. According to the Acadia representative the same staffing ratio is supposed to be adequate for activities that will take place on the outside of the “Security Fence” on the 30 plus acre property. Allowing uninterrupted access to the adjoining properties. In some instances, the “staff” that Acadia has employed at the Louisville facility has been mistaken for escaped patients. When the neighboring homeowners contacted the facility with a description of the individual trespassing on their property, the personnel on duty stated that it was one of their employees. This possibly identifies that Acadia employs individuals that display a lack of professionalism. There is a certain level of professionalism necessary when treating patients requiring positive emotional support as well as professional medical attention. There were other examples of there being lack of professionalism that were identified during the meeting, however I was unable to record all that was being said. One community member did stress the information that was being displayed on the popular social media platforms by current staff members were labeled as disgusting and disrespectful. Acadia representatives held this meeting with the agenda to convince the community that Acadia is a professional healthcare facility with the main focus being on the well-being of the patients in their care. However the only message that was clear to myself, and the majority of the community that were in attendance at this meeting was that Acadia is a company/business who may provide care to some troubled youth however there priority is appears to be on the business side focusing on making a profit. This is evident through the staff selection/screening process and the lack of willingness to upgrade the security level necessary to adequately protect the patients and the surrounding community.

Tennessee is a large state and there is more than likely a more suitable location available away from any community that will suit the needs of a facility like this. I urge the Knox County Planning Commission to **deny** this location or any other location within this community.

I also want to thank you for the opportunity to express my concern of the proposed location.

K. Domingues

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

1 message

meg Howard &lt;megjordan888@hotmail.com&gt;

Tue, Aug 11, 2020 at 5:19 PM

Reply-To: megjordan888@hotmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Good a. ernoon.

My name is Meghann Howard. My address is [4921 Wise Springs Rd](#). My family and I share a property line with the proposed facility of 8-C-20-UR. If you are not familiar with Acadia Health systems and their previous facilities, I urge you, please, research. It is my opinion, moving forward with this Use of Review will be detrimental to the community. The community had the opportunity to meet with representatives of Acadia Health and voice concerns.

Although there are multiple concerns, I will try to keep this personal to me. It is known that Acadia Health is relocating this facility from Louisville, TN. Some of our community members have had the opportunity to speak to owners of adjoining properties regarding any issues they had with the juvenile facility located there. To list a few: The, assault, and trespassing. Acadia repeatedly states the proposed facility on Wise Springs will be different. That we cannot compare this facility to the previous. However, what they fail to ever mention is, they operated the previous facility and were unable to make necessary safety corrections. There was not a fence at the previous facility, and their solution is one fence around the compound with some landscape. We have begged and pleaded as a community for a perimeter fence around the entire property. The response we were met with, "We would consider that if there was ever an occurrence or elopement." I will not tolerate an attitude of "something is better than nothing." With 30 million dollars allocated to this property there is no reason Acadia cannot take an ounce of prevention. I have a 2 year old with a TERMINAL DIAGNOSIS, my child and my family are my first priority. I have always taken extra measure to get ahead of potential problems. Acadia has a responsibility of making all of these neighboring properties a priority as well.

I cannot understand categorizing this plan under Assisted Living. They do not meet the Knox County Zoning ordinance definition of assisted living. Can I get some clarification? There will not be any type of perimeter security. There is no security plan for immediately notifying adjoining properties of an elopement. We will be given the opportunity to sign up for text alerts. TEXT ALERTS?! I am quoted 60 feet from compound fence to my fence. 60 FEET. My yard would be one of the first places to flee. This compound is surrounded by 600 acres of farm land. There are so many places a child could get hurt or hide. This brings up liability questions as well. Hopefully someone else will address this. There are cases pertaining to escapees getting hurt and Acadia suing.

This facility will also back up to the Knox County firing range. This facility trains individuals from all over Tennessee. We have sound clips of the shooting range from our back porch. I do not believe anyone could approve this location in good conscience. These are juveniles with comorbidities. Acadia's mission claims they are trying to provide a calm/serene environment for their patients. It was concerning enough for the psychiatrist with Acadia (she was not aware this firing range existed) to approach me after the meeting, deeply concerned about this environment. She has urged the community to emphasize the dangers with this. I spoke to Tommy Spangler; he stated no one has approached him with any of these plans. I can't imagine they haven't contacted someone in the sheriff's office. Blount County Sheriff's office handled hundreds of calls regarding this facility and their patients. Why weren't they the first people Acadia reached out to? I hope I've been misinformed. Repeating past mistakes is not tolerable. Acadia representatives were not aware of the firing range! The safety, both mental and physical, of the patients must be thought about in more detail than this.

There are also concerns with decline in property value. Will we be responsible for paying a maintenance fee for the sewer line coming in? This facility is not compatible with the current neighborhood. When there is an occurrence, and a mandatory prescribed hospital stay is ordered, or worse, an injured patient, we are far from Children's Hospital.

I hope you will truly consider the lack of communication and responsibility from Acadia regarding this facility. I cannot imagine hearing delivery trucks, semis, visitors, etc all day. I do not want to see or hear anything from the neighboring property. Digging down a 20% grade and adding shrubbery is not acceptable. The only acceptable measure for a company that has this track record in lack of safeguards is to relocate to an area with more accessibility to security and less access to "elope and hide". If we are unfortunate enough that they build here we, as a community, have to "demand" perimeter fencing. Our fear is fact based.

Mental health facility locations have declined significantly over the last 10 years. I am hands on patient care daily. I see how my patients are impacted when they can't get the care they need. As a parent, I may need a facility like this for my child one day. I am on board with plans for a treatment facility in an area more populated/closer to a hospital. Let's not pretend this something it isn't. This is not a posh luxury country getaway for troubled teens. It is a treatment facility. It is NOT assisted living. Please do not put my family or any patient in an avoidable situation.

I would also like to know if recovery homes have to be a certain linear footage from a bus stop. I cannot find this information. The adjoining property is a bus stop. And if they are required to be a certain distance away, will the use of review as assisted living allow them to disregard this bus stop? Thank you for reading all the way through.

Sincerely,  
Meghann Howard

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: Use of property Wise Springs Rd. #8-C-20-UR**

2 messages

**KATHLEEN HICKS** <heejungjoy7@comcast.net>

Tue, Aug 11, 2020 at 4:20 PM

Reply-To: heejungjoy7@comcast.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Having to resend because email address given to us commission is spelled wrong and this came back

----- Original Message -----

From: KATHLEEN HICKS &lt;heejungjoy7@comcast.net&gt;

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Date: 08/11/2020 3:57 PM

Subject: Use of property Wise Springs Rd. #8-C-20-UR

Hello

My name is Kathleen. I live on Shell Lane which backs up to the proposed facility that Acadia Healthcare juvenile residential treatment facility is proposed at [4937 Wise Springs Rd](#)

I attended the meeting last night on the 10th at Union Baptist to listen to what this business is proposing to do . Everyone including myself are against this. We live in an area that there is zero crime and bringing this to our back door will cause crime to be here. We have 12 children living on Shell Lane and none of us feel that our homes and property will be safe. To even let your children and my grandchildren in the yard would be very uncomfortable because of the past record of Acadia. I know they are moving location from Louisville, TN because of the neighbors who adjoin that facility and have had break ins assaults, things stolen. The whole Acadia facility is not a safe place to put where there are neighboring properties. There are plenty of land to find outside of and not near a community and to me that is where a facility with a track record of theirs needs to be placed. They act like this is a mission which i do not believe that. This group last night you could see on their faces and the way they acted that this place will not be what they say it will be. All this facility cares about is making money. They are bring 15% of these kids from North Carolina and other parts of the US Why not put this place in North Caroline way up in the mountains. They will be allowed with good behavior to hike the property and fish in the pond Many 17 year olds know just how to act to get access to off campus and there is not guarantee they will not run and where to our homes right next to this facility. I know a place like this for troubled teens is needed but not here. They are spending 30 million dollars let them find another property where no one is near it. No families.. Have you ever considered that a family where their children are loved and brought up in a stable home that with this place so close that something could take place and bring harm to our children and grandchildren.

The attorney lives in West Knoxville probally his family nowhere near a facility like this and though he was asked would you want this in your backyard and he said yes he was not being honest..I believe this is being shoved thru and it does not matter what it does to our community. From the beginning when the property was rezoned it appeared to be for a subdivision which was a lie from the beginning to probally get the commission to pass this.

I have lived here 27 years and this is going to affect all of us in a not good way. Also it will decrease our property values.. Would you want to purchase a home next to a facility like Acadia I would not.

We have a day care at Union Baptist which could be affected. You are also not considering troubled teens when you will put them this close to the detention center where numerous times a day is gunfire where police are practicing and it is loud and like a war zone A child with issues as these will have will be traumatized hearing this gunfire many times a day. The facility will be located right next to the detention center.

I hope you will reconsider not letting this pass and say no to this Acadia Healthcare for this facility

Ask yourself would you want this in your backyard would do you feel comfortable allowing a place with a past record as they have to come to your community. Would you feel safe. I DO NOT

Thankyou for your time and I hope as i said before you will truly consider what this is going to bring to our community and I am and everyone else who lives around this communiy asking you to say NO to this facility.

Kathleen Hicks

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**KATHLEEN HICKS** <heejungjoy7@comcast.net>

Tue, Aug 11, 2020 at 4:21 PM

Reply-To: heejungjoy7@comcast.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

----- Original Message -----

From: KATHLEEN HICKS &lt;heejungjoy7@comcast.net&gt;

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Date: 08/11/2020 3:57 PM

Subject: Use of property Wise Springs Rd. #8-C-20-UR



Hello

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The attorney lives in West Knoxville probably his family nowhere near a facility like this and though he was asked would you want this in your backyard and he said yes he was not being honest..I believe this is being shoved thru and it does not matter what it does to our community. From the beginning when the property was rezoned it appeared to be for a subdivision which was a lie from the beginning to probably get the commission to pass this.

I have lived here 27 years and this is going to affect all of us in a not good way. Also it will decrease our property values.. Would you want to purchase a home next to a facility like Acadia I would not.

We have a day care at Union Baptist which could be affected. You are also not considering troubled teens when you will put them this close to the detention center where numerous times a day is gunfire where police are practicing and it is loud and like a war zone A child with issues as these will have will be traumatized hearing this gunfire many times a day. The facility will be located right next to the detention center.

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Ask yourself would you want this in your backyard would do you feel comfortable allowing a place with a past record as they have to come to your community. Would you feel safe. I DO NOT

Thankyou for your time and I hope as i said before you will truly consider what this is going to bring to our community and I am and everyone else who lives around this communiy asking you to say NO to this facility.

Kathleen Hicks

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Use on Review Agenda Item 8-C-20-UR**

1 message

Julia Gibson &lt;JGibson@hdcclaw.com&gt;

Tue, Aug 11, 2020 at 12:45 PM

Reply-To: jgibson@hdcclaw.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

To Whom it May Concern:

I am a resident of the community where this proposed residential youth treatment facility will be built. I attended the meeting at Union Baptist Church on the evening of August 10, 2020 to hear the representatives from Acadia, their engineers and attorney speak about the development. Based upon their statements, I don't understand the logic for attempting to build the facility on this property. Many residents raised the issue of the firing range next door and the gun noises heard throughout the day. That is obviously a concern, but based on Acadia's representation that they want the children to feel at home, as if they're not confined to a prison, and they want them to be able to participate in hiking and equine therapy on portions of the property, which are not fenced, it seems to me that they need a larger property. I feel that they would be better accommodated on a property of 200+ acres, allowing room for their residences, school, eating and nursing facilities, as well as plenty of outdoor space for activities. In a setting of that nature, fencing would not be the issue it is in this particular location, where neighbors are directly alongside the facility property lines. We were told that this facility will house mostly residents from across the state of TN (70%) with an additional 15% from North Carolina and the remaining 15% from across the country. If this is a national program, why not put it in a more accommodating location with lots of open space and acreage for the students to obtain treatments without having neighbors, noise and distraction so close by?

The representatives also stated that they take measures to screen applicants through extensive background checks and that their residents do not have behavioral problems. I find this to be a false statement after reading this article, published just last year: [https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article\\_523be3b2-98ce-5ea6-afdf-028e94103b9e.html](https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article_523be3b2-98ce-5ea6-afdf-028e94103b9e.html). I do understand that the former facility did not have proper safety accommodations, which in itself boggles my mind. However, I believe that the Acadia representatives presented false information when they stated that these youth do no present behavioral issues. Additionally, it is not farfetched to believe that one or more youth could overpower a caregiver, take their key card and abscond from the facility.

I understand that the youth will be outside the fenced portion of the property for hiking and equine therapy and will take off-site excursions with staff members at a ratio of 1 staff member per 4 children. I further understand that the staff member escort will simply be a person with a high school diploma or equivalent who has received 2 weeks of training. Apparently these positions are mostly filled by college students working part time jobs. I foresee many problems with this scenario as 4 children could easily overpower their staff person or, if one or more decided to escape, that staff person would not be equipped to immediately recover them.

The community implored Acadia to delay this vote, and they declined. During this time of COVID, people cannot attend an in-person meeting. The meeting being held on Zoom truly limits many people. We will have representation from 2 community members, who will receive a total of 5 minutes to present their position. Additionally, most community members were completely unaware of this entire development. Had it not been for the immediate neighbors notifying a few property owners, no one would have known at all. I personally only learned about it when I heard a meeting was being held at my church. I had to go online and find all the plans and information about Acadia for myself.

Acadia informed us at the meeting that this is their Plan A; they have no Plan B. If this is to be built – and since no one in our community of hard-working, middle class people has any connections, money or power to get this vetoed – we at least deserve all the safety precautions possible. However, when I asked that they at least put up an additional fence – one along the perimeter of the property – I was told they would address that if the need arose. Well, if the need arises, it will be too late.

Many of our children ride the bus to and from school. Many, mine included, are often home for a portion of the day alone (and all day on days that the school is not open for in-person instruction). As parents, we do not want the additional worry that some child has escaped these confines and run in the direction of homes where our children are defenseless and alone. Would any of you want that for YOUR children? I think not. Acadia's attorney mentioned that he would have no problem living in our area or even next door to this facility or one like it, but his wife wouldn't allow him to move from West Knoxville. I dare say that she would also not allow him to live next door to a facility of this nature. They would likely not put their own children at risk, and I seriously doubt any of you would.

I understand that the current owners of the property are threatening our community; they are making statements that, if we do not accept this and go along with this proposal, they will accept an offer from a developer of Section 8 housing. The current owners don't live directly in this area, so this doesn't concern them. They are obviously in this just for the money. However, now that the community is becoming aware (and no, most people still don't even know about this, but with more time, we could see to it that they did), the community would also rally against Section 8 housing. That, too, would have to come before the Commission.

Much was discussed in terms of property values. Statements were made that this would not lower our values. I dare say that the people directly touching this property would have substantially lower values and would have significant trouble should they ever attempt to sell their properties. Smithbilt purchased the land across the street from the property at issue. I now wonder if they will build lower cost homes since many people who could afford higher priced homes would not want to be right across from this facility. So in those terms, yes, our values will be brought down. The representatives also pointed out the Florence Crittenton Agency and the values around that institution. It seems that the development out there is mostly commercial; however, that is a home for girls, most of whom I believe are pregnant. This facility will house both boys and girls. As a mother of a preteen daughter, I do not like the thought of boys potentially escaping the facility and coming to my home where my daughter may be home alone.

I believe that residents of our community feel very let down by the planning commission. We have no real hospitals in our area; they are all downtown or in West Knoxville. We have no real retail to speak of. We have few restaurants; all of this industry is in West Knoxville. However, when you look for the enterprises that no

8/11/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Use on Review Agenda Item 8-C-20-UR

one wants, you stick them in our neighborhood. We already house the jail. We do not want the youth treatment facility as well. Additionally, we feel that this has been snuck in on us. We ask that you consider our positions, think about how you would feel if you lived beside this facility and had these concerns and vote against this proposal.

Sincerely,

Julia Gibson

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Use of Review agenda item 8-C-20-UR**

1 message

**Ashley Hamby** <ashley.hamby@perfectpolishonline.com>

Tue, Aug 11, 2020 at 12:11 PM

Reply-To: ashley.hamby@perfectpolishonline.com

To: commission@knoxplanning.org

To Whom It May Concern,

I am writing in regards to the recent discussions about using the property located at 4937 Wise Springs Rd. as a Juvenile Residential Treatment Facility.

I have been a part of the community where the new Treatment Center is being proposed all of my life. When it came time to pick a community where I wanted to raise my own family, it was a no brainer that we would stay in the Gibbs and Ritta community. This community is safe, neighbors help each other out, our kids still play in their yards and with friends and it is a beautiful place to raise a family.

Over the past 10 years the traffic in the area has increased substantially. We are seeing heavy traffic patterns and it is cause for concern now even before adding additional traffic for a treatment facility in the middle of the suburbs.

In addition to the traffic, Rural Metro has increased visits to the Detention Center causing sirens and disturbance multiple times a day.

Placing a Juvenile Treatment Center in the middle of a community where people have come to in order to raise children because it is one of the safest, lowest crime, lowest % of drug use areas in the county is just insane. You are single handedly ruining the feel of our community and what it has to offer.

I beg you to please reconsider your choice of placement for this facility. We do not want another facility bombarding our small town. We do not want the bright lights, the additional traffic, the additional sirens for emergencies, or the additional issues that tend to follow these types of centers. Our community already deals with enough from the Detention Center. I believe there are other areas that would be well suited for this type of facility.

Thank you for your consideration,

Ashley Hamby

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**Fwd: Review Agenda item 8-C-20-UR**

1 message

Terry Gilhula &lt;terry.gilhula@knoxplanning.org&gt;

Tue, Aug 11, 2020 at 11:59 AM

To: "Caron, Dori" &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

From: **BETTY LONG** <blong10060@comcast.net>

Date: Tue, Aug 11, 2020 at 11:57 AM

Subject: Review Agenda item 8-C-20-UR

To: [contact@knoxplanning.org](mailto:contact@knoxplanning.org) <[contact@knoxplanning.org](mailto:contact@knoxplanning.org)>

We are asking that the Arcadia Facility not be built in this rural area at [4937 Wise Springs Rd, Corryton](#), due to;

1. **There is a shooting range right next to this project site.** Not idea for troubled kids to listen to all day, every day, that we, the residents listen to every single day, all day!
2. The **traffic** in this area is already a nightmare, due to new subdivisions in the area, with no update with the roads, along with the Roger Wilson Correctional Facility that has had escapee's roaming around in our area, which creates fear of breaking and entering our homes.
3. **There is a school bus stop very close to this address.**
4. **Our property will decrease in value 8-15%**
5. We have learned that this site is **coded for assisted living instead of a recovery facility**, which makes the codes easier to deal with.
6. **We are in fear of patients eloping** in our community in our surrounded farmland.
7. We were informed that once a patient reaches a higher level, they would be **free to be on the outside of the fence with no outer security which would give them freedom to be in our neighborhood.**
8. We were informed there would be **college interns** taking care of these patients mainly at night, with no experience of any clinicals. Ratio was like 4 to 1 intern I believe. Also, each cottage bed 18 kids, with 1 counselor.
9. This area is residential, not commercial. We, as residents are in fear of this facility being built here in our community. We are in fear for our children, our grandchildren. **Please respect our community, and refuse this facility in this area.**

**Thank you,****John and Betty Long**



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Use of Review agenda item 8-C-202-UR**

1 message

**Vickie Gregory** <vgregory@tcflattorneys.com>

Tue, Aug 11, 2020 at 11:27 AM

Reply-To: vgregory@tcflattorneys.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Without question we need facilities such as ***The Village Behavioral Health Treatment Center***; however, these centers need to be located in extremely rural areas that will not have any negative impact on property values on homes and properties that are already established. If you place them in strategic rural locations, away from already established neighborhoods and schools, its should be easier for you to develop such centers without opposition from neighboring schools and neighborhoods. In East Tennessee, we have an abundance of rural areas. So, why would you try to place a center such as this on Wise Springs, which is smack-dab in the middle of homes and schools? We already have a jail facility in that area and you will only be adding to the confusion and concern of many of the neighbors. I would urge you to reconsider the location of this facility before starting this project.

Thank you

**Vickie Gregory**

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: FW: 4937 Wise Springs Road 8-C-20-UR**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Tue, Aug 11, 2020 at 10:33 AM

Reply-To: michelle.portier@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Forwarding a presentation that was shared with neighboring residents. I've resaved it as a pdf to reduce the file size. The document is attached.

Michelle

----- Forwarded message -----

From: **Benjamin C. Mullins** <bmullins@fmsllp.com>

Date: Tue, Aug 11, 2020 at 9:27 AM

Subject: FW: 4937 Wise Springs Road 8-C-20-UR

To: Michelle Portier <michelle.portier@knoxplanning.org>

Cc: Amy Brooks <amy.brooks@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>, Erin R. Luptak <Eluptak@fmsllp.com>

Michelle,

We met with about 30 neighbors last night to answer their questions about the development. I am enclosing the power-point presentation we shared with the neighbors. I would ask that this be included in the record and available for the planning commission for review prior to the meeting. I expect there to still be opposition and a push for postponement, but it was clear to me that any call for postponement is not because of the need to further review or discuss the item, but in hope that the delay may damage our chances of obtaining approval.

One issue that came up early was the Assisted Living Facility. Some of the neighbors believed that by reviewing this as an Assisted Living Facility instead of Group Boarding Home was intentional on our part and a way to avoid stricter review or state licensing. I addressed that last night relating to the differences in review under the Knox County Zoning Ordinance, and its definitions and standards versus the state licensing requirements that our facility is subject to (which is beyond the scope of this review) but it may still come up so I wanted to make you aware.

Thank you for your help.

**Benjamin C. Mullins** Attorney



550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37901

phone: 865.546.9321 | fax: 865.637.5249 | email: [bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)

Licensed in Tennessee and Virginia



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For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at [www.fmsllp.com](http://www.fmsllp.com)

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Michelle Portier, AICP  
Senior Planner  
865.215.3821




Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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 **8-C-20-UR\_Supplemental Info.pdf**  
1996K





# 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.<sup>1</sup>
- ▶ 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.<sup>2</sup>
- ▶ 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.<sup>3</sup>
- ▶ 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.<sup>4</sup>

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](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









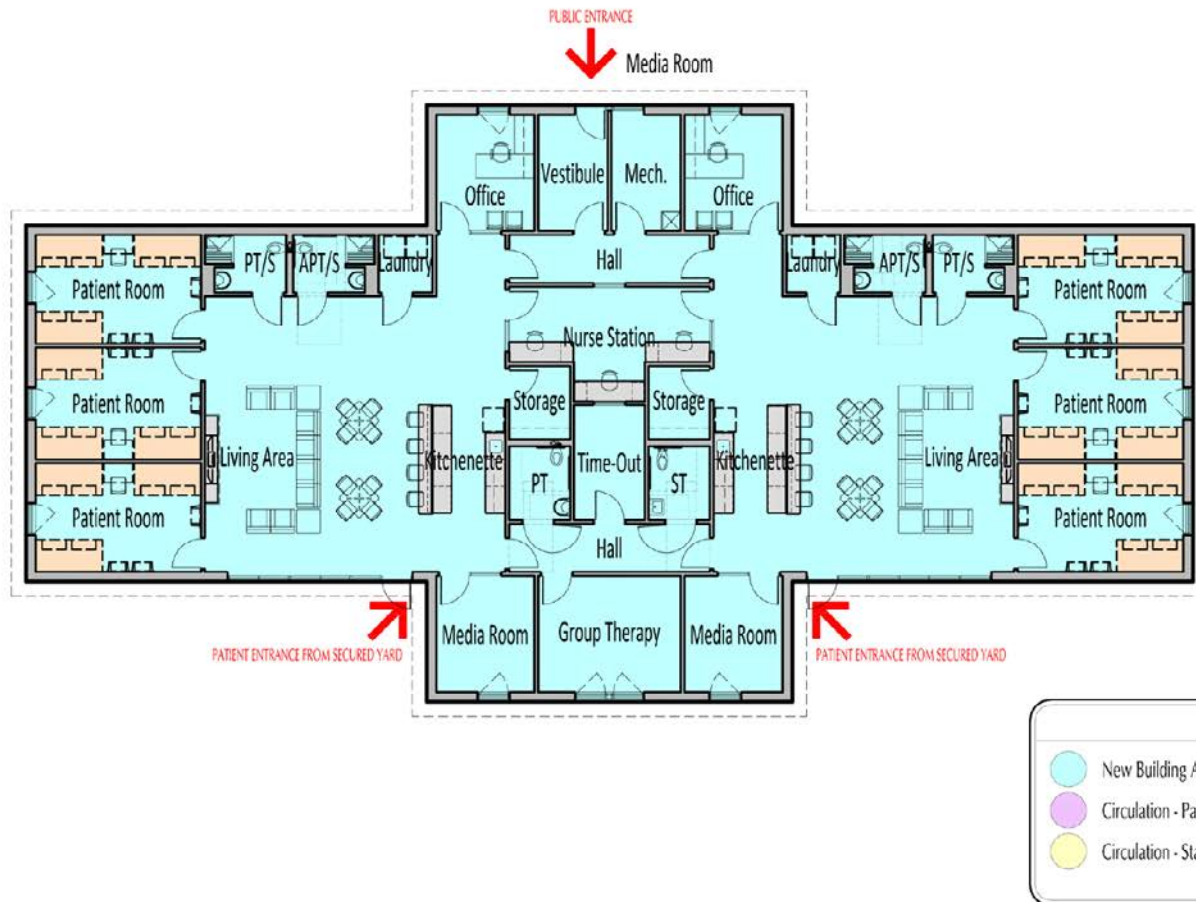
Administrative Building







**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.



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] 8-C-20-UR**

1 message

**Onks, Greg** <gonks@smokymountainutility.com>

Mon, Aug 10, 2020 at 7:52 PM

Reply-To: gonks@smokymountainutility.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Reference: Use of review agenda item 8-C-20-UR

I am asking that you do not bring this facility to our community, we already have a jail that is in our area. The safety for our children and grandchildren is the main concern, this why I am asking out of respect please do not bring this to our community.

Thank you

Greg Onks

Get [Outlook for iOS](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Use of Review agenda item 8-C-20-UR**

1 message

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**Theresa Onks** <mymamaw0604@gmail.com>

Mon, Aug 10, 2020 at 7:43 PM

Reply-To: mymamaw0604@gmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

I do not want this juvenile facility in my community. There are concerns in it's current location in Louisville with assaults, so I'm sure we would see these same issues and WE DO NOT WANT OR NEED IT!! I have lived in this area for over 37 years and for the protection of my family and my grandchildren, we are asking for the Knox Planning Commission to not vote for it.

Thank you,  
Theresa Onks

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: 4937 Wise Springs Rd 8-C-20-UR**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Tue, Aug 11, 2020 at 6:09 AM

Reply-To: michelle.portier@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Forwarding comments.

----- Forwarded message -----

From: **Greg Jones** <gjones40@comcast.net>

Date: Mon, Aug 10, 2020 at 8:51 PM

Subject: 4937 Wise Springs Rd 8-C-20-UR

To: michelle.portier@knoxplanning.org &lt;michelle.portier@knoxplanning.org&gt;

Hello Michelle

I am one of the owners of this property. My partner and I selected the Acadia proposal over the other development companies, because their plan would have the least impact on the community. It will be a well maintained facility.

The other offers we had on this property were from developers of subdivisions, one includes a low income housing development. I would like to encourage the MPC staff to strongly consider approving the Acadia proposal at the 8/13/20 meeting for the overall best interest in the community.

I think if the neighbors knew the other options we were given, they would happily accept the Acadia proposal. I know I would if I lived next door.

Thank you for your time and consideration.

Sincerely

Greg Jones

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Michelle Portier, AICP  
Senior Planner  
865.215.3821



Knoxville-Knox County Planning | [KnoxPlanning.org](https://www.knoxplanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Case 8-C-20-UR**

1 message

**Sheila Mullins** <mullins4ut@gmail.com>

Fri, Aug 14, 2020 at 10:17 AM

Reply-To: mullins4ut@gmail.com

To: commission@knoxplanning.org

I am a resident in the Gibbs Community, and I have lived here my entire life. I attended Gibbs K-12. It is heartbreaking to me to read some of the resistance this community is showing in regards to a facility that would treat teenagers battling addiction/mental illness. My heart really does break thinking that children are looked at by some in this community as being "criminals" because they are struggling with addiction; just because the addict's mistake in life is different than theirs. Addiction has proven to be all-inclusive, meaning it can happen to anyone, any race, any age, any sex, any community, any background, any financial status, etc. This community has always been a loving, Christian community. What an incredibly loving, Christian thing to do in having a treatment facility in our area to help teenagers have a chance at recovery!!! I totally support this facility, and it would be about three minutes from my residence. I would also gladly love to volunteer my time in serving such a wonderful cause.

Thank you for your consideration,  
Sheila Mullins

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Treatment Center**

1 message

**Sherry Clay** <sclay217@gmail.com>

Fri, Aug 14, 2020 at 8:35 AM

Reply-To: sclay217@gmail.com

To: commission@knoxplanning.org

I have recently been made aware of a proposed treatment center to be put in next to the detention center. As a mother of an IV drug user who has been battling alongside my now adult son for the last 13 years I would ask that you please push the approval for this through. Please. All my son's friends are either dead or incarcerated. Not a single one of them has made it to recovery, including my son. This has to stop. This center could make a difference.

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Re: 8-C-20-UR**

1 message

**Ibledsoek via Commission** <commission@knoxplanning.org>

Thu, Aug 13, 2020 at 6:23 PM

Reply-To: Ibledsoek@aol.com

To: commission@knoxplanning.org

There are no bus transit routes out this far

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](mailto:mail.mobile.aol.com)

On Wednesday, August 12, 2020, [commission@knoxplanning.org](mailto:commission@knoxplanning.org) <[commission@knoxplanning.org](mailto:commission@knoxplanning.org)> wrote:

I am writing to express my concern regarding the proposed Acadia Healthcare Juvenile Residential treatment facility at [4937 Wise Springs Road](#). The proposed development is proposed as an "Assisted Living Facility" zoning/planning type due to the fact that there is nothing in the zoning ordinance that is more closely matched to what is being proposed. I find it hard to believe that there is not an ordinance that specifically defines the planning/zoning for a mental health treatment facility, given that there are and have been many in the city and state of Tennessee over the years. However, if that is what we have to work with the definition indicates that the facility provides room, board and non medical living assistance services appropriate to the resident's needs and medical services as prescribed by each resident's treating physician. However, it also states that the substantial majority are aged (55 and above- which I find offensive -LOL). The complex will be majority youth with precise psychological needs, not medical needs. While mental health is part of the overall medical health system, the method and delivery of the mental health provider is significantly different.

The proposal indicates that there will be minimal impact on the existing street system and will not draw substantial additional traffic in the area. However, it also states that there is an estimated traffic impact of 562 daily vehicle trips per day. This is a community setting with mostly large single family detached houses..as stated in the Neighborhood context of the Use on Review. When adding 562 daily vehicle trips to that type of community setting, that is a substantial additional traffic and impact.

The community also houses the Knox County Detention Facility within 1/2 mile of the proposed location as well as the training facility for Knox County Sheriff's office. The training facility conducts firing "drills" or something of the sort, daily and the sound is easily heard around the neighborhood. The noise is probably going to be a distraction for the youth when inside the Rehab facility, but it will definitely be a concern when they are in the courtyard or in the surrounding area of the facility.

This neighborhood has already been subjected to the nuances of the Detention facility and the Sherriff's office, and are on high alert every time there is a helicopter overhead because we wonder if someone has escaped, because if you have lived here long enough, you know that is how it works. I request that the Commission please take in consideration the request of the community in making their decision to approve or deny this request.

Thank you,  
Lisa Bledsoe

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Case 8-C-20-UR**

1 message

**Zackary Owens** <zowens26@gmail.com>

Thu, Aug 13, 2020 at 8:15 PM

Reply-To: zowens26@gmail.com

To: commission@knoxplanning.org

Hello. I am emailing you today to voice my concerns for the above case #. Let me start with one thing. One of the sellers, Greg Jones, has gone onto Facebook giving the people of Corryton ultimatums. If we do not accept his deal with the Acadia Group then he will put in income based housing. Greg Jones and his partners are nothing but bullies and the people of Corryton are not going to accept either option.

Building an unsecured drug rehab facility at the back of a neighborhood is a horrible idea to begin with. I have done research of the Acadia group. They are riddled with fraud charges and lawsuits. The fact that they would put in an unsecured rehab facility in my community horrifies me to the core. There are too many good people in this community that would be put in harms way by adding numerous drug addicts and criminals into this community. First and foremost is my family. The sole reason we moved to Corryton was the low crime rate. With an unsecured rehab facility in our area, the crime rate will go up dramatically. Drug use in our schools will go up dramatically. The population of law abiding citizens in this community will go down dramatically. A lot of us will move out of the community and a lot of those that move, will move to another county, thus causing the loss of tax dollars to Knox County.

The opening of this facility or even income based housing in our community will have huge negative impacts that will last for years. I really hope you take our words to heart and make your decisions based on the people of this community.

Thank you for your time and consideration,  
Zackary Owens

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] FW: Review agenda item 8-C-20-UR**

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**Charles Wright** <wrightce53@sbcglobal.net>

Thu, Aug 13, 2020 at 1:09 PM

Reply-To: wrightce53@sbcglobal.net

To: Commission@knoxplanning.org

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**From:** Charles Wright <wrightce53@sbcglobal.net>**Sent:** Wednesday, August 12, 2020 11:02 AM**To:** 'commission@knoxplanning.org' <commission@knoxplanning.org>**Subject:** Review agenda item 8-C-20-UR

Planning Commission Members,

As a concerned resident of the Corryton Area, I am opposed to the development of the Behavior Health Center to be located on Wise Springs Rd. I attended the community meeting at Union Baptist Church on August 10 and the overwhelming consensus of those attending are against this project at this location. Here are the reasons why:

- It is in a residential area
- The amount of additional traffic (200 employees and visitors) is not conducive to the area. Traffic on Washington Pike is already getting quiet heavy for the highway as it exists.
- There are safety concerns about having that facility in close proximity to residential areas. Although, it is supposed to have a 14 ft. fence, residents are very skeptical.
- The whole approach has been a Public Relations disaster. The project has not been communicated broadly enough and well enough. Very few persons in our subdivision have had any knowledge of this project. Neither the commission nor Acadia can expect to hold a single community meeting with the decision to be made 3 days later without the community feeling that this is an attempt to fly under the radar and sneak this project through. It raises BIG TRUST ISSUES!
- Is also close to the target range of the Sheriff's Department where the deputies practice very often.

I think another location which is more remote would be better suited for this facility.

Thanks,

*Charles*

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] FW: Review agenda item 8-C-20-UR**

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**Charles Wright** <wrightce53@sbcglobal.net>

Thu, Aug 13, 2020 at 1:08 PM

Reply-To: wrightce53@sbcglobal.net

To: Commission@knoxplanning.org

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**From:** Charles Wright <[wrightce53@sbcglobal.net](mailto:wrightce53@sbcglobal.net)>**Sent:** Wednesday, August 12, 2020 11:44 AM**To:** 'commission@knoxplanning.org' <[commission@knoxplanning.org](mailto:commission@knoxplanning.org)>**Subject:** Review agenda item 8-C-20-UR

This email is intended to express my thoughts on the location of the juvenile facility which is being considered by the Knox Planning Commission.

As a resident near this location I am opposed. The residents of this community have invested in their lives in a safe and desirable location which I feel will no longer be that if this facility is located in our area. Traffic is already more than Washington Pike can handle, especially during work rush hours and school hours. There are numerous families with children, and moms and dads are responsible for their safety, so that is another concern.

With very little notice of this especially during a pandemic this needs to be put on hold until more citizens of our community can be notified properly and another hearing.

As a matter of fact, absolutely no one on our street was aware of the meeting that was held at Union Baptist Church on August 10, 2020.

Sincerely,

Deborah Wright

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] MPC**

1 message

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**'Tabatha Buckner' via Commission** <commission@knoxplanning.org>

Wed, Aug 12, 2020 at 8:06 PM

Reply-To: f1baja@yahoo.com

To: commission@knoxplanning.org

Please note that I am against the sale of land for the Arcadia treatment facility on Wise Springs Rd. This is a beautiful residential area that should remain as such. The company has a bad reputation, and having them in our neighborhood would decrease property values and make residents feel unsafe. Please reconsider.

Sincerely,

Tabatha Buckner

[Sent from Yahoo Mail for iPhone](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] 8-C-20-UR Additional Fencing Option**

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**Benjamin C. Mullins** <bmmullins@fmsllp.com>

Thu, Aug 13, 2020 at 11:31 AM

Reply-To: bmmullins@fmsllp.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Cc: Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;, Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;

Commissioners:

One of the concerns raised was the lack of fencing along the property lines. Acadia has been looking at this issue since our meeting with the neighborhood on Monday and it is willing to add additional fencing and screen all the adjacent residential homes that are contiguous to the property. This diagram illustrates where that fencing would be located. It will be a minimum of a 6 ft wood privacy fence for 2,485 linear feet. We estimate a cost of \$45 per linear foot so the cost of the fencing would be approximately \$112,000 without consideration for site preparation and installation. Our discussions with some of the neighbors suggested our diagram would be a welcome compromise since the unfenced area would be away from residential neighborhoods and toward the detention facility in the north and north west. In the unlikely event of an elopement, it would also deter and funnel anyone away from the closest neighbors and toward less occupied areas.

Please consider this as a condition that may be added to the Use-on-Review approval to address some of the concerns raised.

Thank you for your consideration.

**Benjamin C. Mullins** Attorney

550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37901

phone: 865.546.9321 | fax: 865.637.5249 | email: [bmmullins@fmsllp.com](mailto:bmmullins@fmsllp.com)

Licensed in Tennessee and Virginia



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For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at [www.fmsllp.com](http://www.fmsllp.com)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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**4937 Wise Springs Road Fence Exhibit (02072265xA3857).pdf**  
588K







Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] No Acadia!**

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**'ROBIN SEXTON' via Commission** <commission@knoxplanning.org>

Thu, Aug 13, 2020 at 10:01 AM

Reply-To: jrrbin@aol.com

To: Commission@knoxplanning.org

As a member of the Corryton community and a resident that lives within close proximity to the proposed Acadia site - I would like to voice my strong opposition to this facility being located in our community. We do not want this facility in our backyards.

As an elected body, you took an oath to represent your people and put the interest of the COMMUNITIES you represent above the self interest of individual and/or corporations.

I trust that you will do the right thing and reject this proposal.

Robin Sexton  
6091 Whisper Ridge Road  
Corryton, TN

Sent from my iPhone

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] Fwd: Please forward to Commissioners: Acadia UOR 8-C-20-UR**

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**Michelle Portier** <michelle.portier@knoxplanning.org>

Thu, Aug 13, 2020 at 9:40 AM

Reply-To: michelle.portier@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Commissioners,

Below is an email from the applicant's representative, Ben Mullins, addressing the comments/concerns of surrounding residents.

----- Forwarded message -----

From: **Benjamin C. Mullins** <bmullins@fmsllp.com>

Date: Thu, Aug 13, 2020 at 9:23 AM

Subject: Please forward to Commissioners: Acadia UOR 8-C-20-UR

To: Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;

Cc: Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;

Michelle,

Reading the comments of those opposed to the approval it will be difficult to adequately address every concern in the usual time allotted for discussion. To that end, I've prepared the brief response to the common-themes that appear in the comments and I would ask that this be included in the record and distributed to the Planning Commissioners prior to the meeting. I will try to keep my initial comments brief, but would ask to be recognized to address any specific questions the Commission may have after hearing all public input.

**Location and Allowed Use in Zone:**

As stated by the staff report, the area is Low Density Residential and adjacent to the Knox County Detention facilities. This property is tailor-made for the intended use because of the low-density character of the neighbors and its proximity to the county facilities (limiting contact to residential neighborhoods to the north). It is very rare to find property in LDR areas that have the required acreage, topography, and access to public sewer. At the time this property was rezoned, Acadia's interest in this property for this facility was not assured as the property owners and Acadia did not know how they could provide sewer access to the Property. Once that issue was resolved with KUB, Acadia could move forward with its design and concept.

The use is allowed in the PR zone. Prior to seeking rezoning, Acadia representatives met with County Codes, Gerald Green, Knox County Fire Marshal, and the Knox County Legal Department. It was the interpretation at that time that the use would meet the definition of Boarding Home for Sheltered Care. (with the 12 person duplex concept). As Boarding Home for Sheltered Care is not a use called for in any current County zone, Codes opined and interpreted its use would be allowed under the AG and PR zone (which allows Group day Care Homes) however, the PR zone would allow us the flexibility to cluster the dwelling

units as opposed to each of them being located on a one-acre lot. This definition, and its allowance under both the PR and the AG zone, was specifically discussed at the February 13, 2020 Planning Commission meeting (where several neighbors appeared in opposition). Although the new head of Knox County Codes asked this be reviewed as an Assisted Living Facility (despite the elderly age requirement in the ALF definition) the standards for the use on review approval do not change, and the underlying use is still allowed under the current PR zone. Moreover, the local zoning definitions do not change the more stringent and specific State and Federal licensing requirements for the facility. As such, the Use on Review plan, as proposed, exceeds the standards for a use on review.

### **Licensing and Security:**

Our facility as designed is regulated by the State Department of Mental Health and Developmental Disabilities (<https://publications.tnsosfiles.com/rules/0940/0940-05/0940-05-37.pdf>) and, on a Federal level the Joint Commission on Accreditation of Healthcare Organizations. It is also licensed through the Tennessee Department of Education and the Southern Association of Colleges and Schools (SACS). Our facility and program meets or exceeds the facility and security requirements of these state and federal organizations.

- All residents are vetted; admitted patients cannot have a history of major behavioral conditions, significant or violent crimes or behavior, and no sex offenders.
- At the level of treatment we are offering, our licensing only requires 1 Behavioral Health Technician per 8 residents during waking hours. We are committed to providing 1 BHT per 4 residents during this timeframe. Our internal standards on staff to resident ratio are twice that which is required. The BHT is only one type of staff member present for aiding supervision of the residents. There will be a full staff of licensed professionals with clinical training and experience at the facility. Representations by the neighbors to the contrary are false.
- At the level of treatment we are offering, perimeter fencing is not required. We are providing a 14 ft fence of the facilities and court yard.
- At the level of treatment we are offering, locked doors are not required. Our doors are locked. Staff Keycards are required for ingress and egress into the facility and into doors to the cottages. In case of an emergency, such as a fire, the doors would open to the interior courtyard and not to the parking lot.
- If residents are outside of the interior courtyard, cottages, or main complex, they will be supervised by at least one BHT and additional staff as required for the therapy session they are participating in. Also present on the facility will be therapists, teachers, psychologists, dieticians, and administrative staff. If a specific therapy is called for, such as equine therapy, there will be additional staff trained in that therapy method present in addition to the BHT. Finally, prior to being allowed outside the complex, they will have demonstrated progress in treatment to earn the additional privileges.
- While there is no guarantee there will not be elopements (even the Knox County Detention Facility cannot make that guarantee) our industry research tells us that the type of facility Wise Springs is designed as can expect substantial reductions in elopements from other types of facilities with less security.
- The Use on Review is conditioned on landscaping buffering along the property lines of any adjacent residences.

### **Unfair Comparisons to the Village treatment facility:**

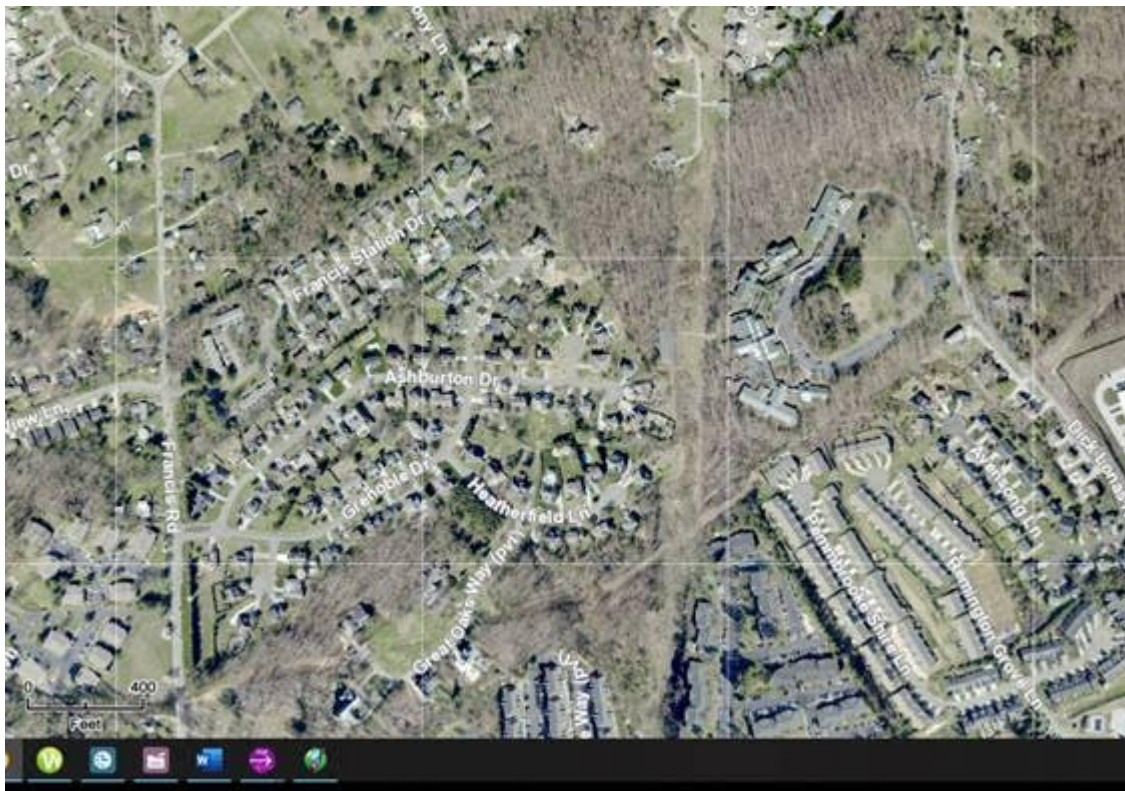
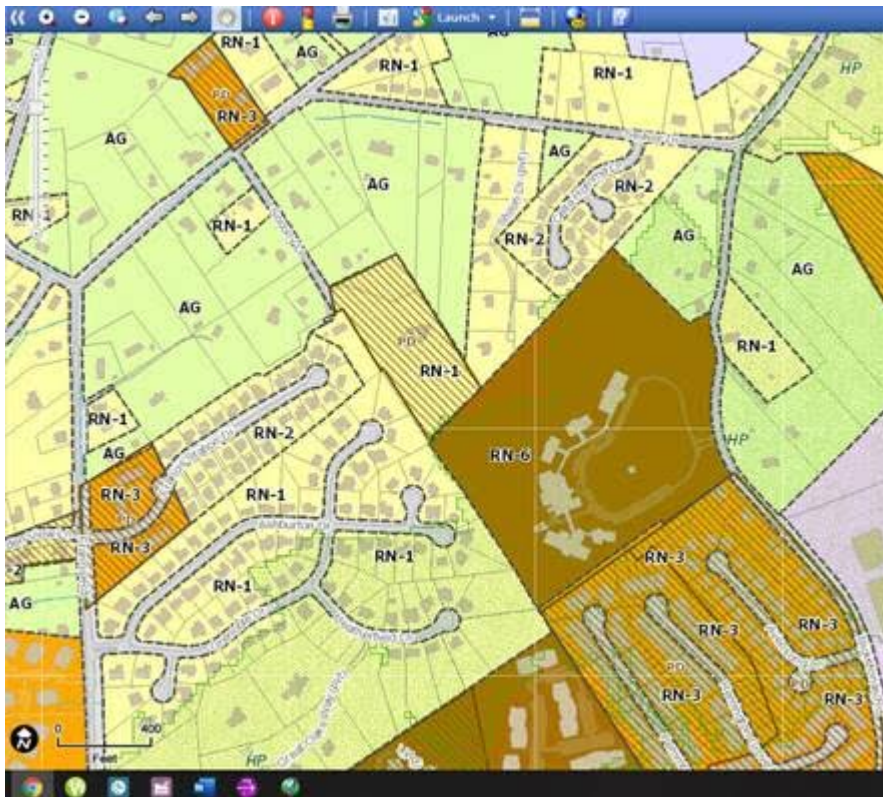
- Acadia does not own the Village campus. It is owned by Covenant Health. Acadia inherited the existing facility and operational layout and took over operations. The Wise Springs facility is designed not just as a replacement for the Village in Louisville, but as a world class “campus” facility for the treatment of adolescents. Taking experiences learned not only at the Village, but from across the nation to design a “Class A” facility.
- There are **no** fencing and no locks at the Village. Anyone can drive up or away from to the cabins. It is bisected by a residential community. It is not designed as a secure and self-contained campus. Rather, as stated in the February 16, 2019 Daily Times Article, “The fact is The Village is set up for a summer camp, not an inpatient facility.” Conversely, the Wise Springs facility is a state-of-the art inpatient residential treatment facility built upon a foundation of knowledge acquired through years of experience and expertise in the industry.
- It is expected that some patients treated at the Village will be transferred to Wise Springs. They will be moved to a better facility with increased security and treatment options.

### **Property Values:**

Although the neighbors may have sincere beliefs and speculations that their property values will be affected, there is no material evidence to support this assertion. Similar facilities in the County, such as Florence Crittenden (which operates an in-patient alcohol and drug-treatment facility off of Dick Lonas Road, is zoned residential and surrounded by subdivisions. A review of the tax assessments for those properties do not reveal a blighted or depressed neighborhood. Incidentally, Florence Crittenden does not have a perimeter fence. Another historical example is while Lakeshore was an inpatient psychiatric hospital, it was surrounded by some of the most valuable residential real estate in the County.

### *Florence Crittenden Neighborhood Zoning and Aerial:*





### Firing Range:

The neighbors expressed concern over the proximity of the Sheriff's training facilities and shooting range. Some neighbors described it as a "war zone" and that it would be detrimental to the therapeutic treatment of

the residents. I confirmed with the Knox County Sheriff's office that their training and firing range is open for operation Monday through Friday between the hours of 9 am to 4 pm. They have both indoor and outdoor training and firing ranges. At times there can be periods of continuous firearms training, but it does not occur "all-day, every-day." During the past year and a half of due diligence, Acadia representatives have been on the property dozens of times surveying and planning operations on the property during the operational hours of the Sheriff's training facility. Only sporadic gunfire was noted. The behavioral therapist experts are taking this into account as part of their operations. Specific trauma will be known and specific modalities of treatment will be considered. During the operational hours of the Firing Range, the Wise Springs patients will be attending school in a 40,000 sq. foot building. Based on our research there is little concern on the detrimental affect on the well-being of our patients. This is an issue for the behavioral therapy experts to address in the best interest of its patients; however, if the proximity and sound were legitimate therapy concerns, this property would have been already eliminated by Acadia as an option. The fact is the specific conditions the residents will not be detrimentally affected by ambient noise from the firing range and this is not of concern, clinically or otherwise, for Acadia.

### Legal Standards on Use on Review:

Local governments, like Knox County, lack the inherent power to regulate or control the use of private property within their boundaries. Their power is derived solely from the state through specific delegations of the General Assembly. *421 Corp. v. Metropolitan Government of Nashville and Davidson County*, 36 S.W. 3d 469, 475 (Tenn. Ct. App. 2000); *Cherokee County Club, Inc. v. City of Knoxville*, 152 S.W.3d 466 (Tenn. 2004). As these laws and regulations are in derogation of common law and operate to deprive property owners of a use of their property which would otherwise be lawful, they are to be strictly construed by the courts in favor of the property owners' right to the free use of their property. *Anderson County v. Remote Landfill Services*, 833 S.W.2d 903 (Tenn. Ct. App 1991). Although local governments and administrative agencies have broad discretion when it comes to decisions involving local land-use matters, that discretionary authority must be exercised **within existing standards and guidelines**. *McCallen v. City of Memphis*, 786 S.E. 2d 633, 639 (Tenn. 1990)(**emphasis added**).

Specifically regarding the use-on-review process, the Court of Appeals has also stated "[w]hen a legislative body included a certain use within a given zone as a use on review, such a use is intended in that zone." *Wilson County Youth Shelter v. Wilson County*, 13 S.W.3d 338, 342 (Tenn. Ct. App. 1999) *perm. app. denied* (2000). The *Wilson* court went on to hold: "[t]his means that an applicant for such use cannot obtain the necessary permit to proceed with its plans without going through the appeal process as outlined in the Zoning Ordinance; but once the applicant goes through the process and the requested use satisfies all other pertinent regulations of the local zoning regulations, **it must be granted**." *Id.* at 342 (**emphasis added**).

The Court of Appeals previously held that the Knoxville City Council acted arbitrarily in reversing an MPC decision and denying the approval of a proposed commercial development's use-on-review plan in an RP-1 zone when the developer had complied with all the requirements of the zoning ordinance. *Mullins v. City of Knoxville*, 665 S.W. 2d 393 (Tenn. Ct. App. 1983) *perm. app. denied* (1984). In *Mullins*, the pretextual rationale for the City Council's denial was that the development "was not compatible" with the surrounding areas. *Id.* at 396. In finding the City Council in error in denying the development, this Court found that the zoning map showed similar commercial developments in the area; therefore, there was no material evidence to suggest that the use was incompatible with the surrounding areas. *Id.* This Court also found that the various other objections made by the neighbors were not supported by material evidence; therefore, the City Council's denial of the use on review was illegal, arbitrary and capricious. *Id.* at 396-397.

Unsubstantiated fears or speculations on the harm a proposed use may cause to occur do not rise to the dignity of material evidence and do not amount to a basis to deny a use-on-review. *Sexton v. Anderson County*, 587 S.W.2d 663, 666 (Tenn. Ct. App. 1979). Mere beliefs, opinions and fears of neighborhood residents, however sincerely held or believed, do not constitute material evidence. *Id.* at 666; *Mullins v. City of Knoxville*, 665 S.W.2d 393, 396 (Tenn. Ct. App. 1983).

Finally, one over-riding principal for administrative approval of a use-on-review remains: “[I]t is not the function of the board to conduct a referendum on public attitudes relative to [a] petition.” *Wilson County Youth Shelter v. Wilson County*, 13 S.W.3d 342 (Tenn. Ct. App. 1999) (citing *Sexton*, at 664, n. 1) (emphasis added). If the proposed use meets the applicable standards then it must be granted. *Id.*

### Conclusion:

The information provided by the applicant not only demonstrates that it is equal or exceeding the professional licensing and permitting requirements of the State and Federal agencies which provide oversight, it has provided more information than is normally required for a use on review. The Planning Department and the applicant has complied with the required notice requirements. Despite protests to the contrary, this is not being flown in under the radar through some underhanded or surreptitious process. Many of the same neighbors objecting today were present in February when the concept of a Boarding Home was first discussed before this body. The plans set forward are the product of several months of legal, medical, engineering, and architectural design. Just as in the case of *Mullins v. City of Knoxville*, there is a similar, and substantially more intense, facility in the area so there is not material evidence to suggest the development is incompatible with the surrounding area (which is a mix of LDR, agricultural, and institutional uses). If denied, there must be a material reason for the denial, articulated on the record, so that it can be corrected upon future application. Stating the use is not compatible is not sufficient in this instance. As our use meets the applicable standards, as opined by Planning Staff, it must be granted.

The applicant respectfully requests this matter not be delayed, deferred, or denied, but approved consistent with Staff's recommendation and the interpretation of Knox County Codes and that it be approved consistent with Staff's recommendation.

**Benjamin C. Mullins** Attorney



550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37901  
phone: 865.546.9321 | fax: 865.637.5249 | email: [bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)

Licensed in Tennessee and Virginia





8/13/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: Please forward to Commissioners: Acadia UOR 8-C-20-UR

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Michelle Portier, AICP  
Senior Planner  
865.215.3821



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: Public Input:**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Wed, Aug 12, 2020 at 3:46 PM

Reply-To: michelle.portier@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Commissioners,

The message below regarding the Acadia residential treatment facility came through our website contact page.

----- Forwarded message -----

From: **Sherry Michienzi** <sherry.michienzi@knoxplanning.org>

Date: Wed, Aug 12, 2020 at 3:18 PM

Subject: Fwd: Public Input:

To: Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;

FYI

Sherry Michienzi  
Planning Technician  
865-215-2505



**Knoxville-Knox County Planning** | [KnoxPlanning.org](https://knoxplanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

----- Forwarded message -----

From: **Kelli Byard** <kelli.byard@knoxplanning.org>

Date: Wed, Aug 12, 2020 at 3:13 PM

Subject: Fwd: Public Input:

To: Marc Payne &lt;marc.payne@knoxplanning.org&gt;, Sherry Michienzi &lt;sherry.michienzi@knoxplanning.org&gt;, Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;

Cc: Josh Anderson &lt;josh.anderson@knoxplanning.org&gt;

Public input message below!

----- Forwarded message -----

From: **Public Input: Greg Jones** <contact@knoxplanning.org>

Date: Wed, Aug 12, 2020 at 2:45 PM

Subject: Public Input:

To: &lt;webmaster@knoxplanning.org&gt;



## Greg Jones has contacted you from the Page.

The information provided is listed below.

**Project:**

**Name:** Greg Jones

**Email:** [gajones40@comcast.net](mailto:gajones40@comcast.net)

**Zip Code:** 37721

**Message:** just wanted to say that I have seen on the internet debate about the Wise Springs / Acadia proposal. They are in agreement there is a need for a facility but opposition about the location. Again every community wants it to be somewhere else. I feel this location is the best option since it borders the Detention Center property.... thank you

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**Kelli Byard**  
Graphic Designer  
865.215.3817



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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Michelle Portier, AICP  
Senior Planner  
865.215.3821



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Use on Review Agenda Item 8-C-20-UR**

1 message

**Julia Gibson** <JGibson@hdclaw.com>

Wed, Aug 12, 2020 at 3:31 PM

Reply-To: jgibson@hdclaw.com

To: "michelle.portier@knoxplanning.org" &lt;michelle.portier@knoxplanning.org&gt;

Cc: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;, "bmullins@fmsllp.com" &lt;bmullins@fmsllp.com&gt;

Ms. Portier,

I have already submitted my comments to the Commission for review. However, in reading the comments posted on the Commission's agenda, I note that Mr. Mullins emailed you the following: "I expect there to still be opposition and a push for postponement, but it was clear to me that any call for postponement is not because of the need to further review or discuss the item, but in hope that the delay may damage our chances of obtaining approval." I just want to state that I respectfully disagree with this comment. Obviously no one in our community wants this development, but we all feel that this was made known to us at the last minute. Only after the meeting on Monday night have most residents begun researching Acadia and their past issues. The limited research we've had time to do has caused us even greater concern. We have not had time to fully digest this, research this or even make the greater community aware of what is being proposed. When I spoke to residents on my own street after the meeting on Monday night, none of them were aware of this matter. The community would like more time to research Acadia and inform others of this proposition. There are many residents in the area whose voices and opinions deserve to be heard. No, we don't feel that this location is ideal, but given that we had a matter of days to digest this, it seems that the request of a delay is not unreasonable.

Respectfully,

Julia Gibson

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

2 messages

**Niki Holloway** <Niki.Holloway@shannondaletn.org>

Wed, Aug 12, 2020 at 10:30 AM

Reply-To: niki.holloway@shannondaletn.org

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

To whom it concern:

I am a Resident living in Washington Ridge Subdivision. I am less than 1 mile from the proposed Acadia Healthcare juvenile residential treatment facility @ 4937 Wise Springs Road. I believe this facility will put our community's safety in jeopardy. They are small children that love to play outside here. This will also effect our property values. Our community's crime rate will skyrocket.

The Location you are building will not "keep you out of residential areas or even areas that are likely to become residential in the future" according to President Jeffrey Woods. WISE SPRINGS AREA IS RESIDENTIAL!

In the end, these facilities are not about safety. Safety comes from having control over housing, food, healthcare and work. Safety comes from having people you trust around when you need help. These facilities do not provide you any of these. We do not oppose mental health rehabilitation in spite of out desire to live in a safe environment. We oppose this facility being built in our community because we want to live in a community that is safe for everyone, this facility threatens our safety and our children's safety.

Sincerely

Very concerned citizen and tax payer.

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**Niki Holloway** <Niki.Holloway@shannondaletn.org>

Wed, Aug 12, 2020 at 2:54 PM

Reply-To: niki.holloway@shannondaletn.org

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

**From:** Niki Holloway**Sent:** Wednesday, August 12, 2020 10:31 AM**To:** [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**Subject:** 8-C-20-UR

To whom it concern:

I am a Resident living in Washington Ridge Subdivision. I am less than 1 mile from the proposed Acadia Healthcare juvenile residential treatment facility @ 4937 Wise Springs Road. I believe this facility will put our community's safety in jeopardy. They are small children that love to play outside here. This will also effect our property values. Our community's crime rate will skyrocket.

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In the end, these facilities are not about safety. Safety comes from having control over housing, food, healthcare and work. Safety comes from having people you trust around when you need help. These facilities do not provide you any of these. We do not oppose mental health rehabilitation in spite of out desire to live in a safe environment. We oppose this facility being built in our community because we want to live in a community that is safe for everyone, this facility threatens our safety and our children's safety.



Sincerely

Very concerned citizen and tax payer.

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

1 message

**Cheli** <tnblueyes@comcast.net>  
Reply-To: tnblueyes@comcast.net  
To: commission@knoxplanning.org

Wed, Aug 12, 2020 at 2:33 PM

To: Knox County Planning Commission

RE: Proposed Case 8-C-20-UR

As a long time resident of the Corryton, TN community I strongly oppose the building of the Arcadia treatment facility. I believe it would have a negative impact on our community safety and likely a negative impact on our property values as well. It's enough that we have a jail here in our community that has been here longer than many residents, but to add yet another facility that draws more criminal elements to our area is irresponsible and given the close proximity to a shooting range is likely reckless also.

Also concerning is that this proposal went so quickly without truly allowing our community members to research the possible impacts properly or thoroughly - why is that?

I would like to point out the questionable history of the Acadia organization, not only have they failed to address issues presented at their facility at their Blount County (Louisville) location, they have a colorful record of corruption and medicaid fraud-and we are supposed to trust that their organization will act in the best interest of our community in the future? I think not.

The track record of this organization is public, the Maryville Times, Nashville Post, and lets not forget just last year Acadia was ordered to pay \$17Million settlement of medicare/medicaid fraud. They do not have a history of acting in the best interest of their communities.

Please consider the short and long term negative consequences this facility can have on our small community.

Thank you for your time and attention to this matter.

Respectfully,

Cheli Laurie

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Concerns for Use on Review 8-C-20-UR for 8/13/2020 meeting**

1 message

**Stephanie Jeffreys** <stephaniemj@outlook.com>

Wed, Aug 12, 2020 at 2:23 PM

Reply-To: stephaniemj@outlook.com

To: "michelle.portier@knoxplanning.org" &lt;michelle.portier@knoxplanning.org&gt;, "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Ladies and Gentlemen;

I am a member of the Gibbs community and I am writing to share my concern regarding the proposed use of 4937 Wise Springs Road for Acadia Healthcare to establish an Adolescent Behavioral Health and Treatment Center. I am certainly a proponent of mental health care and helping those suffering from addiction. Addiction is absolutely horrible. I have lost a family member to addiction. I have other family members who struggle with addiction. To those of us who love these people it is beyond heartbreaking to helplessly see someone possessed by the demon of addiction. Addiction is no respecter of any person, regardless of their wealth, status, religion, or location. It can and does happen everywhere. Addiction is rampant and I believe there are few among us who can say they have not been affected by it in some way. Facilities can be helpful and are necessary in almost every community. With all that being said, I would not want to place anyone I cared about in an Acadia facility. In addition to the numerous problems at the Louisville, TN facility, several Acadia facilities across the country have issues of medicaid fraud, abuse, negligent care, sexual activity between staff and patients, assaults within the facilities, escaped patients and assaults on neighbors. Acadia paints a pretty picture of an upscale facility for this proposed location, but their history does not lead me to believe that they have patient care and safety as their top priority. Compromising on the safety and security of the patients will also increase the risk of the safety for the neighbors in the area. My concern is not with the fact that this is a behavioral and addiction treatment facility, but rather from a lack of confidence that sufficient security measures are in place to protect patients and neighbors; adequate staffing ratios, qualifications, experience, and training for their Behavioral Health Technicians; as well as reports of many problems within many Acadia facilities and the neighboring areas. I have included links below to several sources that substantiate my concerns. Thank you for taking the time to read my message and your consideration.

<https://www.nashvillepost.com/business/area-stocks/article/21067747/acadia-healthcare-pays-17m-settlement?fbclid=IwAR3rj57uWMfel4JfWwBE-Dw-a1JgR0StqwkbhQ8epo3MYsQeBtfUEaViUfQ>

[https://www.nashvillepost.com/business/area-stocks/article/21063192/acadia-facility-closes-amid-abuse-allegations?fbclid=IwAR1qWrWUYMwINsIJQwgQg\\_wxWEYIGs4ZjdaDMwo-Ht3ErCMzAOS34L1SIK0](https://www.nashvillepost.com/business/area-stocks/article/21063192/acadia-facility-closes-amid-abuse-allegations?fbclid=IwAR1qWrWUYMwINsIJQwgQg_wxWEYIGs4ZjdaDMwo-Ht3ErCMzAOS34L1SIK0)

<http://www.acadiaexposed.com/evidence-library/?fbclid=IwAR1BYkuQZRHP87d-oSVjOI-tRgjWHnMZ6UfJ8hHBYiLy62EH0t8gYbjBNqQ>

<https://www.cchrint.org/2019/02/13/acadia-healthcare-more-abuse-more-need-for-government-oversight/?fbclid=IwAR1j3m7ToP43VQUFFinp5KdsuAsANv6Qxtw0E6OTsbIXqyiUk01gqYt3SvQ>

[https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article\\_523be3b2-98ce-5ea6-afdf-028e94103b9e.html](https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article_523be3b2-98ce-5ea6-afdf-028e94103b9e.html)

Sincerely,  
Stephanie Corill

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

# Acadia pays \$17M settlement

*Deal is largest for health care fraud in West Virginia history*

AUTHORS Kara Hartnett



Acadia Healthcare will pay \$17 million in what the Department of Justice says is the largest health care fraud settlement in the history of West Virginia.

The settlement resolves a lawsuit that accused the Franklin-based behavioral health care company of defrauding Medicaid of \$8.5 million through a lab testing scheme in seven of its drug addiction treatment centers in West Virginia.

From January 2012 through July 2018, the lawsuit alleged the Acadia centers used a California lab to conduct urine and blood analysis, then billed Medicaid directly for the services — paying the San Diego lab out-of-pocket for its services. According to a DOJ press release, Medicaid subsequently paid the facilities a “substantially higher amount” for these tests than what had actually been charged by the laboratory.

As part of the settlement, Acadia and its chain of clinics have entered into a five-year corporate integrity agreement with the U.S. Department of Health and Human Services that requires the company to maintain a compliance program, implement a risk assessment program and hire an outside organization to review Medicaid claims.

“Fraudulent billing by these Acadia/CRC drug treatment clinics, as contended by the government, limits the State’s ability to provide desperately needed addiction treatment services,” Maureen Dixon, Special Agent in Charge of the Office of Inspector General of the U.S. Department of Health and Human Services Region including West Virginia, said in the release. “We will continue working with the U.S. Attorney and other law enforcement partners to protect government health programs, taxpayers, and importantly people who depend on these funds for vitally needed treatment.”

The investigation was conducted by HHS-OIG, the Drug Enforcement Administration, West Virginia Medicaid Fraud Control Unit and members of the U.S. Attorney’s Healthcare Fraud Abuse, Recovery and Response Team. Assistant U.S. Attorneys Alan McGonigal and Jennifer Mankins represented the federal government in the settlement.

Acadia recently reported that profits slid in the first quarter to \$29.5 million from more than \$50 million early last year, led mostly by personnel costs. The company’s shares (Ticker: ACHC) closed at \$32.60 Tuesday, down nearly four percent from Monday. They are up more than 20 percent so far this year.

# Acadia facility closes amid abuse allegations

*Seven lawsuits have been filed against the company*

AUTHORS Kara Hartnett



A youth treatment center in New Mexico owned by Franklin-based behavioral health company Acadia Healthcare has been shut down amid egregious abuse allegations, multiple lawsuits and losing its certification from state regulators.

Seven lawsuits have been filed against the Desert Hills of New Mexico facility in Albuquerque and its parent company in the past month alleging the company failed to protect its clients from physical and sexual abuse from its workers and other patients. The suits cite internal fight clubs instigated by facility staff members, sex between staff and young patients, the unchecked spread of HIV among patients and excessive use of restraints on children — more than 30 times in 60 days, according to filings.

About 11 more lawsuits are expected to be filed in the next couple weeks, according to attorney Joshua Conway, who is representing plaintiffs in the seven cases already filed.

Acadia Healthcare officials did not respond to messages seeking comment for this story.

The Desert Hills facility had been struggling to stay open since late 2018, when the New Mexico Children, Youth and Families Department threatened to take away its license. The department worked with clinic leaders on options to rehabilitate the facility but ultimately decided not to extend its certification past April 1, according to notification sent to Desert Hills employees in late February.

"We don't feel like this was a treatment center anymore," CYFD Chief General Counsel Kate Girard told **KOB 4**. "It felt more like an institute."

The state's notice did not indicate whether Acadia would provide severance or assistance to the almost 300 employees who have lost their job. Desert Hills patients have been transferred to other facilities in the region.

# Documents

Over several months, we gathered and reviewed thousands of pages of public documents including over 600 state and federal inspection reports as well as court records, media reports, lawsuits, and police records. We have posted a substantial amount of these documents here for the benefit of the public.

## Acadia Montana Treatment Center (Butte, MT)

- State Inspection Reports (2014-2017)

## Allentown Comprehensive Treatment Center (Allentown, PA)

- State Inspection Reports (2015-2017)

## Appleton Comprehensive Treatment Center (Appleton, WI)

- State Inspection Report (2017)

## Ascent Treatment and Outpatient Clinic (10 Facilities in Arkansas)

- Boy, 5, Found Dead After Spending 8 Hours in Van Outside Children's Health Clinic: Cops (2017)
- Newspaper: MH Ascent vans twice had alarm trouble (2017)
- 4 West Memphis Daycare Employees Charged With Manslaughter in Toddler's Hot Van Death (2017)
- Ascent Children's Closes all facilities

## Asheville Comprehensive Treatment Center (Asheville, NC)

- State Inspection Report (2018)

## Bayside Marin Treatment Center (San Rafael, CA)

- Patient Lawsuit (2018)

## Beckley Comprehensive Treatment Center (Beaver, WV)

- State Inspection Report (2016)



## Belmont Behavioral Health (Philadelphia, PA)

- Two Suicides in Five Days at Belmont (2018)
- Philadelphia Hospital Cited In Suicide (2018)
- Federal Inspection Reports (2015-2017)
- State Inspection Reports (2016-2017)
- Belmont Assault Lawsuit (2018)

## Beloit Comprehensive Treatment Center (Beloit, WI)

- State Inspection Report (2016)

## Bowling Green Brandywine Treatment Center (Kennett Square, PA)

- State Inspection Reports (2015-2017)

## Burkwood Treatment Center (Hudson, WI)

- State Inspection Reports (2016-2018)

## Cascade Behavioral Health Hospital (Tukwila, WA)

- State Inspection Report (2014)

## Cedar Crest Hospital and Residential Treatment Center (Belton, TX)

- Cedar Crest CEO linked to two wrongful retaliation lawsuits (2015)
- Whistleblower Lawsuit (2015)
- Federal Inspections (2014-2018)
- Mental health worker pleads guilty to sexual assault at Belton facility (2015)

## Charleston Comprehensive Treatment Center (Charleston, WV)

- State Inspection Report (2016)

## Clarksburg Comprehensive Treatment Center (Clarksburg, WV)

- State Inspection Report (2017)

## Coatesville Comprehensive Treatment Center (Coatesville, PA)

- State Inspection Reports (2015-2018)

## Cove Forge Behavioral Health (4 Facilities in Pennsylvania)

- State Inspection Reports (2015-2018)

## Covington Behavioral Health Hospital (Covington, LA)

- Patient Lawsuit (2016)
- Federal Inspection Reports (2016-2018)

## Crestwyn Behavioral Health (Memphis, TN)

- Federal Inspections (2018)

## Cross Creek Behavioral Hospital (Austin, TX)

- Federal Inspection Reports (2016-2018)

## Delta Medical Center (Memphis, TN)

- Federal Inspection Reports (2015-2017)

## Desert Hills of New Mexico (Albuquerque, NM)

- CYFD puts youth group home on admissions hold amid escapes, violence (2017)
- Most assault calls occur at youth behavioral facility (2017)
- Youth treatment center strengthens security after 13 runaways (2018)

## Detroit Behavioral Institute | Capstone Academy (Detroit, MI)

- LARA Inspections (2012-2018)
- Patient Lawsuits (2014)

## Discovery House (19 Facilities in 4 States)

- State Inspection Reports (2015-2018)

## Dunmore Comprehensive Treatment Center (Dunmore, PA)

- State Inspection Reports (2015-2017)

## Fashion Valley Comprehensive Treatment Center (San Diego, CA)

- Whistleblower Lawsuit (May, 2018)
- Whistleblower Lawsuit (September, 2018)

## Harbor Oaks Hospital (New Baltimore, MI)

- Ex-employees: Metro Detroit psych hospital so understaffed it's dangerous (2017)
- 3 more abuse claims lead to charges at Harbor Oaks Hospital (2018)
- Whistleblower Lawsuit 2017
- Federal Inspections (2014-2018)
- Michigan mental health patient charged with two sex assaults at Harbor Oaks (2017)
- Patient Lawsuit (2017)
- Patient Lawsuit (2016)

## Highland Ridge Hospital (Midvale, UT)

- Federal Inspection Reports (2013-2015)

## Huntington Comprehensive Treatment Center (Huntington, WV)

- State Inspection Report (2017)

## Huntington Creek Recovery Center (Shickshinny, PA)

- State Inspection Reports (2015-2017)

## Lakeland Behavioral Health System (Springfield, MO)

- New details: A dozen teens involved in Lakeland escape (2015)
- Federal Inspection Reports (2016-2018)

## Lebanon Comprehensive Treatment Center (Lebanon, PA)

- State Inspection Reports (2015-2017)

## Longleaf Hospital (Alexandria, LA)

- Patient Assault Lawsuit (2017)
- Federal Inspection Report (2015-2018)

## Madison East Comprehensive Treatment Center (Madison, WI)

- State Inspection Report (2016)

## Madison West Comprehensive Treatment Center (Madison, WI)

- State Inspection Reports (2016-2017)

## MeadowWood Hospital (New Castle, DE)

- Patient Lawsuit (2017)
- Federal Inspection Reports (2013-2017)

## Millcreek Behavioral Health (3 Facilities in 2 states)

- Whistleblower Lawsuit (2017)

## North Tampa Behavioral Health Hospital (Wesley Chapel, FL)

- Federal Inspection Reports (2014-2017)
- State Inspections (2014-2018)
- Whistleblower Lawsuit (2018)
- Locked in hospital, woman caught in Baker Act fight (2015)

## North West Wisconsin Comprehensive Treatment Center (Eau Claire, WI)

- State Inspection Reports (2017-2018)

## Oasis Behavioral Health (Chandler, AZ)

- Arizona CPS pulls kids from Parc Place (2012)
- State Inspection Reports (2016-2018)
- Federal Inspection Reports (2016)

## Ohio Hospital for Psychiatry (Columbus, OH)

- Federal Inspection Reports (2015-2018)
- Disability Rights of Ohio Report (2018)
- Patient referrals temporarily halted at Ohio Hospital for Psychiatry (2018)

- One Flew Out of the New Cuckoo's Nest: Forced psychiatry in Ohio – Instrument of political oppression? (2016)

## Optima Specialty Hospital (Lafayette, LA)

- Federal Inspection Reports (2015-2016)

## Options Behavioral Health System (Indianapolis, IN)

- State Inspection Reports (2015)
- Federal Inspection Reports (2014-2016)

## Pacific Grove Hospital (Riverside, CA)

- Federal Inspection Report (2016)
- State Inspection Reports (2015-2018)
- Whistleblower Lawsuit (2017)

## Park Royal Hospital (Fort Myers, FL).

- State Inspection Reports (2014-2018)
- Federal Inspection Reports (2014-2018)
- Patient Lawsuit (2014)
- Patient Sues Park Royal Hospital for Alleged Sex Abuse (2017)
- Park Royal Hospital patient care deficiencies highlighted in federal inspection report (2017)
- Park Royal Hospital, Fort Myers' only psychiatric hospital, gets a new leader (2018)
- How a Fort Myers mental hospital missed warning signs about employee who sexually assaulted patients (2015)
- Park Royal Hospital patient reports sex crime after finding used condom inside her, according to Lee sheriff report (2018)

## Parkersburg Treatment Center (Parkersburg, WV)

- State Inspection Reports (2017)

## Piney Ridge Center (Fayetteville, AK)

- Former Piney Ridge Patient: "It's More Like a Kid's Fighting Ring" (2016)

## Pocono Mountain Recovery Center (Henryville, PA)

- State Inspection Reports (2016-2018)

## Pottstown Comprehensive Treatment Center (Pottstown, PA)

- State Inspection Reports (2015-2017)

## Red River Hospital (Wichita Falls, TX)

- Federal Inspection Reports (2013-2018)
- Whistleblower Lawsuit (2013)
- Company named in another lawsuit (2015)
- Medicare funding termination date extended for Red River Regional Hospital (2014)

## Resource Treatment Center (Indianapolis, IN)

- Former Employee: Staff at youth psychiatric facility encouraged fights; were violent with kids (2018)
- Nine Teenagers Arrested During Riot at Juvenile Facility (2018)
- Indianapolis neighbors, police say kids are escaping a psychiatric treatment center (2017)

## River Shore Comprehensive Treatment Center (Milwaukee, WI)

- State Inspection Reports (2015-2017)

## Riverview Behavioral Health (Texarkana, AR)

- Federal Inspection Report (2014)

## RiverWoods Behavioral Health System (Riverdale, GA)

- Federal Inspection Reports (2017)
- Patient lawsuit (2018)

## Rolling Hills Hospital (Ada, OK)

- Federal Inspection Reports (2015-2017)
- Patient Lawsuit (12/27/2017)
- Patient Lawsuit (12/14/17)

## San Jose Behavioral Health (San Jose, CA)

- Federal Inspection Reports (2017-2018)
- State Inspection Reports (2017-2018)

## Seven Hills Hospital (Henderson, NV)

- State Inspection Reports (2014-2018)
- Mack Giles vs Seven Hills Hospital (2016)
- Ryan Pitterle vs Seven Hills Hospital (2016)
- Michelle Jackson vs Seven Hills Hospital (2016)
- Cynthia McArdle vs Seven Hills Hospital (2017)
- Paul Fulgoni vs James Vilt, M.D. (2013)
- Tonya Otis vs Seven Hills Hospital (2016)

## Sierra Tucson (Tucson, AZ)

- Sierra Tucson State Inspections (2015-2018)
- Sierra Tucson fined over deficiencies in psychiatric care (2016)
- Lecce v. Sierra Tucson (2015)

## Sonora Behavioral Health Hospital (Tucson, AZ)

- Sonora Behavioral Health Hospital Federal Inspections (2012-2016)
- Sonora Behavioral Health Hospital State Inspections (2016-2018)
- KOLD INVESTIGATES: Hospital in jeopardy (2018)
- Tucson hospital reaches settlement with family of woman who committed suicide (2018)
- KOLD INVESTIGATES: Hospital in jeopardy September 2018 Update (2018)
- Kari David v Marion Douglass (2017)
- Kevin Moon v Acadia Healthcare (2016)

## Southwood Psychiatric Hospital (Pittsburgh, PA)

- State Inspection Reports (2015-2018)
- Patient Lawsuit (2018)

## StoneCrest Center (Detroit, MI)

- Federal Inspection Reports (2014-2017)

## SUWS of the Carolinas (Old Fort, NC)

- State Inspection Reports (2018)

## Ten Lakes Center (Dennison, OH)

- Federal Inspection Reports (2014-2015)
- Whistleblower Lawsuit (2018)

## The Refuge – A Healing Place (Ocklawaha, FL)

- State Inspection Reports (2017)
- Whistleblower Lawsuit (2016)

## Timberline Knolls (Lemont, IL)

- Timberline Knolls wrongful death suit (2018)
- Timberline Knolls patient attack (2015)
- Lemont, Illinois – Counselor Arrested For Sexually Assaulting Patient During Therapy Appointments At Timberline Knolls (2018)
- Lemont counselor charged with sexually assaulting patient during therapy sessions (2018)

## Valley Behavioral Health System (Barling, AR)

- Federal Inspection Reports (2015-2016)
- Lawsuit Accuses Valley Behavioral Health Of Negligence In On-Site Rape (2018)
- Negligence trial stemming from Sebastian County child rape case pushed to October (2018)
- Child Rape Case Docket (2018)

## Vantage Point Behavioral Health System (Fayetteville, AR)

- Federal Inspection Report (2014)

## Vermilion Behavioral Health Systems (Lafayette, LA)

- Federal Inspection Reports (2015-2016)

## Watsonstown Comprehensive Treatment Center (Watsonstown, PA)

- State Inspection Reports (2015-2017)

## Waukesha Comprehensive Treatment Center (Waukesha, WI)

- State Inspection Reports (2017)



## Wausau Comprehensive Treatment Center (Wausau, WI)

- State Inspection Reports (2016-2018)

## West Milwaukee Comprehensive Treatment Center (West Milwaukee, WI)

- State Inspection Report (2016)

## Wheeling Treatment Center (Triadelphia, WV)

- State Inspection Report (2017)

## White Deer Run (15 Facilities in Pennsylvania)

- State Inspection Reports (2015-2018)
- Whistleblower lawsuit (2016)

## Williamson Treatment Center (Williamson, WV)

- State Inspection Report (2016)

## Wilmington Treatment Center (Wilmington, NC)

- Federal Inspection Reports (2014-2017)

## Louisville behavior health center to relocate after assaults, neighborhood concerns

By Sarah Grace Taylor [sarah.taylor@thedailytimes.com](mailto:sarah.taylor@thedailytimes.com) Feb 16, 2019

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The Village Behavioral Health Treatment Center will relocate from Louisville to Knox County in the next two years.

Joy Kimbrough | The Daily Times

The Village Behavioral Health Treatment Center will relocate from Louisville to Knox County in the next two years following the adjoining neighborhood's unease over escaped juveniles, assaults and other incidents stemming from the juvenile residential facility.

On Jan. 29, Acadia Healthcare Division President Jeffrey Woods held a meeting with members of the public to discuss the company's plan to move the facility and address neighborhood concerns.

In a recording of the meeting provided to The Daily Times by a neighborhood resident, Woods said Acadia will move over the next 18-24 months to a more fit location in Knox County.

“We recognize that it would be beneficial to these patients and even to our business interests and to your community that we move this facility to a new location,” Woods told an audience of around 10. “All in all, it’ll be about an 18-month turnaround.”

Woods said the company was investing \$35 million to purchase property and build a new facility rather than investing in the property they currently lease from Covenant Healthcare on Jones Bend Road because, as a clinician, he does not think the Louisville location is viable.

“My assessment was almost immediately ‘this has to change,’” Woods said. “Anybody who preceded me with respects to corporate leadership, their point of view may have been different. ... It would be in our interest to build there if it made sense to build there, because we already have the land, but it’s just not appropriate.”

## Incidents:

The current facility, at the end of Jones Bend Road, is a residential behavioral center for low- to mid-acuity juvenile patients and is composed of a series of cabins and small buildings on the shore of Fort Loudon Lake, neighboring a residential community.

With no fencing or discernable border between the cabins and the community, many neighbors have been victims of or irritated by juvenile runaways and related crimes over the years.

The long-standing concern resurfaced in September 2018, when three teenage boys fled the facility and were charged with vehicle theft and aggravated assault and kidnapping of a facility employee.

In the recording, Woods seemed to try and soften the incident, saying that the oldest of the boys felt he had to “rescue” his girlfriend who had recently been discharged from the facility, adding later that “you’re always going to have the 17-year-old boy who does something stupid” and that every facility has patients who flee secretly.

On several occasions throughout the meeting, Woods said the facility had experienced a significant decrease in incidents over the past year and a half because of staffing changes and selective acceptance of applicants due to the facility’s inability to serve patients of a certain acuity.

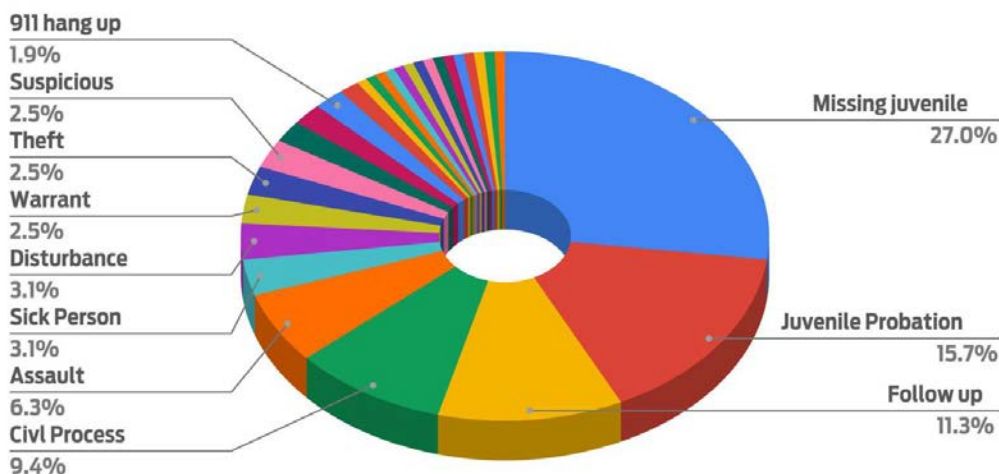
Call records provided to The Daily Times by the Blount County E-911 Center confirmed this claim of a significant decrease in call quantity to the facility from August 2017 to last month, with 60 calls compared to the 18 months prior (February 2016 to July 2017), with 96 calls.

One unidentified resident at the meeting told Woods that Acadia should strive for zero patient elopements, and that anything else was unacceptable.

“This is the real world and the reality is it’s going to happen on any campus,” Woods said. “We have had a dramatic, sharp decrease of incidents on this facility over the last year and a half, and we want to work to a zero (elopements) point. ... But I’m not gonna stand here and tell you that between now and 18-24 months from now there will no longer be a problem on our campus.”

The same call data, however, seemed to emphasize the severity of facility incidents.

### Incidents since 2016



This graph shows the 160 incidents listed in the Village Behavioral Health Treatment Center call records from the Blount County E-911 center from Jan. 3, 2016 to Feb. 7, 2019.

[Sarah Grace Taylor | The Daily Times](#)

Among the 160 incidents listed in the log (Jan. 3, 2016 to Feb. 7, 2019), many are follow-ups, probation and other innocuous calls, but the most common call is for missing juveniles, with 43 such incidents in the three-year range. There were also 10 assaults, five disturbances and four thefts reported.

Woods attempted to downplay the negatives, citing a committee of “some number” of neighbors who have had “strong feelings of opposition” and some that had “very strong support” toward the facility.

The resident rebutted Wood’s idea there was a measure of support for the property, saying that neighbors not directly impacted would “obviously” care less.

“If (my property) wasn’t directly joining your property, I wouldn’t be directly impacted and I’d be like ‘what are these people complaining about,’” he said. “The fact is The Village is set up for a summer camp, not an inpatient facility.”

“There are a number of facilities that look exactly like this in terms of their structure,” Woods responded. “But they tend to be, for sure, more wilderness.”

“The thing is we don’t have peninsula hospital patients running around our neighborhood,” the resident said.

Woods said that he would have facility management regularly meet with the community for the duration of the center’s Louisville stay and that staffing changes such as shorter shifts should help cut down on issues. He conceded that Acadia’s priorities remain patients first, staff second and community third.

## New facility

Woods said the new facility near Riverbend in Knox County would not face the same kinds of problems because of a scarcity of neighbors.

“It’s currently zoned (as an) agricultural area, so there’s not a lot around,” Woods said. “It keeps us out of residential areas or even areas that are likely to become residential in the future.”

Woods touts a nearby nature reserve and proximity to the highway as additional perks of the new location, which will begin to accept a wider range of patients.

“When there are kids, and they are kids under 18, put in your care, you have to have control and responsibility, and they can’t be roaming freely, whether they’re out in the country or in the middle of town,” the resident added.

“We don’t disagree,” Woods responded.

When asked by a neighbor what would become of the current facility, Woods speculated.

“I think it’s probably safe for me to say that Covenant does not have an appetite to reinvigorate that campus for that same purpose,” Woods said. “I don’t think that there probably is any health care provider who would look at that property and think it is viable without doing a complete rebuild.”

Woods declined to be interviewed for this story, but provided a written statement on the relocation saying it “will allow Villages to continue its mission and to expand services for patients with varying levels of care intensity requirements.

“When completed, the new facility is expected to improve access to desperately needed care and treatment,” the statement reads. “Village Behavioral Health is committed to providing care that meets the needs of its patients and community. We are proud of our 10 year history and the thousands of lives that have been improved by that care and treatment.”



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR - DISAPPROVE**

1 message

**Zarah Cochran Bates** <zarahbates@gmail.com>

Wed, Aug 12, 2020 at 12:03 PM

Reply-To: zarahbates@gmail.com

To: commission@knoxplanning.org

To whom it concerns:

I write this email to address the submittal for Acadia Healthcare and their proposed new facility.

As a homeowner, it is important for my community to have a sense of safety and the ability to enjoy living in our area... while also maintaining the value of my property. Our subdivision is in close proximity to the proposed facility... and puts our family in a potential financial and safety issue. This type of facility degrades our property value and puts our family and a high-level of concern for our wellbeing and safety. The behavioural center has a record of assaults and other misdemeanors that are NOT welcome in our community.

As a small business owner, this facility puts my business in direct jeopardy. Clients and supporting consultants would not feel safe when meeting at our office, and also affects their view of our company with this type of facility in close proximity. It places us in a position to be forced to relocate so that we are not placing our team members, clients and consultants in a compromised security situation.

As a mom, this type of facility is completely unwelcome in my community. The safety of my children is number 1 priority. In the midst of a global pandemic... our home is our safe place... a place we can be well mentally, physically and emotionally. A place that we can enjoy life and enjoy our neighbors. Should this type of behaviour facility be approved, our quality of life in this neighborhood is directly breached and will encourage our friends and neighbors to relocate elsewhere and have yet a further impact on the taxes, economy and quality of life in this beautiful part of Knoxville.

**I urge you to DISAPPROVE this type of facility for the safety, value and quality of life for our community.**

--

**Zarah G. Bates, ASID, LEED AP BD+C**

Registered Interior Designer, Principal

Design\*Management\*Consulting

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

## [Planning Commission Comment] Use of Review agenda item 8-C-20-UR

3 messages

Diane Nelson &lt;dnelsontn@gmail.com&gt;

Wed, Aug 12, 2020 at 9:25 AM

Reply-To: dnelsontn@gmail.com

To: commission@knoxplanning.org

All,

Based on the article in The Daily Times dated, 2/16/2019, and titled "Louisville behavior health center to relocate after assaults, neighborhood concerns", I don't think this is a good fit for our community. We already have the Knox County detention center and we don't need any more individuals in this community with behavioral health issues. I am concerned for the safety of the people of this community which includes my elderly parents.

Thank you for your time and attention,  
Diane Nelson  
5910 Whisper Ridge Ln  
Corryton, TN 37721

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

Shnider, Phyllis &lt;PShnider@covhlth.com&gt;

Wed, Aug 12, 2020 at 11:57 AM

Reply-To: pshnider@covhlth.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Cc: ROBERT SHNIDER &lt;rshnider@aol.com&gt;, "Shnider, Phyllis" &lt;PShnider@covhlth.com&gt;

Dear Commission,

I am representing my mother who is 97 years old and lives at [4747 Wise Springs Road, Knoxville, TN 37918](#). She has lived there for 66 years and I grew up there. I have her power of attorney and I also have a vested interest in opposing the Acadia project. She and I are against the development of the Acadia Healthcare Juvenile Residential Treatment Facility at proposed location [4937 Wise Springs Road, Knoxville, TN 37918](#).

1. The roads that will be needed for travel are not wide enough to handle the increased amount of traffic and supply truck deliveries. There are blind hills on the Wise Springs Road that will make it unsafe for home residents to enter Wise Spring road from their own driveways because of increased traffic.
2. Knox County Police gun firing range is located right across the street from the facility and the range is used 6 days a week. We can hear the shooting from our house and it sounds like a war zone. Why would you allow the proposed facility to be located near a war zone sound that is created by the constant shooting? If the care and concern for the health and well-being of the children to be housed at this site with their many challenges as Acadia has listed that the children are being treated for, do you really think that hearing bang, bang, bang, bang constantly is not going to be an agitation factor in their treatment. Some of the children are being treated suffer from PTSD. Autistic children can't stand loud noises.
3. When Acadia was asked the question regarding the education of the 24/7 Behavioral Health Technicians, this is staff to be in the cottages with the children at all times, we were informed that a high school graduate or college graduate with 40 hours education in how to deal with the children will be required by Acadia. We ask the question did the staff have any clinical experience in dealing with children with the type of issues Acadia is treating at the facility. The answer was no. As those who work in healthcare know, clinical experience is a must in treatment and dealing with these children who are in need of such treatment.
4. Lack of security. They have on their drawings a 14 foot wall around the cottages. Why are they not putting the 14 foot wall around the entire perimeter? Do they want the children to be safe or not? Do they want the community and surrounding neighbors to be safe? We think not. They have no security guards on campus. Key cards carried by staff is the only security they have. So if a child gets hold of the staff's key card, out the door they go. Acadia is not concerned about the safety of the children or community at all.
5. Why was this property selected? Because it was cheap? They are bringing children in from out of state at least 17% from North Carolina and some from other states that are unknown at this time. We ask if they had a plan B for a secondary location. The answer, no they had no plan B. Was this already a done deal but the community was not aware of the deal already made? We ask had they looked in North Carolina for a site since they were bringing children from North Carolina to Knox County to be treated? They had not looked a location in North Carolina.
6. Does Knoxville need a place for treatment for children who have the challenges, yes we do. But, this is not the location!!!
7. At the meeting held at Union Baptist Church where Acadia came and spoke with the community residents approximately 50-60 people in attendance, the overwhelming voices are saying NO to the Acadia facility being built in this location as proposed. Even the speaker for Acadia, was aware of the feeling of the community as in NO we do not want your facility at this location.
8. Doctors are not on campus 24/7. One nurse is.
9. Acadia's previous location in Maryville, look at Acadia's track record there. They are managing that facility and look at what has happened there. Did you take that into consideration when you heard their request to build on the proposed location?

WE do not want this facility built at the proposed location in our back yard. If you really care about the children needing the services of a facility such as this, do not place it near a firing range. My goodness, did not anyone even bother to know about the gun firing range and the noise associated with that and how it would bother the children???? The almighty dollar is not the most important thing here but the safety and concern for the children should be. Different location should be sought by Acadia that is not near a firing range!!!!



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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

**Shnider, Phyllis** <PShnider@covhlth.com>

Wed, Aug 12, 2020 at 11:58 AM

Reply-To: [pshnider@covhlth.com](mailto:pshnider@covhlth.com)

To: "[commission@knoxplanning.org](mailto:commission@knoxplanning.org)" <[commission@knoxplanning.org](mailto:commission@knoxplanning.org)>

Cc: "[bfarmer4747@comcast.net](mailto:bfarmer4747@comcast.net)" <[bfarmer4747@comcast.net](mailto:bfarmer4747@comcast.net)>, "Shnider, Phyllis" <PShnider@covhlth.com>, ROBERT SHNIDER <[rshnider@aol.com](mailto:rshnider@aol.com)>

Dear Commission,

I am representing my mother who is 97 years old and lives at [4747 Wise Springs Road, Knoxville, TN 37918](#). She has lived there for 66 years and I grew up there. I have her power of attorney and I also have a vested interest in opposing the Acadia project. She and I are against the development of the Acadia Healthcare Juvenile Residential Treatment Facility at proposed location [4937 Wise Springs Road, Knoxville, TN 37918](#).

1. The roads that will be needed for travel are not wide enough to handle the increased amount of traffic and supply truck deliveries. There are blind hills on the Wise Springs Road that will make it unsafe for home residents to enter Wise Spring road from their own driveways because of increased traffic.
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5. Why was this property selected? Because it was cheap? They are bringing children in from out of state at least 17% from North Carolina and some from other states that are unknown at this time. We ask if they had a plan B for a secondary location. The answer, no they had no plan B. Was this already a done deal but the community was not aware of the deal already made? We ask had they looked in North Carolina for a site since they were bringing children from North Carolina to Knox County to be treated? They had not looked a location in North Carolina.
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WE do not want this facility built at the proposed location in our back yard. If you really care about the children needing the services of a facility such as this, do not place it near a firing range. My goodness, did not anyone even bother to know about the gun firing range and the noise associated with that and how it would bother the children???? The almighty dollar is not the most important thing here but the safety and concern for the children should be. Different location should be sought by Acadia that is not near a firing range!!!!

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Input on Case 8-C-20 UR, Residential Treatment Center in PR (Planned Residential) Commission District 8.**

1 message

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**David Leone** <david\_leone@hotmail.com>

Wed, Aug 12, 2020 at 11:54 AM

Reply-To: david\_leone@hotmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

I have a question on the appropriateness of this project under the current zoning code. This application is being presented under the category of "assisted living facility". My understanding of an "assisted living facility" is where someone goes for long term care because they require assistance in their daily routines. Most commonly they are older individuals and usually they reside in an assisted living facility for a long period of time; perhaps for the remainder of their lives.

Since this application for a youth rehabilitation facility isn't defined under this zoning code, the planning commission (or appropriate body) should define what a youth rehabilitation facility is and what requirements fall under it before moving ahead on this application. To do so could create community and/or public problems down the road.

David N. Leone  
[6907 Washington Pike](#)  
Knoxville, TN 37918

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Item of concern- use of review agenda item 8-C-20-UR**

1 message

**Ron Brown** <ronbrown103@gmail.com>

Wed, Aug 12, 2020 at 12:00 PM

Reply-To: ronbrown103@gmail.com

To: commission@knoxplanning.org

After a community meeting on 08/10/2020 it was evident that none of us were in favor of the proposal presented to us by Acadia Healthcare on the construction of a new youth behavioral treatment center in our backyards.. This facility is definitely unsuitable for our community and vice-versa. After reading reviews on Acadia and the Village Treatment center in Blount county that were mostly negative, I decided to drive down to Jones Bend Rd. to interview local residents where I got zero positive feedback on Acadia or the impact of The Village on their neighborhood. After reading an article from The Daily Times Feb. 2019, I realized my suspicions were confirmed. Blount county residents do not want Acadia Village in their backyards either. Why then would we accept it here in Knox county. I urge you NOT to approve this facility on Thursday. Would you want it in your backyard?

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] File# 8-C-20-UR**

1 message

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**'Danielle Cupp' via Commission** <commission@knoxplanning.org>  
Reply-To: cbabydc11@yahoo.com  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Wed, Aug 12, 2020 at 12:00 PM

Please consider this email as a decision in the above case file.

I do not feel as though this location is suitable for Acadia health. There are numerous issues with this location. One it being by the shooting range for the county police. How are they going to handle the pain the trauma and ptsd these young adults may have by hearing these gun shots? Next thing is this company doesn't have the best track record for maintaining a stable place. All of this can be googled.

I feel as if the land owner is bullying the community into approving this deal and "attacking " anyone who has an opinion about their community. His words are "I could've sold it to people who want to build section 8 housing".

We just want our community safe and this location isn't fit for the community. I am all for a facility of this nature if it works. Just not here.

Thanks

[Sent from Yahoo Mail for iPhone](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: Case 8-C-20-UR.ppt**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Wed, Aug 12, 2020 at 12:40 PM

Reply-To: michelle.portier@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Commissioners,

Two speakers for this case have sent a PowerPoint presentation for your consideration. They will be giving this presentation tomorrow with additional comments.

Thank you,  
Michelle

----- Forwarded message -----

From: &lt;kking4945@gmail.com&gt;

Date: Wed, Aug 12, 2020 at 11:05 AM

Subject: Fwd: Case 8-C-20-UR.ppt

To: &lt;michelle.portier@knoxplanning.org&gt;

Cc: &lt;megjordan888@hotmail.com&gt;

**Subject: Case 8-C-20-UR.ppt**

Michelle,

Megan Howard 4921 Wise Spring Road

Kathy King 4915 Wise Spring Road

We will be speaking on Thursday for the above case. Attached below is our PowerPoint. Please send us a zoom link and any information needed related to participating in the meeting. Could you also please acknowledge that you received the email and attached document.

Thank you,  
Kathy King--  
Michelle Portier, AICP  
Senior Planner  
865.215.3821Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org) **Case 8-C-20-UR.ppt**  
1037K



# Case 8-C-20-UR

Residential Treatment Center and Alcohol and Drug  
Treatment Center for Youth at 4937 Wise Spring Road,  
Knoxville, Tn. 37918



# Review Statement of Assisted Living versus Recovery Treatment Center

**Assisted living facility:** A building, establishment, complex, or distinct part thereof which accepts aged persons, whom constitute a substantial majority of not less than eighty-five (85) percent of the facility population, for domiciliary care provided that residential units may be shared with a person under the age of fifty-five (55), if the head of household meets the definition of an aged person. The facility provides on-site to its residents, room, board, nonmedical living assistance services appropriate to the residents' respective needs, and medical services as prescribed by each resident's treating physician.

**Recovery Housing:** Housing for six (6) persons or more, with no limit on length of stay, that is occupied by the target population as defined below, and that is linked to on- or off-site services that assist the recovery housing residents in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Assisted living facilities are only subject to general use on review standards in section 6.50. Recovery Housing facility is subject to section 4.105. Recovery housing is much more detailed and address concerns and safeguards of the community and neighboring properties. Acadia has submitted their proposal as a Treatment facility.



# APPROPRIATE LOCATION CONCERNS

- Center location:
- 3 miles from Ritta Elementary School
- 1 mile from Union Baptist Church Day Care
- Less than 1 mile from Home Day Care
- Less than .3 miles from Three Ridges Golf Course
- Less than .3 miles from Knox County Detention Center
- Directly adjacent to a Knox County School Bus Stop
- Approximately 5 miles from Interstate and 30 minutes from Children's Hospital – Emergency access due to traffic to and from Residential Treatment Facility would be significantly delayed between 7:10 to 8:30 a.m. and 4:00 – 6:00 p.m. as Washington Pike is 2 lanes and the primary road access to the Residential Treatment Facility location.
- Located Directly Next to Knox County Sheriff's Regional Training Academy that includes a Live Active Firing Range





# PATIENT CONCERNS & COMMUNITY CONCERNS

I. Per the Program Overview: The Residential Treatment Center and Alcohol and Drug Treatment Center will treat patients experiencing histories such as:

Trauma from physical, emotion, sexual abuse; Mood Disorders such as Depression, Bipolar Disorder, Anxiety; Behavioral Disorders; Family Problems - usually includes - Violence, Aggression, Defiance Disorders; Chemical Dependencies - Drug and Alcohol \* which many of the above usually have multiple diagnosis.

Review of the literature indicates that the environment for these patients will need a stable, serene, safe, nurturing environment.

Speaking as a Registered Nurse with 40 years experience - Continuous GUN FIRE that can be all day long, sometimes 6 days a week, does not promote a sense of Safety, a Serene or Nurturing environment. The Environment of the proposed Residential Treatment Center is NOT conducive to meeting a therapeutic, nurturing or healing environment for any Residential Treatment Patient.

# PATIENT CONCERNS & COMMUNITY CONCERNS

- II. Adjacent Landowner and Community Concerns: Acadia Health's previous issues at Jones Bend Road, referencing article with the Daily Times(1): " Louisville Behavior Health Center to relocate after assaults, neighborhood concerns" Article date: Feb 16, 2019.
- There were 160 incidents listed in the log from (Jan.3, 2016 to Feb, 7, 2019) with the most common call being missing juveniles. Approximately 43 missing incidents reported, 10 assaults, 5 disturbances, and 4 thefts. Acadia Healthcare Division President Jeffrey Woods stated in the article: "you're always going to have the 17 year old boy who does something stupid, and every facility has patients that flee secretly. This is the real world and reality is it's going to happen on any campus." **In one incidence 3 male teenagers over powered a female employee who advised that the three boys assaulted her and then bound her escaping the facility(2).**
- In the same article(1), Mr. Woods outlines the expectation that a new proposed facility would " keep them out of residential areas or even areas that are likely to become residential in the future". The current property is a residential area and Smith Built Homes does have plans to build a subdivision directly across from the proposed 4937 location. Why would Acadia plan to repeat their mistake by selecting a residential location?

(1) [https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article\\_523be3b2-98ce-5ea6-afdf-028e94103b9e.html](https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article_523be3b2-98ce-5ea6-afdf-028e94103b9e.html)

(2) <https://www.wbir.com/article/news/crime/bcso-3-teens-in-custody-after-escape-from-juvenile-center-assault-on-female-officer/51-596601858>



## Conclusion:

- Acadia states: Patient's First – how would a medical corporation with licensed medical staff select a Recovery Treatment Center and Alcohol and Drug Center next to an Active Firing Range. If the Children's well-being is first, then each of you will need to decide is it right to subject children with these defined problems to the loud gun fire.
- Just as Acadia puts Patient's First, which includes safety, they are responsible for keeping the community people and our children First as well.
- The Community does not feel that Acadia Residential Treatment Center and Alcohol and Drug Center should be located at this location. However, if this review is passed, the Community does not feel that Acadia has addressed our security concerns as we do not desire any repeat incident of the "The Village". The community made the request in our meeting with Acadia, but met with resistance. The Community asks the Commission to enforce a 14 foot privacy perimeter fence around the entire property on the Acadia side.



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] 4937 Wise Springs Road**

1 message

**Jenny Lawson** <lawsonjenl@gmail.com>

Tue, Aug 11, 2020 at 8:55 PM

Reply-To: lawsonjenl@gmail.com

To: commission@knoxplanning.org

Good Evening,

I am reaching out regarding the potential of Acadia Healthcare building a facility in Corryton, TN.

As a resident 4 minutes away from this address, I am concerned with many aspects of this potential. We are a small, rural community and the traffic on Wise Springs is already a situation I would consider dangerous. A facility with 200+ employees would create much larger issues from the start of construction to the daily commutes of residents and said employees.

As an expectant mother, a facility of this nature is concerning. A quick google search tells me that this facility is moving due to the residents in Louisville being "irritated" but also concerned by incidents including theft, kidnapping and assault. These are not words anyone wants to read when hearing of the new job opportunities coming to the area. Besides myself and an unborn child, I know of so many elderly residents in even closer proximity to this location.

I am also disappointed in the lack of communication about the proposition. I am a "millennial". I check my phone and social media accounts often and I found out about this from a neighbor who only heard about the meeting at Union Baptist through a friend. This is probably standard protocol and a lack of knowledge on my part, but it is disappointing to say the least as I am aware of other local propositions. Do the elderly couples within walking distance of such a facility know of this proposition if the millennial doesn't?

I thank you in advance. I understand the need for jobs now more than ever, but if this is approved in this location you will be approving at the loss of a great community as it will be no more.

--

Jenny Lawson  
865-356-1664

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: Case: 8-C-20-UR**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Wed, Aug 12, 2020 at 11:40 AM

Reply-To: michelle.portier@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Commissioners,

I am forwarding this video (footage of rifle range from a property in a nearby neighborhood) on behalf of a resident in opposition of the residential treatment facility on Wise Springs Rd.

Thank you,  
Michelle

----- Forwarded message -----

From: &lt;kking4945@gmail.com&gt;

Date: Wed, Aug 12, 2020 at 11:37 AM

Subject: Case: 8-C-20-UR

To: Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;

Cc: &lt;kking4945@gmail.com&gt;

Michelle,  
Here is the video. Thank you for your help.

Sent from my iPhone

--


Michelle Portier, AICP  
Senior Planner  
865.215.3821



Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

 **IMG\_1455.MOV**  
4627K



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Review Agenda item 8-C-20-UR**

3 messages

**Deborah Boutwell** <dboutwel@gmail.com>

Wed, Aug 12, 2020 at 10:03 AM

Reply-To: dboutwel@gmail.com

To: commission@knoxplanning.org

We are in favor of all kinds of mental health treatment centers however, we have reservations about the placement of this facility on Wise Springs Rd. Our concerns are related to the size of the facility, it is much larger than we were originally led to believe. We also have concerns about the wear and tear and increased traffic that this construction will add to Washington Pike, which is already a very busy highway. We have concerns for the residents of the proposed facility hearing the constant barrage of gunfire from the training facility which is adjacent to the planned facility. We think the proximity to our property which is less than a half of a mile from the planned facility will lower our property values. We are a bit concerned about safety because the announced plans do not seem to address adequate perimeter fencing. Our neighborhood is primarily made up of retirees, many of whom are widows and already fearful. Having an additional center of troubled young people so close to the county detention center seems to be an added worry. We also have concerns that this facility although it is coded as "assisted living" is actually a "recovery" center and should be coded as such. If that is the case then the staffing should be adjusted to reflect the true purpose of the facility. We do not want to prevent mental health treatment facilities from being built, but do NOT think that this property was thought out considering all the issues that we have addressed here. We are quite sure that there are other parcels of land that would be better to house this than a residential/agricultural area such as the one proposed.

Deborah and Ken Boutwell  
 7036 Poskita Ln  
 Corryton, TN 37221

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**BETTY LONG** <blong10060@comcast.net>

Wed, Aug 12, 2020 at 11:17 AM

Reply-To: blong10060@comcast.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

----- Forwarded message -----

From: BETTY LONG &lt;blong10060@comcast.net&gt;

To: "contact@knoxplanning.org" &lt;contact@knoxplanning.org&gt;

Cc:


Bcc:

Date: Tue, 11 Aug 2020 11:56:52 -0400 (EDT)

Subject: Review Agenda item 8-C-20-UR

We are asking that the Arcadia Facility not be built in this rural area at [4937 Wise Springs Rd, Corryton](#), due to;

1. **There is a shooting range right next to this project site.** Not idea for troubled kids to listen to all day, every day, that we, the residents listen to every single day, all day!
2. The **traffic** in this area is already a nightmare, due to new subdivisions in the area, with no update with the roads, along with the Roger Wilson Correctional Facility that has had escapee's roaming around in our area, which creates fear of breaking and entering our homes.
3. **There is a school bus stop very close to this address.**
4. **Our property will decrease in value 8-15%**
5. We have learned that this site is **coded for assisted living instead of a recovery facility**, which makes the codes easier to deal with.
6. **We are in fear of patients eloping** in our community in our surrounded farmland.
7. We were informed that once a patient reaches a higher level, they would be **free to be on the outside of the fence with no outer security which would give them freedom to be in our neighborhood.**
8. We were informed there would be **college interns** taking care of these patients mainly at night, with no experience of any clinicals. Ratio was like 4 to 1 intern I believe. Also, each cottage bed 18 kids, with 1 counselor.
9. This area is residential, not commercial. We, as residents are in fear of this facility being built here in our community. We are in fear for our children, our grandchildren. **Please respect our community, and refuse this facility in this area.**

**Thank you,****John and Betty Long**
 **Review\_Agenda\_item\_8-C-20-UR.eml**  
 7K
**BETTY LONG** <blong10060@comcast.net>

Wed, Aug 12, 2020 at 11:16 AM

Reply-To: blong10060@comcast.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

----- Forwarded message -----

From: BETTY LONG <[blong10060@comcast.net](mailto:blong10060@comcast.net)>

To: "contact@knoxplanning.org" <[contact@knoxplanning.org](mailto:contact@knoxplanning.org)>

Cc:

Bcc:

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Subject: Review Agenda item 8-C-20-UR

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**Thank you,**

**John and Betty Long**

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 **Review\_Agenda\_item\_8-C-20-UR.eml**  
7K

## Subject: Review Agenda item 8-C-20-UR

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**BETTY LONG** <blong10060@comcast.net>  
to contact@knoxplanning.org

You are viewing an attached message. Knoxville - Knox County Planning Mail can't verify the authenticity of attached messages.

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**Thank you,**

**John and Betty Long**





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] REVIEW OF AGENDA 8-C-20-UR**

1 message

**Irene Wolfe** <miwolfo57@gmail.com>

Wed, Aug 12, 2020 at 11:12 AM

Reply-To: miwolfo57@gmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

**I am an elder living very close to this proposed facility. I totally oppose this endeavor. My reasoning is because I moved to this location for its reputation of being a family based conservative area. I will no longer feel safe in my own home. The reputation of the Village Behavior Treatment Center in Louisville Tennessee speaks volumes of what this community can expect with the Acadia Healthcare facility. Major Safety issues, traffic congestion and tumbling property values are of real concerns. Therefore I am asking the Knox planning commission to vote against this proposal. Let us keep and stay in our homes feeling safe. This will destroy this area. This facility should go into an under developed area where people have a choice of moving into it, not an established area causing a mass exodus.**

**Thank - you for hearing my concerns.**

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: Use on Review Agenda Item 8-C-20-UR**

1 message

**Craig Daniel** <cdaniel1@comcast.net>  
 Reply-To: cdaniel1@comcast.net  
 To: commission@knoxplanning.org  
 Cc: "Jeffrey W. Roth" <jwroth@qmwkx.com>

Wed, Aug 12, 2020 at 11:03 AM

Members of the Knox County Planning Commission,

My family lives within a couple hundred yards of the proposed Acadia Healthcare Juvenile Residential Treatment Facility proposed to be located at [4937 Wise Springs Road](#). Below are my family's concerns associated with this project. Thank you for your review and consideration of these points as an important component of your decision making process.

First, I would like to echo the sentiments expressed particularly by David N. Leone, Laurie Hildenbrand, Kenneth Domingues, Julia Gibson as well as many others who have authored and submitted letters of concern. Their points are very well made and should be heavily weighted as the commission considers approval for this facility. Some of the items I note below are re-iterations of their comments.

1. In this COVID environment, the community has not had sufficient time nor opportunity to understand, assemble, review and provide comment to the commission in regard to its position relative to this project. Well organized municipal, city and county boards are having a difficult time communicating effectively. A community such as ours cannot properly respond to an issue of this nature in the matter of days (note the July 30 notification date). Please postpone a decision on this application a minimum of 30 days so that the community has a reasonable amount of time to respond appropriately.
2. Acadia has a history of prior issues. The issues are not a result of location but more so due to ineffective facility management. Location simply brought the issues to light publicly. Note the February 2019 article in the Daily Times: [https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article\\_523be3b2-98ce-5ea6-afdf-028e94103b9e.html](https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article_523be3b2-98ce-5ea6-afdf-028e94103b9e.html)
3. The above article notes a relocation to the Riverbend area and identifies all the reasons that the Riverbend area is a good fit. What happened? Why the Wise Springs location? It's not Riverbend. It isn't near a hospital or a highway, it's no longer agricultural zoned, it is in a residential area (Smithbilt has property for a several hundred unit subdivision directly across the street. See previously published comments that identify the ideal location for the facility:

## *New facility*

*Acadia Healthcare Division President Jeffrey Woods*

*Woods said the new facility near Riverbend in Knox County would not face the same kinds of problems because of a scarcity of neighbors.*

*"It's currently zoned (as an) agricultural area, so there's not a lot around," Woods said. "It keeps us out of residential areas or even areas that are likely to become residential in the future."*

*Woods touts a nearby nature reserve and proximity to the highway as additional perks of the new location, which will begin to accept a wider range of patients.*

*"When there are kids, and they are kids under 18, put in your care, you have to have control and responsibility, and they can't be roaming freely, whether they're out in the country or in the middle of town," the resident added.*

*"We don't disagree," Woods responded.*

4. Placing this facility directly adjacent to a very active firing range seems like poor planning. The firing range is active in the morning, afternoon and evening. The loud, sharp reports of firearms are clearly audible up to 1 mile away. The Acadia facility would be practically next door to it. I

can't imagine this is conducive to the wellbeing of juvenile behavioral health patients. Acadia is not considering patient wellbeing.

5. Staffing and Professional care services appear to be less than adequate when reviewing the records of past issues. The facility has previously admitted that staffing is a source of their issues. How has Acadia committed to fix their in-house problems that evolved into problems for the neighborhoods and surrounding community?

If the commission intends to approve this plan. Please consider the following as conditions of an approval:

- a. This development is being reviewed as an Assisted Living Facility. How many assisted living facilities in the surrounding area require a fence 14' in height as a component of the development – shown on the current plans. How many assisted living facilities have been required to relocate due to problems or dangers they have created in thier community – please refer to previously mentioned Daily Times article. If this motion passes, please require non-scalable security fencing at the entire property boundary as a component of the development for the safety of the juvenile residents. Mr. Woods previously stated that he agreed that patients should not be able to roam freely.
- b. Please require that Acadia maintain the 1:4 staff to resident ratio and limit the capacity to 144 residents throughout lifespan of the facility.

I believe approving this project now would be both hasty and unthoughtful. An approval shows Knoxville's disregard for the community in which this facility is proposed to be located. Please deny or at the minimum, postpone this motion to a later date. Please require Acadia to further research additional locations that more closely align with their mission to meet "the needs of its patients AND community".

Respectfully,

Craig A. Daniel

4724 Meadow Breeze Way

Knoxville, TN 37918

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] USE of Review Agenda Item 8-C-20-UR**

1 message

**Bakita Lakin** <bakita@comcast.net>

Wed, Aug 12, 2020 at 10:44 AM

Reply-To: bakita@comcast.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

It has come to our attention that relocation of the Acadia Healthcare Juvenile residential treatment facility (Village Behavioral Health Treatment Center -- currently residing in Louisville, TN) is being discussed for the location of [4937 Wise Springs Road](#).

Our community already houses the "jail/work house" facility; it, in itself, causes extra traffic even on my road, Jones Road. There are always people driving by looking for the jail...and, yes, sometimes causes reason for concern. We have helicopters flying over which many times is need for concern--if someone has escaped.

I'm not sure why our area must be the target area for yet another facility which will most likely bring more drugs and violence into our neighborhoods. There are many senior adult retirees in the community, as well as many families with children. One of the very reasons we love our community is just for that reason. The senior adults who live in the area have grandchildren who stay with them often as well. We shouldn't have to always be on the lookout for strangers who might cause dangers and unsafe conditions to our families. Unfortunately, it would bring another group associated with drugs and assaults into our community. As some of my family has been touched by drugs over the years, I know their struggle is real--as is their determination to do whatever it takes to get their next drug.

While we are certainly in favor of rehabilitation for these juveniles, it seems there must be a much more remote area that is not surrounded by hard-working families and retirees who have worked their entire lives to live in a quiet and safe community. I feel sure if assaults and concerns are present in Louisville, it would be no different here.

Please reconsider locating this facility in a more remote area that is not surrounded by residential homes with families and retirees.

Thank you.

Mike and Bakita Lakin  
[4721 Jones Road](#)  
[Knoxville, TN 37918](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**Fwd: 8-C-20-UR**

1 message

**Terry Gilhula** <terry.gilhula@knoxplanning.org>

Wed, Aug 12, 2020 at 10:37 AM

To: "Caron, Dori" &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

----- Forwarded message -----

From: **SHERMAN MORTON** <sammystoyknox@comcast.net>

Date: Wed, Aug 12, 2020 at 10:18 AM

Subject: 8-C-20-UR

To: [contact@knoxplanning.org](mailto:contact@knoxplanning.org) <[contact@knoxplanning.org](mailto:contact@knoxplanning.org)>

It has come to our attention that you are trying to sneak in the ACADIA healthcare juvenile residential treatment facility into our community. You have already put the county jail in our neighborhood. When put there it was suppose to be just a short term detention center, but once there that changed.

Now you want to add the juvenile treatment facility to our community. First off this is a residential area with families. We are a quite area & want to keep it that way. We do not want to have this facility in our area.

If you are having problems with this facility where it is, then solve the problems there instead of moving them somewhere else. WE DO NOT want the problem in our community.

Elizabeth Morton

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Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Re: 8-C-20-Ur**

1 message

**Richjeepman** <rbeeler29@gmail.com>

Wed, Aug 12, 2020 at 10:36 AM

Reply-To: rbeeler29@gmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;, "michelle.portier@knoxplanning.org" &lt;michelle.portier@knoxplanning.org&gt;

On Wed, Aug 12, 2020 at 10:03 AM Richjeepman <rbeeler29@gmail.com> wrote:

Concerning the property of [4937 Wise Springs Rd](#) that is on the market, for the new Acadia healthcare Treatment facility. We, property owners, feel this type of proposal will diminish our property values, safety for our kids, our small-town feel we have, Traffic, furthermore danger to the possible crime that could arise from this property. We suggest the planning commission reject this proposal.

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Residential treatment facility**

1 message

**Angie Boles** <angie@tbp.org>  
Reply-To: angie@tbp.org  
To: commission@knoxplanning.org

Wed, Aug 12, 2020 at 10:23 AM

Good morning,

I am emailing in regards to the proposed Acadia Healthcare juvenile residential treatment facility which is PROPOSED at 4937 Wise Springs Road.

I am **very concerned** about a facility such as this moving close to a residential neighborhood. We already have the penal farm right down the road, and to have an additional facility such as this would plummet the real estate value of our property. Also, the safety of our neighborhoods!!!

Also, I FIRST heard about this last night at 8 pm when a neighbor put a flyer on my porch. Why wasn't everyone within a certain radius of this area notified weeks or even months in advance. To give us a matter of hours to respond is not the way this should have been handled.

Traffic is already a problem; roads would be unable to handle the influx of traffic  
Crime - would definitely increase  
Safety - is an utmost concern

I am a homeowner in Whisper Ridge subdivision - a beautiful, peaceful area. This facility would be detrimental to this area.

Please RECONSIDER this proposal of the treatment facility to the Whisper Ridge address.

Thank you.

Angie Boles



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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

1 message

**Niki Holloway** <Niki.Holloway@shannondaletn.org>

Wed, Aug 12, 2020 at 10:30 AM

Reply-To: niki.holloway@shannondaletn.org

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

To whom it concern:

I am a Resident living in Washington Ridge Subdivision. I am less than 1 mile from the proposed Acadia Healthcare juvenile residential treatment facility @ 4937 Wise Springs Road. I believe this facility will put our community's safety in jeopardy. They are small children that love to play outside here. This will also effect our property values. Our community's crime rate will skyrocket.

The Location you are building will not "keep you out of residential areas or even areas that are likely to become residential in the future" according to President Jeffrey Woods. WISE SPRINGS AREA IS RESIDENTIAL!

In the end, these facilities are not about safety. Safety comes from having control over housing, food, healthcare and work. Safety comes from having people you trust around when you need help. These facilities do not provide you any of these. We do not oppose mental health rehabilitation in spite of out desire to live in a safe environment. We oppose this facility being built in our community because we want to live in a community that is safe for everyone, this facility threatens our safety and our children's safety.

Sincerely

Very concerned citizen and tax payer.

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

1 message

**Ibledsoek via Commission** <commission@knoxplanning.org>

Wed, Aug 12, 2020 at 10:14 AM

Reply-To: Ibledsoek@aol.com

To: commission@knoxplanning.org

I am writing to express my concern regarding the proposed Acadia Healthcare Juvenile Residential treatment facility at [4937 Wise Springs Road](#). The proposed development is proposed as an "Assisted Living Facility" zoning/planning type due to the fact that there is nothing in the zoning ordinance that is more closely matched to what is being proposed. I find it hard to believe that there is not an ordinance that specifically defines the planning/zoning for a mental health treatment facility, given that there are and have been many in the city and state of Tennessee over the years. However, if that is what we have to work with the definition indicates that the facility provides room, board and non medical living assistance services appropriate to the resident's needs and medical services as prescribed by each resident's treating physician. However, it also states that the substantial majority are aged (55 and above- which I find offensive -LOL). The complex will be majority youth with precise psychological needs, not medical needs. While mental health is part of the overall medical health system, the method and delivery of the mental health provider is significantly different.

The proposal indicates that there will be minimal impact on the existing street system and will not draw substantial additional traffic in the area. However, it also states that there is an estimated traffic impact of 562 daily vehicle trips per day. This is a community setting with mostly large single family detached houses..as stated in the Neighborhood context of the Use on Review. When adding 562 daily vehicle trips to that type of community setting, that is a substantial additional traffic and impact.

The community also houses the Knox County Detention Facility within 1/2 mile of the proposed location as well as the training facility for Knox County Sheriff's office. The training facility conducts firing "drills" or something of the sort, daily and the sound is easily heard around the neighborhood. The noise is probably going to be a distraction for the youth when inside the Rehab facility, but it will definitely be a concern when they are in the courtyard or in the surrounding area of the facility.

This neighborhood has already been subjected to the nuances of the Detention facility and the Sherriff's office, and are on high alert every time there is a helicopter overhead because we wonder if someone has escaped, because if you have lived here long enough, you know that is how it works. I request that the Commission please take in consideration the request of the community in making their decision to approve or deny this request.

Thank you,  
Lisa Bledsoe

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Acadia Healthcare Juvenile Residential Treatment Facility**

1 message

**Deborah Boutwell** <dboutwel@gmail.com>

Wed, Aug 12, 2020 at 10:01 AM

Reply-To: dboutwel@gmail.com

To: commission@knoxplanning.org

We are in favor of all kinds of mental health treatment centers however, we have reservations about the placement of this facility on Wise Springs Rd. Our concerns are related to the size of the facility, it is much larger than we were originally led to believe. We also have concerns about the wear and tear and increased traffic that this construction will add to Washington Pike, which is already a very busy highway. We have concerns for the residents of the proposed facility hearing the constant barrage of gunfire from the training facility which is adjacent to the planned facility. We think the proximity to our property which is less than a half of a mile from the planned facility will lower our property values. We are a bit concerned about safety because the announced plans do not seem to address adequate perimeter fencing. Our neighborhood is primarily made up of retirees, many of whom are widows and already fearful. Having an additional center of troubled young people so close to the county detention center seems to be an added worry. We also have concerns that this facility although it is coded as "assisted living" is actually a "recovery" center and should be coded as such. If that is the case then the staffing should be adjusted to reflect the true purpose of the facility. We do not want to prevent mental health treatment facilities from being built, but do NOT think that this property was thought out considering all the issues that we have addressed here. We are quite sure that there are other parcels of land that would be better to house this than a residential/agricultural area such as the one proposed.

Deborah and Ken Boutwell  
7036 Poskita Ln  
Corryton, TN 37221

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Review Agenda item 8-C-20-UR**

1 message

**Deborah Boutwell** <dboutwel@gmail.com>

Wed, Aug 12, 2020 at 10:03 AM

Reply-To: dboutwel@gmail.com

To: commission@knoxplanning.org

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Deborah and Ken Boutwell

[7036 Poskita Ln](#)[Corryton, TN 37221](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

2 messages

**'Pamela Owens' via Commission** <commission@knoxplanning.org>  
Reply-To: pdiowens@yahoo.com  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Wed, Aug 12, 2020 at 9:07 AM

Dear Michelle Portier,

I hope this gets to you before you have the meeting today about the project on Wise Spring. I know people have to have a place to recover from their problems but I don't think it would be wise to be in a community like this one. It is a good community if this project goes through it would be bad. Look at all the trouble this company has caused for other communities. And the lawsuits even from their own people. I am against them building this Facility. Thank you for your time.

Thank you  
Pamela Owens  
[Sent from Yahoo Mail on Android](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

**'Lisa Domingues' via Commission** <commission@knoxplanning.org>  
Reply-To: dominguesll@icloud.com  
To: commission@knoxplanning.org

Wed, Aug 12, 2020 at 9:34 AM

Dear Knox County Committee,

I attended the meeting that was held at the Union Baptist Church with the hope that Acadia may be a solution to mental health. However I was quickly let down after inquiring about the actual location and Acadias appalling reviews.

This property is not ideal for children to live. I am not going to emphasize on the fact they will have mental disorders. If Acadia is approved there will be an agreement on these displeasing points .

- Having children live near a detention center which has 30 inmates at this time according to Knox county sheriff's website including a rapist and murderers. There has been escapees from this detention.
- Having children with potential triggers live near firearms that are constantly heard from the range for the purpose of training. For the record when firearms was brought up the psychiatrist representative appeared lost and mentioned medication for the children.
- Having children with potential triggers live near train tracks along side of this property without railroad crossing gates and lights at the corner of the property just the audible whistle warning blasting in all kinds of hours of the day.
- Having children live in the care of Acadia to make a business in our county with a shameful record because it was permitted by our very own representatives.
- Having children live by residents in this community that is not willing to accept this type of facility for children in their back yards based on legitimate concerns such as Acadias menacing history, no adequate security measures for both children and community, hiring staff with only high school diplomas, tremendous amount of more traffic and insufficient amount of room on this location for possible development that was mentioned by Acadia

Acadia stated a potential of 144 children could be admitted. Acadia also presented their blueprint of cottages lined up in a rectangle around courtyards connected by 14 feet high fences. Knox County Committee May I ask . Are the fences for the inmates that escape from across the street or is it corral children in a prison like setting? It is not likely that Acadia meditated on this property to ensure that their mission is proper in this location or is it? The children need a chance of life, caring, control, purpose and happiness. We are the adults that are responsible to give these basic needs to these children in a pristine way -not just settling for a way like Acadia represents. Let's have our community make the best decisions for the future which definitely includes all the children. Thank you for this opportunity! Your concerned

resident , Lisa

[Quoted text hidden]



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Use of Review Agenda Item 8-C-20-UR**

1 message

**Teresa Elder** <telder@hdclaw.com>

Wed, Aug 12, 2020 at 9:34 AM

Reply-To: telder@hdclaw.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Ladies and Gentlemen:

I would like to express my concerns about the Acadia Healthcare juvenile residential treatment facility proposed at [4937 Wise Springs Road](#).

First of all, the community was given almost no notice of this Review and I respectfully ask that the vote be postponed until more information can be gathered and residents can be properly informed.

Secondly, the Ritta/Wise Springs/Maloneyville community is not the place for such a facility. It is a quiet residential area. Residents are fearful that patients/clients of the facility could escape and be dangerous to the community. Everyone in the community I have spoken with is against this proposal. Unhappy people do not make good neighbors.

Thirdly, Ritta Elementary School is three miles from this proposed facility and Union Baptist Church Daycare Center is a mile and a half from the proposed facility. I think this facility is too close to these areas where small children are present. Granted, the school may have security measures in place for protection, but it is unknown how the church daycare would be able to protect its children. Again, this is a safety issue that should be considered.

Finally, the roads in this community are not built to handle the extra traffic this facility would bring. Traffic in this area, especially when school is in session, is terrible. This becomes a safety issue with more cars on the roads.

I urge you to postpone your decision and consider the opinions of all residents in the area who are hoping to keep this community a quiet and pleasant place to live.

Sincerely,

Teresa Elder

[5691 Autumn Creek Drive](#)[Knoxville, TN 37924](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Use of Review agenda item 8-C-20-UR**

1 message

**Diane Nelson** <dnelsonn@gmail.com>

Wed, Aug 12, 2020 at 9:25 AM

Reply-To: dnelsonn@gmail.com

To: commission@knoxplanning.org

All,

Based on the article in The Daily Times dated, 2/16/2019, and titled "Louisville behavior health center to relocate after assaults, neighborhood concerns", I don't think this is a good fit for our community. We already have the Knox County detention center and we don't need any more individuals in this community with behavioral health issues. I am concerned for the safety of the people of this community which includes my elderly parents.

Thank you for your time and attention,  
Diane Nelson  
5910 Whisper Ridge Ln  
Corryton, TN 37721

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR Opposition**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Wed, Aug 12, 2020 at 9:41 AM

Reply-To: michelle.portier@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Commissioners,

I spoke with Mr. Ashley Morton ([6043 Whisper Ridge Ln, Corryton, TN 37721](#)), and he is opposed to the use on review application to allow the Acadia Residential Treatment Facility on Wise Springs Rd. Mr. Morton does not use email, so I am summarizing his concerns here:

1. Mr. Morton feels the applicants are trying to "scoot in under the table" in getting this passed since he heard about it so recently with little time before the Planning Commission meeting.
2. Smithbilt Homes has bought property across the street and plans to build over 100 houses on that site. He doubts they will want to build once they learn of the facility.
3. The roads cannot handle the additional traffic generated by the employees and visitors to the site.
4. People fly down these roads as it is, so it only means trouble.
5. Waste Management uses the narrow local roads to access this area and will generate additional trash prompting more trips.
6. There is a school nearby with lots of kids.
7. Why are they moving this facility? Louisville doesn't want it so we're just getting their problem.
8. He stated it's up to Acadia to fix the existing problem and not just move the site.
9. Ever since the jail came in, there's been other things to come in and it's caused nothing but trouble.

Thank you,

--

Michelle Portier, AICP  
Senior Planner  
865.215.3821



Knoxville-Knox County Planning | [KnoxPlanning.org](https://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Village behavioral health treatment center**

1 message

**Steve Hall** <steha1@bellsouth.net>

Wed, Aug 12, 2020 at 8:54 AM

Reply-To: steha1@bellsouth.net

To: commission@knoxplanning.org

I'm writing to urge you to disapprove the placement of this facility on Wise Springs Rd. in Knox County. As a member of this community and a home owner in close proximity to this location, I have reservations about the negative impact that it could have on the safety of the area and property values. As I'm sure you already know, the facility in Louisville, TN had numerous issues as was reported in this article:

[https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article\\_523be3b2-98ce-5ea6-afdf-028e94103b9e.html](https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article_523be3b2-98ce-5ea6-afdf-028e94103b9e.html)

From the article, "There were also 10 assaults, five disturbances and four thefts reported." We already live close to the Knox County Detention Facility, which seems to be secure and safe for the community but this proposed facility seems to be more of a halfway house with little to no ability to keep residents from leaving whenever they desire. This presents a danger to families living in the area and I'm not comfortable with it. Would you want it in your neighborhood? I urge you to vote against this project and help to keep this part of Knox County a desirable place for families to live.

Steve Hall  
865-356-1437

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



## Louisville behavior health center to relocate after assaults, neighborhood concerns

By Sarah Grace Taylor [sarah.taylor@thedailytimes.com](mailto:sarah.taylor@thedailytimes.com) Feb 16, 2019

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The Village Behavioral Health Treatment Center will relocate from Louisville to Knox County in the next two years.

Joy Kimbrough | The Daily Times

The Village Behavioral Health Treatment Center will relocate from Louisville to Knox County in the next two years following the adjoining neighborhood's unease over escaped juveniles, assaults and other incidents stemming from the juvenile residential facility.

On Jan. 29, Acadia Healthcare Division President Jeffrey Woods held a meeting with members of the public to discuss the company's plan to move the facility and address neighborhood concerns.

In a recording of the meeting provided to The Daily Times by a neighborhood resident, Woods said Acadia will move over the next 18-24 months to a more fit location in Knox County.

“We recognize that it would be beneficial to these patients and even to our business interests and to your community that we move this facility to a new location,” Woods told an audience of around 10. “All in all, it’ll be about an 18-month turnaround.”

Woods said the company was investing \$35 million to purchase property and build a new facility rather than investing in the property they currently lease from Covenant Healthcare on Jones Bend Road because, as a clinician, he does not think the Louisville location is viable.

“My assessment was almost immediately ‘this has to change,’” Woods said. “Anybody who preceded me with respects to corporate leadership, their point of view may have been different. ... It would be in our interest to build there if it made sense to build there, because we already have the land, but it’s just not appropriate.”

## Incidents:

The current facility, at the end of Jones Bend Road, is a residential behavioral center for low- to mid-acuity juvenile patients and is composed of a series of cabins and small buildings on the shore of Fort Loudon Lake, neighboring a residential community.

With no fencing or discernable border between the cabins and the community, many neighbors have been victims of or irritated by juvenile runaways and related crimes over the years.

The long-standing concern resurfaced in September 2018, when three teenage boys fled the facility and were charged with vehicle theft and aggravated assault and kidnapping of a facility employee.

In the recording, Woods seemed to try and soften the incident, saying that the oldest of the boys felt he had to “rescue” his girlfriend who had recently been discharged from the facility, adding later that “you’re always going to have the 17-year-old boy who does something stupid” and that every facility has patients who flee secretly.

On several occasions throughout the meeting, Woods said the facility had experienced a significant decrease in incidents over the past year and a half because of staffing changes and selective acceptance of applicants due to the facility’s inability to serve patients of a certain acuity.

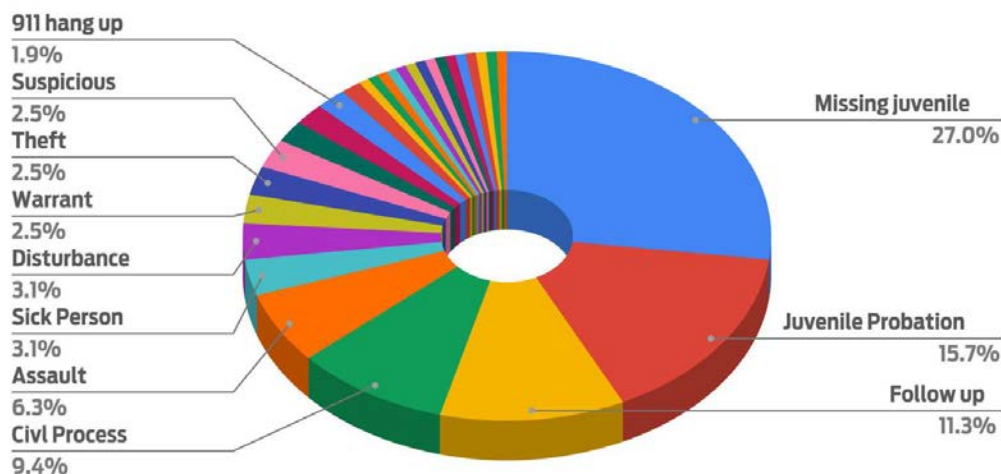
Call records provided to The Daily Times by the Blount County E-911 Center confirmed this claim of a significant decrease in call quantity to the facility from August 2017 to last month, with 60 calls compared to the 18 months prior (February 2016 to July 2017), with 96 calls.

One unidentified resident at the meeting told Woods that Acadia should strive for zero patient elopements, and that anything else was unacceptable.

“This is the real world and the reality is it’s going to happen on any campus,” Woods said. “We have had a dramatic, sharp decrease of incidents on this facility over the last year and a half, and we want to work to a zero (elopements) point. ... But I’m not gonna stand here and tell you that between now and 18-24 months from now there will no longer be a problem on our campus.”

The same call data, however, seemed to emphasize the severity of facility incidents.

### Incidents since 2016



This graph shows the 160 incidents listed in the Village Behavioral Health Treatment Center call records from the Blount County E-911 center from Jan. 3, 2016 to Feb. 7, 2019.

[Sarah Grace Taylor | The Daily Times](#)

Among the 160 incidents listed in the log (Jan. 3, 2016 to Feb. 7, 2019), many are follow-ups, probation and other innocuous calls, but the most common call is for missing juveniles, with 43 such incidents in the three-year range. There were also 10 assaults, five disturbances and four thefts reported.

Woods attempted to downplay the negatives, citing a committee of “some number” of neighbors who have had “strong feelings of opposition” and some that had “very strong support” toward the facility.

The resident rebutted Wood’s idea there was a measure of support for the property, saying that neighbors not directly impacted would “obviously” care less.

“If (my property) wasn’t directly joining your property, I wouldn’t be directly impacted and I’d be like ‘what are these people complaining about,’” he said. “The fact is The Village is set up for a summer camp, not an inpatient facility.”

“There are a number of facilities that look exactly like this in terms of their structure,” Woods responded. “But they tend to be, for sure, more wilderness.”

“The thing is we don’t have peninsula hospital patients running around our neighborhood,” the resident said.

Woods said that he would have facility management regularly meet with the community for the duration of the center’s Louisville stay and that staffing changes such as shorter shifts should help cut down on issues. He conceded that Acadia’s priorities remain patients first, staff second and community third.

## New facility

Woods said the new facility near Riverbend in Knox County would not face the same kinds of problems because of a scarcity of neighbors.

“It’s currently zoned (as an) agricultural area, so there’s not a lot around,” Woods said. “It keeps us out of residential areas or even areas that are likely to become residential in the future.”

Woods touts a nearby nature reserve and proximity to the highway as additional perks of the new location, which will begin to accept a wider range of patients.

“When there are kids, and they are kids under 18, put in your care, you have to have control and responsibility, and they can’t be roaming freely, whether they’re out in the country or in the middle of town,” the resident added.

“We don’t disagree,” Woods responded.

When asked by a neighbor what would become of the current facility, Woods speculated.

“I think it’s probably safe for me to say that Covenant does not have an appetite to reinvigorate that campus for that same purpose,” Woods said. “I don’t think that there probably is any health care provider who would look at that property and think it is viable without doing a complete rebuild.”

Woods declined to be interviewed for this story, but provided a written statement on the relocation saying it “will allow Villages to continue its mission and to expand services for patients with varying levels of care intensity requirements.

“When completed, the new facility is expected to improve access to desperately needed care and treatment,” the statement reads. “Village Behavioral Health is committed to providing care that meets the needs of its patients and community. We are proud of our 10 year history and the thousands of lives that have been improved by that care and treatment.”



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Use of Review agenda item 8-C-20-UR**

1 message

**Dottie Crist** <dorothycristlpc@tds.net>

Tue, Aug 11, 2020 at 11:05 PM

Reply-To: dorothycristlpc@tds.net

To: commission@knoxplanning.org

As a Knox County tax paying resident and business owner, I am opposed to building a juvenile treatment center in a residential area, especially my residential area. I have worked with juveniles in a treatment facility before but not in an area with private residences close by. This would be unsafe in my opinion and would be resented by the community at large, making the decision to build here a serious PR miscalculation. I am asking that you do not allow this facility to be built in our quiet and serene neighborhood

*Dottie Crist  
Licensed Professional Counselor  
Certified Employee Assistance Counselor*

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Acadia building on wise springs rd**

1 message

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**'Sharon Payne' via Commission** <commission@knoxplanning.org>

Tue, Aug 11, 2020 at 11:38 PM

Reply-To: sharonakp@me.com

To: commission@knoxplanning.org

Please do not support the building of the mental health facility for youth in Corryton on Wise Springs Rd. This is a rural residential area that enjoys our peace and quiet. We do not want to have troubled teens escaping into our neighborhood. And I have concerns about the affects of the shooting range sounds nearby causing anxiety for these young folks. If they should leave their area, they have only to hop on a nearby train track to get out of the area quickly or try to hurt themselves. This is not a good location for this facility.

Sent from my iPhone  
Sharon Payne  
4574 Waldon Pond Ln  
Corryton, TN 37721  
865-742-1305

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Use of Review agenda item 8-C-20-UR**

1 message

**Micayla Domingues** <micayla.domingues@my.maryvillecollege.edu>

Tue, Aug 11, 2020 at 10:40 PM

Reply-To: micayla.domingues@my.maryvillecollege.edu

To: commission@knoxplanning.org

I am 18 years old.

When I heard about a potential facility that would help out kids close to my age, I thought it would be an intimidating but a positive change to the community. However, after additional research into Acadia Health and the community meeting held, I know in my heart this facility would do more harm than good, and I don't only mean towards the community.

I know there are plenty of complaints pertaining to a possible increase in traffic, security risks, and overall anxiety towards the idea of a facility nearby. Nevertheless, the most important factor to consider is those kids. The kids who are not much younger than me. The kids who are expected to stay in those wretched buildings. I couldn't imagine living there and feeling safe nevermind cared for. It's quite literally built in comparison to a prison. Fenced 14 feet high to enclose children. Children, whom the company claims, to have no criminal record. This facility, which claims to help mentally-ill children, chose a location with surroundings including a neighboring detention center, a shooting range, and train tracks. All of which make me uneasy, so it will for sure trigger the child patients.

It doesn't take a psychologist to know that to improve mentally, you need to feel safe. In fact it is clearly stated in Maslow Hierarchy of Needs that to feel loved and belonging, one needs guaranteed safety. To sum up my thoughts, I disapprove of locating the facility because I would be disappointed in my community to support such a harmful and unsuccessful 'healthcare' facility.

Thank you for listening to my concerns,  
Micayla Rae Domingues

(P.S. during the meeting, when concerns about the surroundings contributing to triggers were brought up, the head psychologist responded by saying that they would provide drugs to take care of that. A red flag if I could ever spot one.)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-c-20-ur**

2 messages

**DOUG** <dmess99@comcast.net>  
 Reply-To: dmess99@comcast.net  
 To: commission@knoxplanning.org

Tue, Aug 11, 2020 at 11:08 PM

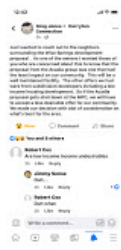
IMG\_0270.png

Sent from Xfinity Connect App

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**2 attachments**

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 502K



**919289-386-48.png**  
 547K

**DOUG** <dmess99@comcast.net>  
 Reply-To: dmess99@comcast.net  
 To: commission@knoxplanning.org

Tue, Aug 11, 2020 at 11:04 PM

This email is in opposition to the facility being considered for this residential area. This is due to the numerous complaints that have followed this facility at other locations. The Knox County Sheriff's office detention facility is nearby, with training areas, an outdoor firing range so as Acadias proposal of services has included PTSD, that would not be a good setting for them to be in. The fact this is in center of a residential area is the an issue, the facility does not provide plan to install fencing, so access to the residential area would be no issue, increasing traffic on a narrow road with no plans to widen the road. This land lies on limestone rock beds, so that any building would involve blasting, potentially damaging near by houses.

The owner of the property has now stated several times on social media that depending on the outcome of the vote, what his next step would be, which is threatening the neighbors with low income housing if he does not get his way. This is a bullying attempt to sway things his way, and not taking anyone into consideration. I am going to attach screen shots of his comments, if they cannot be attached, they will be in the next email.

The fact is, this facility will not be a good fit in this community. Please take great care in consideration of this project and the negative impact it will have on this community. Another consideration is that Smithbuilt owns property across Wise Springs Rd from this parcel, they had proposed housing there, but if this facility is built and they leave, the tax loss will be great. So revenue is another area to consider

Thank you,  
 Doug Esslinger  
 [Quoted text hidden]



**Danielle Cupp** ▶ **Corryton Connection**



8h · 🌐

1h Like Reply



**Greg Jones**

**Mike Maples** I wish there was something like this when my son needed help. I lost him. People live in a bubble and think as long as it don't come near me I am ok with it. Geez hypocrites. No compassion for kids in need? Just tell me what neighborhood should this go in? We certainly don't want to improve the image of the detention center in anyway! Lord help us. I can sell the property to a developer of low income housing would that be better? Check out the real reason about Blount County. As you know teenagers of many families have gone astray and got in trouble. What a better place to be next to the Detention Center property to put a place that could help.

1h Like Reply



**Steve Ousley**

**Danielle Cupp** where, any suggestions?



Write a comment...



12:42

**Greg Jones** ▶ **Corryton Connection**

3h · 🌐

Just wanted to reach out to the neighbors surrounding the Wise Springs development proposal . As one of the owners I wanted those of you who are concerned about this to know that the proposal from the Acadia group was one that had the least impact on our community. This will be a well maintained facility. The other offers we had were from subdivision developers including a low income housing development. So if the Acadia proposal gets shot down at the MPC, we will have to accept a less desirable offer for our community. We made our decision with alot of consideration on what's best for the area.

**Wow****Comment****Share****You and 8 others****Robert Cox****Are low income income undesirables**

3h Like Reply

**Jimmy Sense****Duh...**

2h Like Reply

1

**Robert Cox****Duh what**

2h Like Reply



Write a comment...





Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Wise Springs Road facility

1 message

scott muir <scottpmuir@gmail.com>  
Reply-To: scottpmuir@gmail.com  
To: commission@knoxplanning.org

Tue, Aug 11, 2020 at

scott muir <scottpmuir@gmail.com>  
to commission

10:23 PM (5 minutes ago)

I just heard about the plans for an extremely large residential facility proposed for Wise Springs Road. As someone who travels that road regularly, and lives in the area, I am extremely concerned about the impact of such a large facility located in that area not opposed to a treatment facility; however, it should be restricted to something like 20 beds. If a much larger facility is really needed, I would recommend it be built much further east along the Holston River.

Thank you for your consideration.

Scott P. Muir  
Corryton

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Use of review agenda item 8-C-20-UR**

1 message

**bamack2014** <bamack2014@gmail.com>

Tue, Aug 11, 2020 at 10:38 PM

Reply-To: bamack2014@gmail.com

To: commission@knoxplanning.org

Dear Planning Commission,

My name is Alex & I am writing about the Acadia Healthcare juvenile behavioral health & drug/alcohol treatment center that is being proposed for [4937 Wise Springs Rd](#). Ben Mullins & members of Acadia Healthcare met with the community on August 10th to help us understand what they are proposing to do with land & answer questions. After this meeting I am left with even more questions & concerns about this type of facility becoming part of our community. My first question is why the facility is only having to meet the requirements for assisted living when the plans submitted by Acadia clearly describe a rehabilitation center? The best explanation I received is assisted living is the closest description under Knox County ordinance to what this facility is going to provide.

I reside at [4717 Wise Springs Rd](#) & this facility will have an impact on my family. My biggest concern is safety for my own family & my neighbors. Acadia explained this would be a new, updated facility & different from the current "Village" facility in Louisville, TN however the only difference seems to be that the staff will have key cards to enter/exit the front of the cottages & the patients will only be allowed to exit the back of the cottages into a fenced courtyard. While this is an improvement from the layout they currently have in Louisville it doesn't change the fact that escaped patients roaming around the neighboring properties have been the number one source of complaints from the current location. After speaking with residents of Jones Bend Rd where the current facility is located they told us escaped patients were a weekly occurrence, there have been cases of assault & in one instance a group of patients stole a counselors vehicle in order to flee the facility. Acadia confirmed patients from "The Village" would be transferred to the new Wise Springs facility. These patients are not only from Tennessee but around the country, they will be curious as to what is on the outside of this facility which is our homes.

While the main courtyard may have a fence, the area they are wanting to use for nature trails, animal therapy, fishing ponds & outdoor activities has no barrier around it. This is very unsettling as a homeowner that these patients could walk off Acadia's property & be in one of our backyards in a matter of seconds. We all have children & animals that are our main priority just like Acadia states these patients are their main priority. As of now Acadia has no plans to put any barrier around the property line, when we asked about a privacy fence, like the one they are using to enclose the main courtyard, on the property line an Acadia representative responded by saying that was not something they were considering at this time but it could be looked into if issues were to occur. If this facility is approved I beg a condition of this approval be that Acadia must put a solid security/privacy fence at least 12 feet around the entire 40+ acre property. I feel this additional buffer between the facility & the community should give everyone added comfort that the patients will remain on their property.

Another concern is that this facility will be next door the Knox County Sheriffs Office regional training center & shooting range. The sound from the shooting range is very loud & happens several days a week, throughout the day. Acadia said multiple times they are striving to provide these patients with a serene, peaceful environment especially for school studies & therapy sessions. This shooting range is not conducive to provide that environment especially for children who are already struggling with mental health, anxiety & other disorders this facility will treat. In fact, after the meeting the adolescent psychiatrist who was there on Acadia's behalf approached a neighbor to express her concern over the firing range being such a prominent fixture & the effect it would have on the children.

I applaud Acadia for wanting to help challenged youth however I whole heartedly believe there is a property that would better suit their needs than [4937 Wise Springs Rd](#). A property with acreage & no family homes or even property in a commercial setting would be ideal for them. A residential area that only has the potential to become more residential like Wise Springs is not the place for them.

I want to thank you for your time & all I ask is that you really give this case attention & ask if our community is the right fit for this facility or if another property would better serve them & the needs of their patient's.

Thank you for your service,  
Alex McSpadden

Sent from my U.S.Cellular® Smartphone

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

1 message

**Chase McSpadden** <cxmcsadden@gmail.com>

Tue, Aug 11, 2020 at 10:22 PM

Reply-To: cxmcsadden@gmail.com

To: commission@knoxplanning.org

To whom it may concern,

My name is Chase and I live on Wise Springs Road in Northeast Knox County. I am reaching out to you regarding the proposed use of review for 4937 Wise Spings Road. We have some what we consider major concerns.

We attended the re-zoning meeting back earlier in the year and voiced our concerns then. We have learned a great deal more about what is to be developed in our backyard. A lawyer representing Acadia Healthcare reached out to me and asked to meet with members of the community either August 10th or 11th to answer questions and address concerns. We are not used to this sort of thing but we happily agreed. The use of review notice came shortly after. With only seventy-two hours to absorb the information Acadia provided, I dont believe the community got a fair deadline to voice their concerns to the Planning Commission. We were unsure of what we were dealing with until we were able to meet with Acadia.

One of the key concerns we have with this proposed residential treatment facility is the lack of perimeter fencing. We pleaded with them to build a privacy fence along the property lines to not only give the neighbors a peace of mind, but also Acadia if another major incident occurs. They pushed back and stated that a wall would only be built if they felt it was necessary or if an issue were to arise. Acadia unfortunately has gained a reputation in the past few years regarding escapes, assaults, theft, fraud, etc... I urge you to investigate the following link:

[https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article\\_523be3b2-98ce-5ea6-afdf-028e94103b9e.html](https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article_523be3b2-98ce-5ea6-afdf-028e94103b9e.html)

In that article, the division president was quoted in regards to escapees as "This is the real world and the reality is it's going to happen on any campus". This does not make the surrounding community feel safe. Home should be a safe place and nobody wants to have to constantly be on alert while enjoying their lives at home. They claim that they have a system in place to notify neighbors if there is a major incident but we spoke with the residents living in proximity of their current facility on Jones Bend Road in Louisville, Tennessee and they stated that Acadia isn't very proactive about Alerting the community properly.

The next major concern may be the most serious. Roughly 1000 feet West of where this facility is to be built is the Knox County Sheriff's Office Regional Training Academy. I have lived on the same plot of land my entire life and there are some days that the Sheriff's Office uses the firing range all day. Many times a week. On some days it will actually wake me up if I decide sleep in. I can't see the benefit of treating children with anxiety and emotional issues while there are live fire exercises being conducted just beyond the trees. It should be noted that at the community meeting with Acadia that they were completely aware of the firing range. One of their representatives, a psychologist, pulled some of us aside and expressed great concern over the gunfire. She urged us to press the matter with her colleagues.

I personally believe we should give our children with special needs the best care we possibly can. I am not against a facility of this type. I just do not believe Wise Springs Road is the best location to properly treat our youth with these types of behavioral needs. This also very out of character with the surrounding area.

Please, I strongly urge the commission to **Disapprove** the proposed use of review for case file 8-C-20-UR.

Thank for your time and service,

Chase McSpadden

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

## Louisville behavior health center to relocate after assaults, neighborhood concerns

By Sarah Grace Taylor [sarah.taylor@thedailytimes.com](mailto:sarah.taylor@thedailytimes.com) Feb 16, 2019

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The Village Behavioral Health Treatment Center will relocate from Louisville to Knox County in the next two years.

Joy Kimbrough | The Daily Times

The Village Behavioral Health Treatment Center will relocate from Louisville to Knox County in the next two years following the adjoining neighborhood's unease over escaped juveniles, assaults and other incidents stemming from the juvenile residential facility.

On Jan. 29, Acadia Healthcare Division President Jeffrey Woods held a meeting with members of the public to discuss the company's plan to move the facility and address neighborhood concerns.

In a recording of the meeting provided to The Daily Times by a neighborhood resident, Woods said Acadia will move over the next 18-24 months to a more fit location in Knox County.

“We recognize that it would be beneficial to these patients and even to our business interests and to your community that we move this facility to a new location,” Woods told an audience of around 10. “All in all, it’ll be about an 18-month turnaround.”

Woods said the company was investing \$35 million to purchase property and build a new facility rather than investing in the property they currently lease from Covenant Healthcare on Jones Bend Road because, as a clinician, he does not think the Louisville location is viable.

“My assessment was almost immediately ‘this has to change,’” Woods said. “Anybody who preceded me with respects to corporate leadership, their point of view may have been different. ... It would be in our interest to build there if it made sense to build there, because we already have the land, but it’s just not appropriate.”

## Incidents:

The current facility, at the end of Jones Bend Road, is a residential behavioral center for low- to mid-acuity juvenile patients and is composed of a series of cabins and small buildings on the shore of Fort Loudon Lake, neighboring a residential community.

With no fencing or discernable border between the cabins and the community, many neighbors have been victims of or irritated by juvenile runaways and related crimes over the years.

The long-standing concern resurfaced in September 2018, when three teenage boys fled the facility and were charged with vehicle theft and aggravated assault and kidnapping of a facility employee.

In the recording, Woods seemed to try and soften the incident, saying that the oldest of the boys felt he had to “rescue” his girlfriend who had recently been discharged from the facility, adding later that “you’re always going to have the 17-year-old boy who does something stupid” and that every facility has patients who flee secretly.

On several occasions throughout the meeting, Woods said the facility had experienced a significant decrease in incidents over the past year and a half because of staffing changes and selective acceptance of applicants due to the facility’s inability to serve patients of a certain acuity.



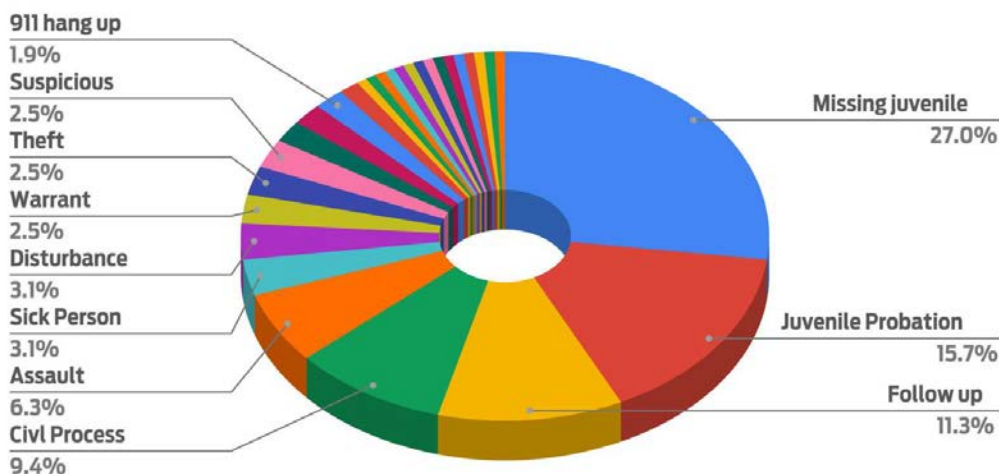
Call records provided to The Daily Times by the Blount County E-911 Center confirmed this claim of a significant decrease in call quantity to the facility from August 2017 to last month, with 60 calls compared to the 18 months prior (February 2016 to July 2017), with 96 calls.

One unidentified resident at the meeting told Woods that Acadia should strive for zero patient elopements, and that anything else was unacceptable.

“This is the real world and the reality is it’s going to happen on any campus,” Woods said. “We have had a dramatic, sharp decrease of incidents on this facility over the last year and a half, and we want to work to a zero (elopements) point. ... But I’m not gonna stand here and tell you that between now and 18-24 months from now there will no longer be a problem on our campus.”

The same call data, however, seemed to emphasize the severity of facility incidents.

### Incidents since 2016



This graph shows the 160 incidents listed in the Village Behavioral Health Treatment Center call records from the Blount County E-911 center from Jan. 3, 2016 to Feb. 7, 2019.

[Sarah Grace Taylor | The Daily Times](#)

Among the 160 incidents listed in the log (Jan. 3, 2016 to Feb. 7, 2019), many are follow-ups, probation and other innocuous calls, but the most common call is for missing juveniles, with 43 such incidents in the three-year range. There were also 10 assaults, five disturbances and four thefts reported.

Woods attempted to downplay the negatives, citing a committee of “some number” of neighbors who have had “strong feelings of opposition” and some that had “very strong support” toward the facility.

The resident rebutted Wood’s idea there was a measure of support for the property, saying that neighbors not directly impacted would “obviously” care less.

“If (my property) wasn’t directly joining your property, I wouldn’t be directly impacted and I’d be like ‘what are these people complaining about,’” he said. “The fact is The Village is set up for a summer camp, not an inpatient facility.”

“There are a number of facilities that look exactly like this in terms of their structure,” Woods responded. “But they tend to be, for sure, more wilderness.”

“The thing is we don’t have peninsula hospital patients running around our neighborhood,” the resident said.

Woods said that he would have facility management regularly meet with the community for the duration of the center’s Louisville stay and that staffing changes such as shorter shifts should help cut down on issues. He conceded that Acadia’s priorities remain patients first, staff second and community third.

## New facility

Woods said the new facility near Riverbend in Knox County would not face the same kinds of problems because of a scarcity of neighbors.

“It’s currently zoned (as an) agricultural area, so there’s not a lot around,” Woods said. “It keeps us out of residential areas or even areas that are likely to become residential in the future.”

Woods touts a nearby nature reserve and proximity to the highway as additional perks of the new location, which will begin to accept a wider range of patients.

“When there are kids, and they are kids under 18, put in your care, you have to have control and responsibility, and they can’t be roaming freely, whether they’re out in the country or in the middle of town,” the resident added.

“We don’t disagree,” Woods responded.

When asked by a neighbor what would become of the current facility, Woods speculated.

“I think it’s probably safe for me to say that Covenant does not have an appetite to reinvigorate that campus for that same purpose,” Woods said. “I don’t think that there probably is any health care provider who would look at that property and think it is viable without doing a complete rebuild.”

Woods declined to be interviewed for this story, but provided a written statement on the relocation saying it “will allow Villages to continue its mission and to expand services for patients with varying levels of care intensity requirements.

“When completed, the new facility is expected to improve access to desperately needed care and treatment,” the statement reads. “Village Behavioral Health is committed to providing care that meets the needs of its patients and community. We are proud of our 10 year history and the thousands of lives that have been improved by that care and treatment.”



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Proposed Acadia Juvenile treatment center**

1 message

nmeinc &lt;nmeinc@bellsouth.net&gt;

Tue, Aug 11, 2020 at 10:22 PM

Reply-To: nmeinc@bellsouth.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

I am extremely opposed to the Acadia Juvenile treatment facility proposed for the Wise Springs rd location. That property borders on residential property and the entire neighborhood is vehemently against it. My home at 4809 Shell In is only a few hundred feet from the site. I don't want to be in fear of escapees from the proposed facility attacking me and my family, stealing cars, breaking in to my home for drugs and money or worse and don't want the loss of property value that will come from such a project only feet away from this quiet neighborhood. I don't want to surround my home with chain link and razor wire when the proposed facility will have none. Acadia by their own admission is relocating here because they basically were run out of the Louisville location because of neighborhood complaints of the high rate of patient escapes and crimes against the people living nearby. I retired to my house on a hill in a totally residential neighborhood. This MONEY MAKING facility has NO BUISNESS being located on that property. The Property is agricultural use and should be turned into a residential subdivision. PLEASE visit this site to see some of the nightmare problems Acadia has caused to others of their neighbors.

Norman Martin

4809 Shell In.

<https://www.facebook.com/pages/category/Mental-Health-Service/Victims-of-Acadia-Healthcare-107674843964984/>  
Security Check Required



Security Check Required

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Use of review agenda item 8-C-20-UR**

1 message

**'Tabitha Cameron' via Commission** <commission@knoxplanning.org>

Tue, Aug 11, 2020 at 10:17 PM

Reply-To: tabithacameron@ymail.com

To: commission@knoxplanning.org

I am writing opposing the use of land on wise springs road as a residential juvenile facility. Please consider another option for this facility rather than this area. Often times these facilities have juveniles who just walk out and in this area many homes, mountains, back roads, and areas for them to hide. With the detention nearby Already this will add more risk to the area. Schools within just a few miles that could lead to lock downs of multiple schools of any issues. My home is located within a 5 mile radius and I ask that you consider somewhere else other than this area.

Thanks  
Tabitha Pannell  
Homeowner  
8423 Mari Ben In  
Corryton TN 37721.

Sent from my iPhone

Sent from my iPhone

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Input on Case 8-C-20 UR, Residential Treatment Center in PR (Planned Residential) Commission District 8.**

1 message

**David Leone** <david\_leone@hotmail.com>

Tue, Aug 11, 2020 at 9:49 PM

Reply-To: david\_leone@hotmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

To Whom It May Concern: Please share the attached memo from my wife and I with the Knox County Planning Commission. This is for the Thursday, August 13 Planning Commission meeting.

Please let me know if you have any questions.

Thank you.

David N. Leone

[david\\_leone@hotmail.com](mailto:david_leone@hotmail.com)

Laurie S. Hildenbrand

[laurienorthpole@hotmail.com](mailto:laurienorthpole@hotmail.com)

6907 Washington Pike

Knoxville, TN 37918

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



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**Residential Treatment Center in PR (Planned Residential).docx**

18K

August 11, 2020

To: Knox County Planning Commission

From: David N. Leone  
Laurie S. Hildenbrand  
6907 Washington Pike  
Knoxville, TN 37918

Subject: Proposed Case 8-C-20-UR

Members of the Commission, my wife and I are providing you with thoughts, considerations and concerns regarding the proposed case 8-C-20-UR, Residential Treatment Center in PR (Planned Residential) District 8. We realize the Thursday, August 13 commission meeting relates to the applicant meeting the requirements of zoning requirements and any stipulations the commission sets on the applicants.

We first wish to state the need throughout Tennessee for youth treatment centers. The crisis of drugs and alcohol with today's youth is of vital concern. The impact of our youth dealing with these issues reaches beyond the child and tears at the family structure and our community.

Regarding this proposed treatment center, we believe it can provide the overall support to youth, however, we are concerned about the procedure followed thus far and to specifics within the proposal.

First, our community received word of this proposal on July 30 not from the applicant nor from the Planning Commission. We received word from a homeowner in the local area who mailed out a notice to all concerned residents. The earliest a community meeting with the applicants could be arranged was Monday, August 10. At that meeting residents met with an attorney working with Acadia Healthcare, the director of the treatment residential facility, and one of the professional staff. Other individuals, although not presenting, included the architects. It was at this meeting that we were informed about the Planning Commission meeting on Thursday, August 13.

***The short timeframe for the residents to study, prepare and address questions and concerns was insufficient. The approval of this application should be postponed for 30 days until further community discussions can be held with members of Acadia Healthcare.***

These members of Acadia Healthcare informed us of the new facility needs, program overview, staffing structure, and basics about the residents and how they are evaluated. Following their presentation, the program was open to questions. These questions pertained primarily to design, safety, security, and potential impacts to residents and their property.

From questions we and other residents asked has left my wife and I with the following concerns.

1. No mention of prior issues with Acadia's Village facility were mentioned although questions focused on Acadia's Village facility were raised concerning why not just expand that facility. Indeed, we were informed by one of our residents that there were serious issues with Acadia's Village facility in 2019 including staff selling drugs to residents, escaped juveniles, and assaults. The history of a residential treatment facility run by Acadia leaves us with further questions about how Acadia will organize this facility and programs differently than they did at the Village facility.
2. Studies on youth alcohol and drug rehab facilities show a strong need for positive support and best practices for recovery and growth of the youth. This means eliminating negative disruptions including the sounds of violence. It was pointed out to the applicants that the Knox County Sheriff's office has a firearm target range near the proposed residential treatment facility. Law enforcement frequently uses this target range which produces loud, sharp sounds heard a mile or more away. My wife and I did not feel the applicants appreciated this concern although there is sufficient information supporting this concern.
3. The actual footprint of the proposed facility and surrounding area became clear after further discussion. The concerns were raised about the proposed fencing around the facility itself, surrounding the grounds, cottages, and center administrative building. Many residents focused the need for fencing the complete land boundary. This was met by hesitation and avoidance by the applicants.
4. The concern was raised that Acadia Healthcare needs to make a profit on this facility; as any business must. According to the applicants this facility will be limited to 144 residents (although the application states 216 maximum), 8 cottages (although the application states 12 maximum), and a 1:4 staff to resident ration to ensure maintaining structure and safety. If additional residents are accepted to help meet revenue needs, will Acadia maintain the 1:4 ratio or will that ratio change to 1:6 or higher? This is an important consideration for residents to feel confident Acadia Healthcare has addressed the problems incurred at the Village residential facility.

There are many issues yet to discuss regarding this incredibly important facility. For this to succeed, we need to meet with Acadia Healthcare and discuss these issues. Your approval to delay approving this application is particularly important to us all.

Thank you for your consideration.





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Use of Review agenda item 8-C-20-UR**

1 message

**mikiegp50** <mikiegp50@gmail.com>

Tue, Aug 11, 2020 at 10:13 PM

Reply-To: mikiegp50@gmail.com

To: commission@knoxplanning.org

I live in Shadow Branch subdivision off Maloneyville Rd.. I would like to express my shock and disapproval over Acadia HC's proposal to build a facility by Wise Springs Road.

My wife and I built a retirement home here a few years ago because it is a safe, beautiful and idyllic community setting.

With new construction, new construction equipment traffic and finally juvenile transport and visitors traffic, our peaceful setting will be no more.

This proposed facility is much too close to nearby residences, including ours.

Please vote no to this unwanted and resented proposal to build a juvenile treatment facility in our treasured, peaceful community.

Sincerely,

Michael G. PARROTT

[5481 Shadow Branch Lane](#)

[Corryton, TH 37721.](#)

Sent from my T-Mobile 4G LTE Device

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

1 message

**d.and.b@comcast.net** <d.and.b@comcast.net>

Tue, Aug 11, 2020 at 10:17 PM

Reply-To: d.and.b@comcast.net

To: commission@knoxplanning.org

The proposal of putting juveniles ,with emotional and or psychological histories within such a short distance (physical & audio) of the Knox County Shooting Range to me seems to have not been thought through completely. I understand these kids need a helping hand, but I feel when they are out in the field (doing their equine treatments, hiking & nature treatments), that when the Sheriffs training facility starts their SHOOTING training, that it might be a little detrimental to someone with emotional problems to start with.

If this facility is so much for the kids, I think you should do some more evaluating.

It is also hard to imagine that there is not property somewhere that is not surrounded immediately by residential houses so close. Surely there could be property found somewhere further out , possibly a little more remote that would be more conducive to calming a troubled youth.

I just feel this facility is not a suitable fit for this property & area .

Thank You,  
Dwayne Gibson

Sent from my iPad

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-20-C-UR**

1 message

**'Laura Nolen' via Commission** <commission@knoxplanning.org>

Tue, Aug 11, 2020 at 9:57 PM

Reply-To: laurarnolen@yahoo.com

To: commission@knoxplanning.org

Hi,

I wanted to write and express my concern and disapproval at the proposal of locating the Acadia Healthcare juvenile facility at 4937 Wise Springs Road. We live in fairly close proximity to this area, as well as having safety concerns with the inadequate plan to ensure the residents remain on the premise. This community is not a good fit for this facility, with the already existing jail, shooting range, and consistent air traffic. Please do not consider allowing this for-profit organization to locate a therapy facility for traumatized youth right near a loud shooting range and an active train track with inadequate plan to protect the surrounding unprepared neighborhood from collateral damage.

Best Regards,  
Laura Nolen

Sent from my iPhone

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Review agenda item 8-C-20-YR**

1 message

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**Nita Wayland** <nitawayland@gmail.com>

Tue, Aug 11, 2020 at 9:41 PM

Reply-To: nitawayland@gmail.com

To: commission@knoxplanning.org

As a resident of Corryton I am not thrilled with this plan. Not only with the traffic, it's just not a prime location for a place like this.  
So if we are voting, I'm a NO  
Thank you

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**Nita Wayland**  
**Coldwell Banker Wallace**

3009 Tazewell Pike  
Knoxville, TN 37918  
Office - (865) 687-1111  
ext- 1520  
Fax - (865) 862-8315  
Mobile - (865) 243-1393

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Use of review agenda item 8-C-20-UR**

1 message

**'Dawn Roberts' via Commission** <commission@knoxplanning.org>

Tue, Aug 11, 2020 at 9:08 PM

Reply-To: dawnie005@yahoo.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

To Whom it may Concern,

As a resident of the community in which this facility is proposed to be built, I am concerned about the negative impact this could have on our community. I have read of the incidents that have taken place in Louisville at its current location and do not see that building a new building will change any of that. The children and teens they are seeking to help are still the same and will still try to escape. When they succeed, unfortunately, it will be the residents like myself in this community that suffer. The current director himself stated that there will always be kids that escape. That is not acceptable in a residential community. We have seen firsthand what it looks like when a detainee gets out. Numerous times, police helicopters have circled our homes, and we have had to keep our own children inside for their safety because we don't know who they might run into.

The increase in traffic also becomes a concern. With the increase in the number of cars on a road that is not meant to handle that much traffic, it will cause more traffic accidents as well as problems in getting on and off Washington Pike. Buses travel these roads during school months and have a hard time making it to their stops in a timely manner already. Adding more traffic will only make that harder.

We as a community want to see these children get the help they need, but do not think this location is best suited to handle what they are proposing. I am afraid of what will become of our quiet neighborhood if such a facility is relocated here. Thank you for your time and consideration to our concerns.

Dawn Hamilton

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Acadia Healthcare relocation 8-C-20-UR**

1 message

**Kathy/Gary French** <kathygaryfrench@gmail.com>

Tue, Aug 11, 2020 at 9:13 PM

Reply-To: kathygaryfrench@gmail.com

To: commission@knoxplanning.org

Ladies and Gentlemen

I,m submitting this email to voice my objections to the prospect of the Acadia Village Behavioral Health Treatment Center being relocated to a new location: [4937 Wise Springs Rd,Knoxville,TN](#) .

As a resident in the immediate area, I believe that this would increase the crime rate and reduce the safety of the residents neighboring this location.

We already have a precarious area having the county sheriff and county jail in our neighborhood. Relocating this treatment center would just add to potential threat of our residents becoming victims of all sorts of criminal activity.

I have a law enforcement back round...

These people in this age group with these types of problems aren't children, and they are just as dangerous as adults.

This treatment center would serve the residents of this county much better if it were located closer to an area where emergency medical and mental health treatment are available,such as hospitals.

As their director stated: they cannot promise that there will not be incidents there, and some will be serious.

Please be more forward thinking and relocate this facility somewhere else.

Thank you,

Gary French

[6029 Whisper Ridge Lane](#)

[Corryton,TN 37721](#)

865-323-7866

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] File 8-C-20-UR Agenda Item #:32**

1 message

**'Carol McCarty' via Commission** <commission@knoxplanning.org>

Tue, Aug 11, 2020 at 8:58 PM

Reply-To: cmccarty30@yahoo.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

As a resident of Wise Springs Rd, I have a few concerns on the development of [4739 Wise Springs Rd](#) as a Resident Rehabilitation Facility.

To begin with, I think the need for a facility of this nature is needed for the children in Knoxville and surrounding area. I do not think the area on Wise Springs is the best location for this type of facility.

My concern for the residents of this facility consist of the fact that the children in this facility have a variety of issues. This area is less than a mile from the Regional Training Firing Range which is used 6 days a week. This gun fire is live rounds of ammunition that goes on for hours each day. I cannot understand how this type of environment is best for adolescents that are in a facility for Mental, Emotional and Behavioral Disorders.

When meeting with Acadia, the violence, assaults and elopements from various types of facilities ran by Acadia was addressed. The only thing that Acadia will say is that the facility in Blount County cannot be compared. They also stated that some of those residents could be moved to the site on Wise Springs. Moving the patients from one location to another is not going to solve the issues without addressing the real problem, which in this case would be proper security for the residents and adjacent property owners. They have no plans for perimeter fencing around the entire facility.

If Acadia wants to come into our neighborhood and build a facility of this type, it seems to me as though they would want to make the neighbors feel secure and have the concerns of all parties involved in their best interest.

All the security concerns voiced by the community meeting with Acadia were met with resistance and the comment made "that fencing is not needed". The statement was made that if a fire alarm was pulled that only the back doors would unlock to the courtyard and there would be no outside access. I have enough experience in healthcare to know that when a fire alarm is pulled all doors are required to open which would allow the residents free access to outside of the facility.

As a lifelong resident of this community I have the right to feel safe on my property. Our fears are fact based on articles published by the Maryville Times in February, 2019.

Please consider the concerns of the community when considering this facility for approval for being in our backyard.

Sincerely,

Carol W. McCarty

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] Juvenile**

1 message

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**Richard Beeler** <rdgyro01@bellsouth.net>

Tue, Aug 11, 2020 at 8:33 PM

Reply-To: rdgyro01@bellsouth.net

To: Commission@knoxplanning.org

Please relocate to the city, we do not want all that facility hear in the County, don't need all the traffic and the decline in our real estate.

Sent from my iPhone

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Acadia treatment center Wise Springs Rd.**

1 message

**KATHLEEN HICKS** <heejungjoy7@comcast.net>

Tue, Aug 11, 2020 at 6:06 PM

Reply-To: heejungjoy7@comcast.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

#8-C-20-UR

I wrote earlier but have another concern to address

This place Acadia has had 160 lawsuits filed against them

You need to do your homework on this business that you are wanting to pass to build this Juvenile residential treatment center on Wise Springs

Also I am a Christian and God says in HIS word before we do anything to consider others but in this case all Acadia is doing is pushing forward to do what they want to do knowing that these young people will cause problems for our community They are not looking at that The problems they have at the other facility shows that their track record is not good

Kathleen Hicks

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Use of Review agenda item 8-C-20-UR**

1 message

**'Kenneth Domingues' via Commission** <commission@knoxplanning.org>

Tue, Aug 11, 2020 at 5:54 PM

Reply-To: krdomingues@icloud.com

To: commission@knoxplanning.org

This email is regarding the Use of Review agenda item 8-C-20-UR.

I would like to take the time to identify some concerns regarding the Acadia Healthcare juvenile residential treatment facility proposed for the 4937 Wise Springs Rd location. This information was collected from a community meeting that Acadia held at Union Baptist Church on 8/10/2020.

1. ***Patient well-being*** – the attendees at this meeting identified that the selection of this location, was not selected with the patients care in mind. Rather the location was selected more for as an inexpensive financial opportunity. This location is susceptible to a large amount noise generated from the Law Enforcement firing range directly adjacent to the proposed property. Among the attendees at the meeting were certified medical personnel. They identified that the loud continuous noise which persist on a daily basis generated from the firing range, will more than likely hinder the treatment of the patients who have been diagnosed with the behavioral problems that Acadia has stated will receive treatment. It was also stated that the level of noise generated from the firing range is likely to cause more damage to the mental state of the expected patients.

2. ***Location*** – the surrounding community is not in favor of this location. The adjacent property landowners have stated privacy and safety concerns that have happened at the previous facility, and still have the potential to arise at this facility. This is due to the unsatisfactory “Security Upgrades” that Acadia stated that they will install at the new facility. When asked about these “Security Upgrades” they stated that they will only have a fence and locks on the doors. The level of security measures that have been identified as “Upgrades” can, and more than likely will be bypassed with a little of coordination from the patients not wanting to remain there. This ultimately puts an additional risk to the safety of the patients and the surrounding neighbors.

3. ***Staffing / Professional care*** – The staffing ratio that was identified by Acadia will be 1 staff member to 4 patients with the majority of the staff requiring no more than a high school diploma. The majority of staff that has been identified at the Louisville facility was proven not to be adequate enough to handle the level of care and attention that these type of patients need. According to the Acadia representative the same staffing ratio is supposed to be adequate for activities that will take place on the outside of the “Security Fence” on the 30 plus acre property. Allowing uninterrupted access to the adjoining properties. In some instances, the “staff” that Acadia has employed at the Louisville facility has been mistaken for escaped patients. When the neighboring homeowners contacted the facility with a description of the individual trespassing on their property, the personnel on duty stated that it was one of their employees. This possibly identifies that Acadia employs individuals that display a lack of professionalism. There is a certain level of professionalism necessary when treating patients requiring positive emotional support as well as professional medical attention. There were other examples of there being lack of professionalism that were identified during the meeting, however I was unable to record all that was being said. One community member did stress the information that was being displayed on the popular social media platforms by current staff members were labeled as disgusting and disrespectful. Acadia representatives held this meeting with the agenda to convince the community that Acadia is a professional healthcare facility with the main focus being on the well-being of the patients in their care. However the only message that was clear to myself, and the majority of the community that were in attendance at this meeting was that Acadia is a company/business who may provide care to some troubled youth however there priority is appears to be on the business side focusing on making a profit. This is evident through the staff selection/screening process and the lack of willingness to upgrade the security level necessary to adequately protect the patients and the surrounding community.

Tennessee is a large state and there is more than likely a more suitable location available away from any community that will suit the needs of a facility like this. I urge the Knox County Planning Commission to **deny** this location or any other location within this community.

I also want to thank you for the opportunity to express my concern of the proposed location.

K. Domingues

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-C-20-UR**

1 message

meg Howard &lt;megjordan888@hotmail.com&gt;

Tue, Aug 11, 2020 at 5:19 PM

Reply-To: megjordan888@hotmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Good a. ernoon.

My name is Meghann Howard. My address is [4921 Wise Springs Rd](#). My family and I share a property line with the proposed facility of 8-C-20-UR. If you are not familiar with Acadia Health systems and their previous facilities, I urge you, please, research. It is my opinion, moving forward with this Use of Review will be detrimental to the community. The community had the opportunity to meet with representatives of Acadia Health and voice concerns.

Although there are multiple concerns, I will try to keep this personal to me. It is known that Acadia Health is relocating this facility from Louisville, TN. Some of our community members have had the opportunity to speak to owners of adjoining properties regarding any issues they had with the juvenile facility located there. To list a few: Theft, assault, and trespassing. Acadia repeatedly states the proposed facility on Wise Springs will be different. That we cannot compare this facility to the previous. However, what they fail to ever mention is, they operated the previous facility and were unable to make necessary safety corrections. There was not a fence at the previous facility, and their solution is one fence around the compound with some landscape. We have begged and pleaded as a community for a perimeter fence around the entire property. The response we were met with, "We would consider that if there was ever an occurrence or elopement." I will not tolerate an attitude of "something is better than nothing." With 30 million dollars allocated to this property there is no reason Acadia cannot take an ounce of prevention. I have a 2 year old with a TERMINAL DIAGNOSIS, my child and my family are my first priority. I have always taken extra measure to get ahead of potential problems. Acadia has a responsibility of making all of these neighboring properties a priority as well.

I cannot understand categorizing this plan under Assisted Living. They do not meet the Knox County Zoning ordinance definition of assisted living. Can I get some clarification? There will not be any type of perimeter security. There is no security plan for immediately notifying adjoining properties of an elopement. We will be given the opportunity to sign up for text alerts. TEXT ALERTS?! I am quoted 60 feet from compound fence to my fence. 60 FEET. My yard would be one of the first places to flee. This compound is surrounded by 600 acres of farm land. There are so many places a child could get hurt or hide. This brings up liability questions as well. Hopefully someone else will address this. There are cases pertaining to escapees getting hurt and Acadia suing.

This facility will also back up to the Knox County firing range. This facility trains individuals from all over Tennessee. We have sound clips of the shooting range from our back porch. I do not believe anyone could approve this location in good conscience. These are juveniles with comorbidities. Acadia's mission claims they are trying to provide a calm/serene environment for their patients. It was concerning enough for the psychiatrist with Acadia (she was not aware this firing range existed) to approach me after the meeting, deeply concerned about this environment. She has urged the community to emphasize the dangers with this. I spoke to Tommy Spangler; he stated no one has approached him with any of these plans. I can't imagine they haven't contacted someone in the sheriff's office. Blount County Sheriff's office handled hundreds of calls regarding this facility and their patients. Why weren't they the first people Acadia reached out to? I hope I've been misinformed. Repeating past mistakes is not tolerable. Acadia representatives were not aware of the firing range! The safety, both mental and physical, of the patients must be thought about in more detail than this.

There are also concerns with decline in property value. Will we be responsible for paying a maintenance fee for the sewer line coming in? This facility is not compatible with the current neighborhood. When there is an occurrence, and a mandatory prescribed hospital stay is ordered, or worse, an injured patient, we are far from Children's Hospital.

I hope you will truly consider the lack of communication and responsibility from Acadia regarding this facility. I cannot imagine hearing delivery trucks, semis, visitors, etc all day. I do not want to see or hear anything from the neighboring property. Digging down a 20% grade and adding shrubbery is not acceptable. The only acceptable measure for a company that has this track record in lack of safeguards is to relocate to an area with more accessibility to security and less access to "elope and hide". If we are unfortunate enough that they build here we, as a community, have to "demand" perimeter fencing. Our fear is fact based.

Mental health facility locations have declined significantly over the last 10 years. I am hands on patient care daily. I see how my patients are impacted when they can't get the care they need. As a parent, I may need a facility like this for my child one day. I am on board with plans for a treatment facility in an area more populated/closer to a hospital. Let's not pretend this something it isn't. This is not a posh luxury country getaway for troubled teens. It is a treatment facility. It is NOT assisted living. Please do not put my family or any patient in an avoidable situation.

I would also like to know if recovery homes have to be a certain linear footage from a bus stop. I cannot find this information. The adjoining property is a bus stop. And if they are required to be a certain distance away, will the use of review as assisted living allow them to disregard this bus stop? Thank you for reading all the way through.

Sincerely,  
Meghann Howard

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: Use of property Wise Springs Rd. #8-C-20-UR**

2 messages

**KATHLEEN HICKS** <heejungjoy7@comcast.net>

Tue, Aug 11, 2020 at 4:20 PM

Reply-To: heejungjoy7@comcast.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Having to resend because email address given to us commission is spelled wrong and this came back

----- Original Message -----

From: KATHLEEN HICKS &lt;heejungjoy7@comcast.net&gt;

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Date: 08/11/2020 3:57 PM

Subject: Use of property Wise Springs Rd. #8-C-20-UR

Hello

My name is Kathleen. I live on Shell Lane which backs up to the proposed facility that Acadia Healthcare juvenile residential treatment facility is proposed at [4937 Wise Springs Rd](#)

I attended the meeting last night on the 10th at Union Baptist to listen to what this business is proposing to do. Everyone including myself are against this. We live in an area that there is zero crime and bringing this to our back door will cause crime to be here. We have 12 children living on Shell Lane and none of us feel that our homes and property will be safe. To even let your children and my grandchildren in the yard would be very uncomfortable because of the past record of Acadia. I know they are moving location from Louisville, TN because of the neighbors who adjoin that facility and have had break ins assaults, things stolen. The whole Acadia facility is not a safe place to put where there are neighboring properties. There are plenty of land to find outside of and not near a community and to me that is where a facility with a track record of theirs needs to be placed. They act like this is a mission which i do not believe that. This group last night you could see on their faces and the way they acted that this place will not be what they say it will be. All this facility cares about is making money. They are bring 15% of these kids from North Carolina and other parts of the US Why not put this place in North Carolina way up in the mountains. They will be allowed with good behavior to hike the property and fish in the pond Many 17 year olds know just how to act to get access to off campus and there is not guarantee they will not run and where to our homes right next to this facility. I know a place like this for troubled teens is needed but not here. They are spending 30 million dollars let them find another property where no one is near it. No families.. Have you ever considered that a family where their children are loved and brought up in a stable home that with this place so close that something could take place and bring harm to our children and grandchildren.

The attorney lives in West Knoxville probally his family nowhere near a facility like this and though he was asked would you want this in your backyard and he said yes he was not being honest..I believe this is being shoved thru and it does not matter what it does to our community. From the beginning when the property was rezoned it appeared to be for a subdivision which was a lie from the beginning to probally get the commission to pass this.

I have lived here 27 years and this is going to affect all of us in a not good way. Also it will decrease our property values.. Would you want to purchase a home next to a facility like Acadia I would not.

We have a day care at Union Baptist which could be affected. You are also not considering troubled teens when you will put them this close to the detention center where numerous times a day is gunfire where police are practicing and it is loud and like a war zone A child with issues as these will have will be traumatized hearing this gunfire many times a day. The facility will be located right next to the detention center.

I hope you will reconsider not letting this pass and say no to this Acadia Healthcare for this facility

Ask yourself would you want this in your backyard would do you feel comfortable allowing a place with a past record as they have to come to your community. Would you feel safe. I DO NOT

Thankyou for your time and I hope as i said before you will truly consider what this is going to bring to our community and I am and everyone else who lives around this communiy asking you to say NO to this facility.

Kathleen Hicks

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**KATHLEEN HICKS** <heejungjoy7@comcast.net>

Tue, Aug 11, 2020 at 4:21 PM

Reply-To: heejungjoy7@comcast.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

----- Original Message -----

From: KATHLEEN HICKS &lt;heejungjoy7@comcast.net&gt;

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Date: 08/11/2020 3:57 PM

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We have a day care at Union Baptist which could be affected. You are also not considering troubled teens when you will put them this close to the detention center where numerous times a day is gunfire where police are practicing and it is loud and like a war zone A child with issues as these will have will be traumatized hearing this gunfire many times a day. The facility will be located right next to the detention center.

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Thankyou for your time and I hope as i said before you will truly consider what this is going to bring to our community and I am and everyone else who lives around this communiy asking you to say NO to this facility.

Kathleen Hicks

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Use on Review Agenda Item 8-C-20-UR**

1 message

Julia Gibson &lt;JGibson@hdcclaw.com&gt;

Tue, Aug 11, 2020 at 12:45 PM

Reply-To: jgibson@hdcclaw.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

To Whom it May Concern:

I am a resident of the community where this proposed residential youth treatment facility will be built. I attended the meeting at Union Baptist Church on the evening of August 10, 2020 to hear the representatives from Acadia, their engineers and attorney speak about the development. Based upon their statements, I don't understand the logic for attempting to build the facility on this property. Many residents raised the issue of the firing range next door and the gun noises heard throughout the day. That is obviously a concern, but based on Acadia's representation that they want the children to feel at home, as if they're not confined to a prison, and they want them to be able to participate in hiking and equine therapy on portions of the property, which are not fenced, it seems to me that they need a larger property. I feel that they would be better accommodated on a property of 200+ acres, allowing room for their residences, school, eating and nursing facilities, as well as plenty of outdoor space for activities. In a setting of that nature, fencing would not be the issue it is in this particular location, where neighbors are directly alongside the facility property lines. We were told that this facility will house mostly residents from across the state of TN (70%) with an additional 15% from North Carolina and the remaining 15% from across the country. If this is a national program, why not put it in a more accommodating location with lots of open space and acreage for the students to obtain treatments without having neighbors, noise and distraction so close by?

The representatives also stated that they take measures to screen applicants through extensive background checks and that their residents do not have behavioral problems. I find this to be a false statement after reading this article, published just last year: [https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article\\_523be3b2-98ce-5ea6-afdf-028e94103b9e.html](https://www.thedailytimes.com/news/louisville-behavior-health-center-to-relocate-after-assaults-neighborhood-concerns/article_523be3b2-98ce-5ea6-afdf-028e94103b9e.html). I do understand that the former facility did not have proper safety accommodations, which in itself boggles my mind. However, I believe that the Acadia representatives presented false information when they stated that these youth do no present behavioral issues. Additionally, it is not farfetched to believe that one or more youth could overpower a caregiver, take their key card and abscond from the facility.

I understand that the youth will be outside the fenced portion of the property for hiking and equine therapy and will take off-site excursions with staff members at a ratio of 1 staff member per 4 children. I further understand that the staff member escort will simply be a person with a high school diploma or equivalent who has received 2 weeks of training. Apparently these positions are mostly filled by college students working part time jobs. I foresee many problems with this scenario as 4 children could easily overpower their staff person or, if one or more decided to escape, that staff person would not be equipped to immediately recover them.

The community implored Acadia to delay this vote, and they declined. During this time of COVID, people cannot attend an in-person meeting. The meeting being held on Zoom truly limits many people. We will have representation from 2 community members, who will receive a total of 5 minutes to present their position. Additionally, most community members were completely unaware of this entire development. Had it not been for the immediate neighbors notifying a few property owners, no one would have known at all. I personally only learned about it when I heard a meeting was being held at my church. I had to go online and find all the plans and information about Acadia for myself.

Acadia informed us at the meeting that this is their Plan A; they have no Plan B. If this is to be built – and since no one in our community of hard-working, middle class people has any connections, money or power to get this vetoed – we at least deserve all the safety precautions possible. However, when I asked that they at least put up an additional fence – one along the perimeter of the property – I was told they would address that if the need arose. Well, if the need arises, it will be too late.

Many of our children ride the bus to and from school. Many, mine included, are often home for a portion of the day alone (and all day on days that the school is not open for in-person instruction). As parents, we do not want the additional worry that some child has escaped these confines and run in the direction of homes where our children are defenseless and alone. Would any of you want that for YOUR children? I think not. Acadia's attorney mentioned that he would have no problem living in our area or even next door to this facility or one like it, but his wife wouldn't allow him to move from West Knoxville. I dare say that she would also not allow him to live next door to a facility of this nature. They would likely not put their own children at risk, and I seriously doubt any of you would.

I understand that the current owners of the property are threatening our community; they are making statements that, if we do not accept this and go along with this proposal, they will accept an offer from a developer of Section 8 housing. The current owners don't live directly in this area, so this doesn't concern them. They are obviously in this just for the money. However, now that the community is becoming aware (and no, most people still don't even know about this, but with more time, we could see to it that they did), the community would also rally against Section 8 housing. That, too, would have to come before the Commission.

Much was discussed in terms of property values. Statements were made that this would not lower our values. I dare say that the people directly touching this property would have substantially lower values and would have significant trouble should they ever attempt to sell their properties. Smithbilt purchased the land across the street from the property at issue. I now wonder if they will build lower cost homes since many people who could afford higher priced homes would not want to be right across from this facility. So in those terms, yes, our values will be brought down. The representatives also pointed out the Florence Crittenton Agency and the values around that institution. It seems that the development out there is mostly commercial; however, that is a home for girls, most of whom I believe are pregnant. This facility will house both boys and girls. As a mother of a preteen daughter, I do not like the thought of boys potentially escaping the facility and coming to my home where my daughter may be home alone.

I believe that residents of our community feel very let down by the planning commission. We have no real hospitals in our area; they are all downtown or in West Knoxville. We have no real retail to speak of. We have few restaurants; all of this industry is in West Knoxville. However, when you look for the enterprises that no

8/11/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Use on Review Agenda Item 8-C-20-UR

one wants, you stick them in our neighborhood. We already house the jail. We do not want the youth treatment facility as well. Additionally, we feel that this has been snuck in on us. We ask that you consider our positions, think about how you would feel if you lived beside this facility and had these concerns and vote against this proposal.

Sincerely,

Julia Gibson

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Use of Review agenda item 8-C-20-UR**

1 message

**Ashley Hamby** <ashley.hamby@perfectpolishonline.com>

Tue, Aug 11, 2020 at 12:11 PM

Reply-To: ashley.hamby@perfectpolishonline.com

To: commission@knoxplanning.org

To Whom It May Concern,

I am writing in regards to the recent discussions about using the property located at 4937 Wise Springs Rd. as a Juvenile Residential Treatment Facility.

I have been a part of the community where the new Treatment Center is being proposed all of my life. When it came time to pick a community where I wanted to raise my own family, it was a no brainer that we would stay in the Gibbs and Ritta community. This community is safe, neighbors help each other out, our kids still play in their yards and with friends and it is a beautiful place to raise a family.

Over the past 10 years the traffic in the area has increased substantially. We are seeing heavy traffic patterns and it is cause for concern now even before adding additional traffic for a treatment facility in the middle of the suburbs.

In addition to the traffic, Rural Metro has increased visits to the Detention Center causing sirens and disturbance multiple times a day.

Placing a Juvenile Treatment Center in the middle of a community where people have come to in order to raise children because it is one of the safest, lowest crime, lowest % of drug use areas in the county is just insane. You are single handedly ruining the feel of our community and what it has to offer.

I beg you to please reconsider your choice of placement for this facility. We do not want another facility bombarding our small town. We do not want the bright lights, the additional traffic, the additional sirens for emergencies, or the additional issues that tend to follow these types of centers. Our community already deals with enough from the Detention Center. I believe there are other areas that would be well suited for this type of facility.

Thank you for your consideration,

Ashley Hamby

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**Fwd: Review Agenda item 8-C-20-UR**

1 message

Terry Gilhula &lt;terry.gilhula@knoxplanning.org&gt;

Tue, Aug 11, 2020 at 11:59 AM

To: "Caron, Dori" &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

From: **BETTY LONG** <blong10060@comcast.net>

Date: Tue, Aug 11, 2020 at 11:57 AM

Subject: Review Agenda item 8-C-20-UR

To: [contact@knoxplanning.org](mailto:contact@knoxplanning.org) <[contact@knoxplanning.org](mailto:contact@knoxplanning.org)>

We are asking that the Arcadia Facility not be built in this rural area at [4937 Wise Springs Rd, Corryton](#), due to;

1. **There is a shooting range right next to this project site.** Not idea for troubled kids to listen to all day, every day, that we, the residents listen to every single day, all day!
2. The **traffic** in this area is already a nightmare, due to new subdivisions in the area, with no update with the roads, along with the Roger Wilson Correctional Facility that has had escapee's roaming around in our area, which creates fear of breaking and entering our homes.
3. **There is a school bus stop very close to this address.**
4. **Our property will decrease in value 8-15%**
5. We have learned that this site is **coded for assisted living instead of a recovery facility**, which makes the codes easier to deal with.
6. **We are in fear of patients eloping** in our community in our surrounded farmland.
7. We were informed that once a patient reaches a higher level, they would be **free to be on the outside of the fence with no outer security which would give them freedom to be in our neighborhood.**
8. We were informed there would be **college interns** taking care of these patients mainly at night, with no experience of any clinicals. Ratio was like 4 to 1 intern I believe. Also, each cottage bed 18 kids, with 1 counselor.
9. This area is residential, not commercial. We, as residents are in fear of this facility being built here in our community. We are in fear for our children, our grandchildren. **Please respect our community, and refuse this facility in this area.**

**Thank you,****John and Betty Long**



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Use of Review agenda item 8-C-202-UR**

1 message

**Vickie Gregory** <vgregory@tcflattorneys.com>

Tue, Aug 11, 2020 at 11:27 AM

Reply-To: vgregory@tcflattorneys.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Without question we need facilities such as ***The Village Behavioral Health Treatment Center***; however, these centers need to be located in extremely rural areas that will not have any negative impact on property values on homes and properties that are already established. If you place them in strategic rural locations, away from already established neighborhoods and schools, its should be easier for you to develop such centers without opposition from neighboring schools and neighborhoods. In East Tennessee, we have an abundance of rural areas. So, why would you try to place a center such as this on Wise Springs, which is smack-dab in the middle of homes and schools? We already have a jail facility in that area and you will only be adding to the confusion and concern of many of the neighbors. I would urge you to reconsider the location of this facility before starting this project.

Thank you

**Vickie Gregory**

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: FW: 4937 Wise Springs Road 8-C-20-UR**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Tue, Aug 11, 2020 at 10:33 AM

Reply-To: michelle.portier@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Forwarding a presentation that was shared with neighboring residents. I've resaved it as a pdf to reduce the file size. The document is attached.

Michelle

----- Forwarded message -----

From: **Benjamin C. Mullins** <bmullins@fmsllp.com>

Date: Tue, Aug 11, 2020 at 9:27 AM

Subject: FW: 4937 Wise Springs Road 8-C-20-UR

To: Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;

Cc: Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;, Dori Caron &lt;dori.caron@knoxplanning.org&gt;, Erin R. Luptak &lt;Eluptak@fmsllp.com&gt;

Michelle,

We met with about 30 neighbors last night to answer their questions about the development. I am enclosing the power-point presentation we shared with the neighbors. I would ask that this be included in the record and available for the planning commission for review prior to the meeting. I expect there to still be opposition and a push for postponement, but it was clear to me that any call for postponement is not because of the need to further review or discuss the item, but in hope that the delay may damage our chances of obtaining approval.

One issue that came up early was the Assisted Living Facility. Some of the neighbors believed that by reviewing this as an Assisted Living Facility instead of Group Boarding Home was intentional on our part and a way to avoid stricter review or state licensing. I addressed that last night relating to the differences in review under the Knox County Zoning Ordinance, and its definitions and standards versus the state licensing requirements that our facility is subject to (which is beyond the scope of this review) but it may still come up so I wanted to make you aware.

Thank you for your help.

**Benjamin C. Mullins** Attorney



550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37901

phone: 865.546.9321 | fax: 865.637.5249 | email: [bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)

Licensed in Tennessee and Virginia



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For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at [www.fmsllp.com](http://www.fmsllp.com)

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Michelle Portier, AICP  
Senior Planner  
865.215.3821




Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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 **8-C-20-UR\_Supplemental Info.pdf**  
1996K



# 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.<sup>1</sup>
- ▶ 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.<sup>2</sup>
- ▶ 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.<sup>3</sup>
- ▶ 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.<sup>4</sup>

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](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



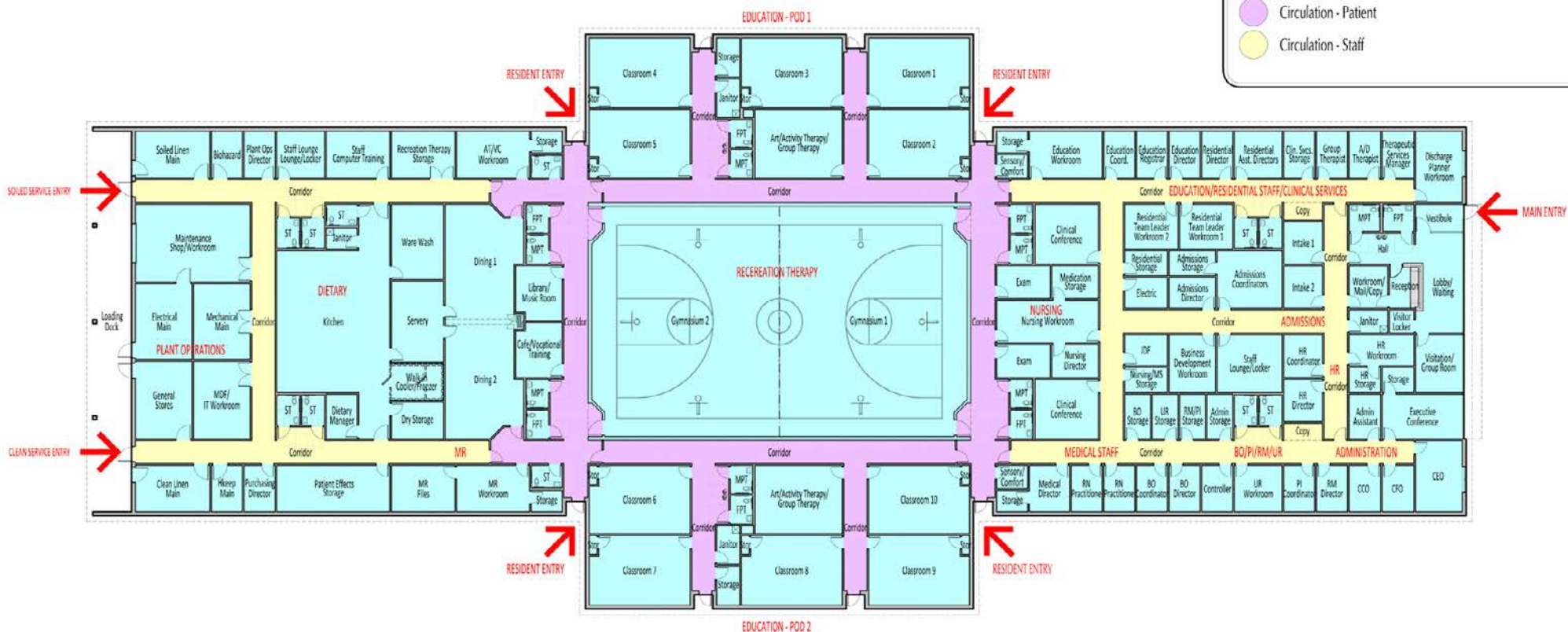






Administrative Building





# 01 MAIN LODGE CONCEPTUAL FLOOR PLAN

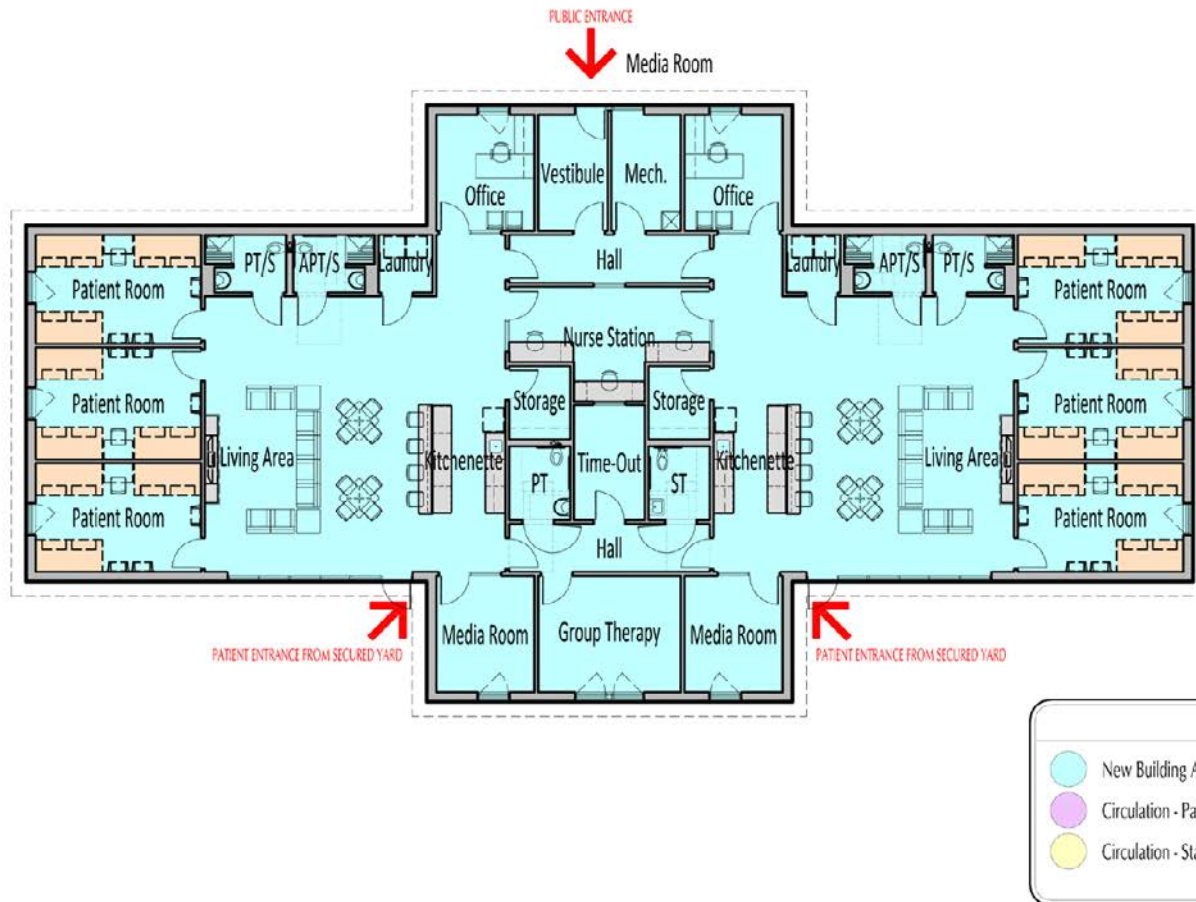
A4.1

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.





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] 8-C-20-UR**

1 message

**Onks, Greg** <gonks@smokymountainutility.com>

Mon, Aug 10, 2020 at 7:52 PM

Reply-To: gonks@smokymountainutility.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Reference: Use of review agenda item 8-C-20-UR

I am asking that you do not bring this facility to our community, we already have a jail that is in our area. The safety for our children and grandchildren is the main concern, this why I am asking out of respect please do not bring this to our community.

Thank you

Greg Onks

Get [Outlook for iOS](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Use of Review agenda item 8-C-20-UR**

1 message

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**Theresa Onks** <mymamaw0604@gmail.com>

Mon, Aug 10, 2020 at 7:43 PM

Reply-To: mymamaw0604@gmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

I do not want this juvenile facility in my community. There are concerns in it's current location in Louisville with assaults, so I'm sure we would see these same issues and WE DO NOT WANT OR NEED IT!! I have lived in this area for over 37 years and for the protection of my family and my grandchildren, we are asking for the Knox Planning Commission to not vote for it.

Thank you,  
Theresa Onks

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: 4937 Wise Springs Rd 8-C-20-UR**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Tue, Aug 11, 2020 at 6:09 AM

Reply-To: michelle.portier@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Forwarding comments.

----- Forwarded message -----

From: **Greg Jones** <gjones40@comcast.net>

Date: Mon, Aug 10, 2020 at 8:51 PM

Subject: 4937 Wise Springs Rd 8-C-20-UR

To: michelle.portier@knoxplanning.org &lt;michelle.portier@knoxplanning.org&gt;

Hello Michelle

I am one of the owners of this property. My partner and I selected the Acadia proposal over the other development companies, because their plan would have the least impact on the community. It will be a well maintained facility.

The other offers we had on this property were from developers of subdivisions, one includes a low income housing development. I would like to encourage the MPC staff to strongly consider approving the Acadia proposal at the 8/13/20 meeting for the overall best interest in the community.

I think if the neighbors knew the other options we were given, they would happily accept the Acadia proposal. I know I would if I lived next door.

Thank you for your time and consideration.

Sincerely

Greg Jones

--

Michelle Portier, AICP  
Senior Planner  
865.215.3821



Knoxville-Knox County Planning | [KnoxPlanning.org](https://www.knoxplanning.org)  
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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)