



# Home Life Community Master Plan

Jackson, Tennessee



December 16, 2022



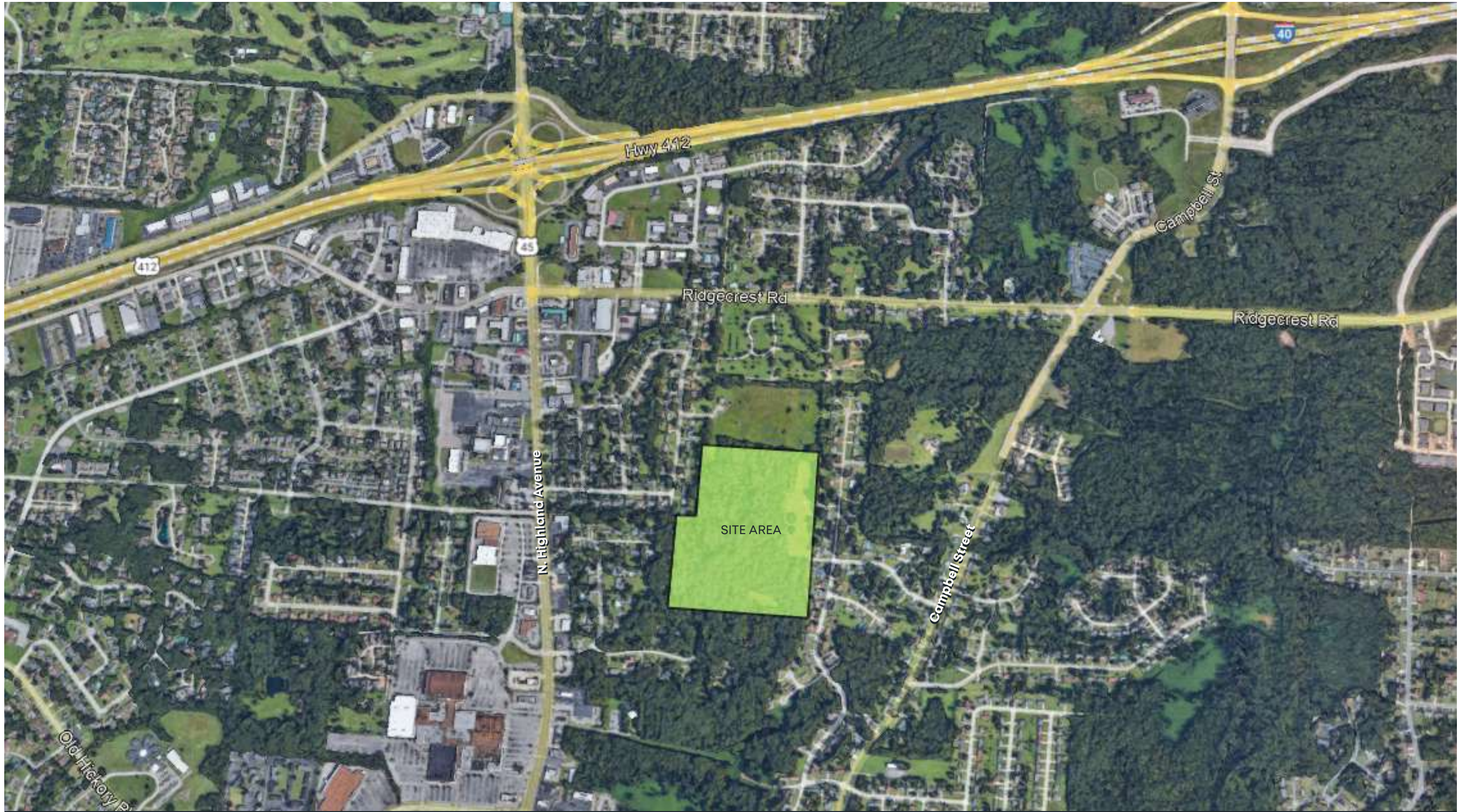
## VISION

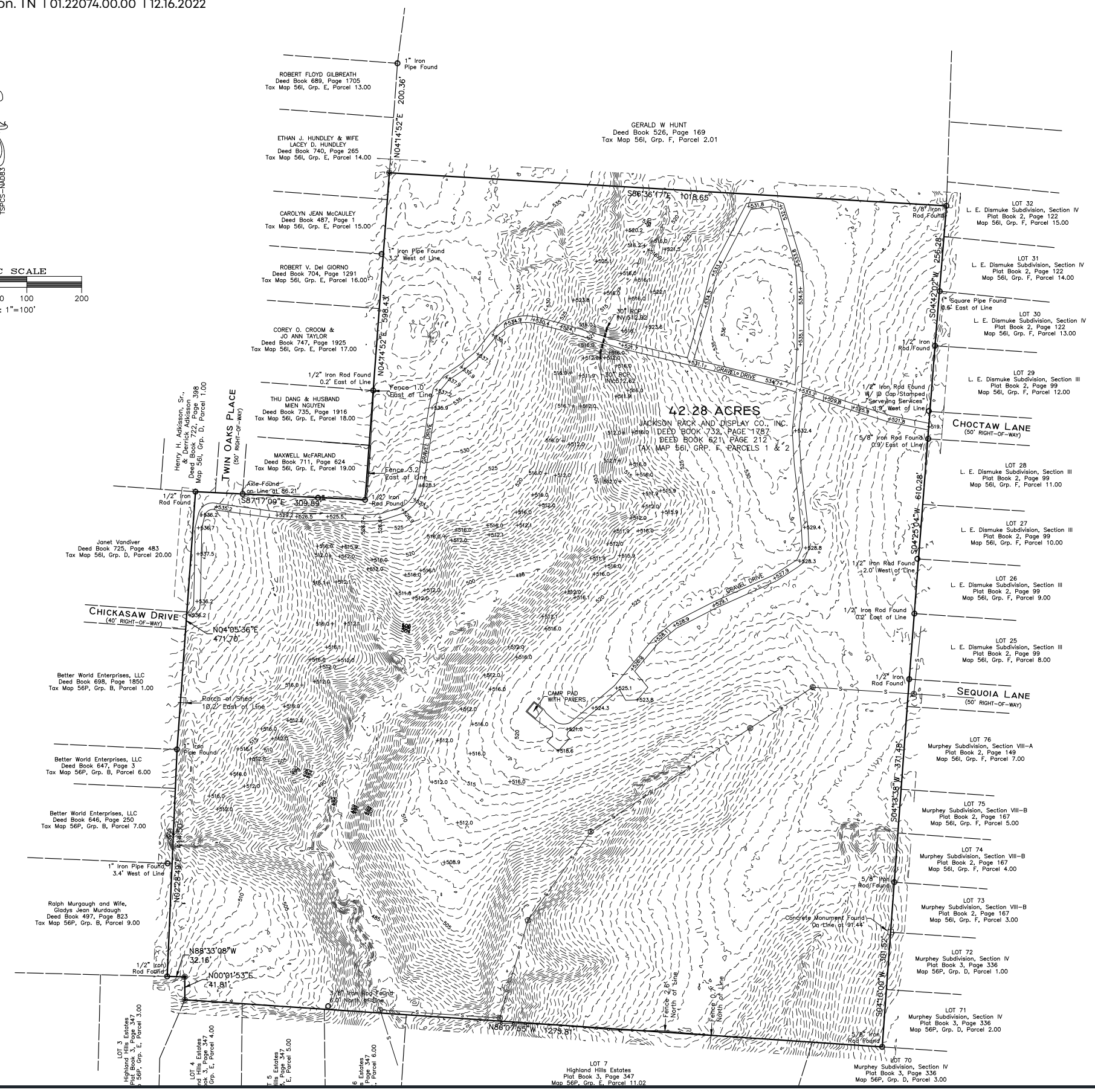
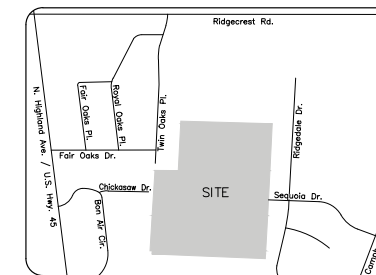
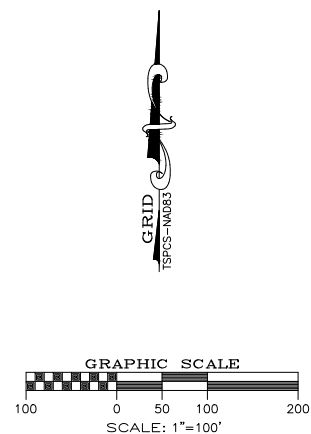
Current statistics indicate that 1 in 44 children have autism nationwide. The CDC estimates there are over 5.4 million (2.2%) adults living with autism spectrum disorder and 1/3 of these adults have intellectual challenges that will require life-long support and programs. While most of these adults currently live at home with aging parents, many will require new living accommodations. Dr. Jerry Kartnizel and his family are providing vision and leadership to address the housing needs of this underserved population through Home Life Community, a model community for neurodiverse adults here in the Midsouth.

Home Life Community will provide residents with an array of daily activities designed to promote life-long educational, physical, and spiritual growth. The Community will develop programs to meet the unique needs of each resident and foster growth - aiding them to live a life of purpose. The site will boast a central lodge with classrooms, athletic facilities, outdoor amenities and residential cottages, along with an assisted living facility tucked into the lush, wooded site. Over time, the Community will grow to serve a total of 120 adults living with autism.

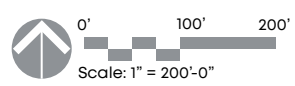
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LEGEND	
⊙	SANITARY SEWER MANHOLE
NA83	NORTH AMERICAN DATUM OF 1983
TSPCS	TENNESSEE STATE PLANE COORDINATE SYSTEM
⊙	1/2" - NCH IRON ROD WITH ALUMINUM CAP STAMPED "PLS INC" SET
⊠	CONCRETE MONUMENT FOUND
○	MONUMENT FOUND AS NOTED
—	PROPERTY LINE
- - -	ADJOINING PROPERTY LINE
- - -	SANITARY SEWER PIPE



**CERTIFICATE**









I, A. BRENT DEAN, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR GENERAL PROPERTY SURVEYS AS SET FORTH BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS IN THE STATE OF TENNESSEE. THE RATIO OF PRECISION OF THE UNADJUSTED FIELD SURVEY IS 1:10,000, OR GREATER, AS SHOWN HEREON.

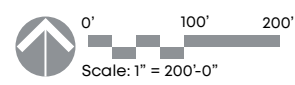
A. BRENT DEAN  
 TENNESSEE - B.L.S. 2205



LOCATION MAP  
(NOT TO SCALE)



- KEY
-  PRIMARY ACCESS
  -  EXISTING STREETS
  -  HIGH POINT
  -  RIDGE
  -  DRAINAGE
  -  DESIGNATED STREAM
  -  STORMWATER, SEWER EASEMENT
  -  TREE COVER



Aerial Overlay- Opportunities and Constraints





(A) HIGH PINES



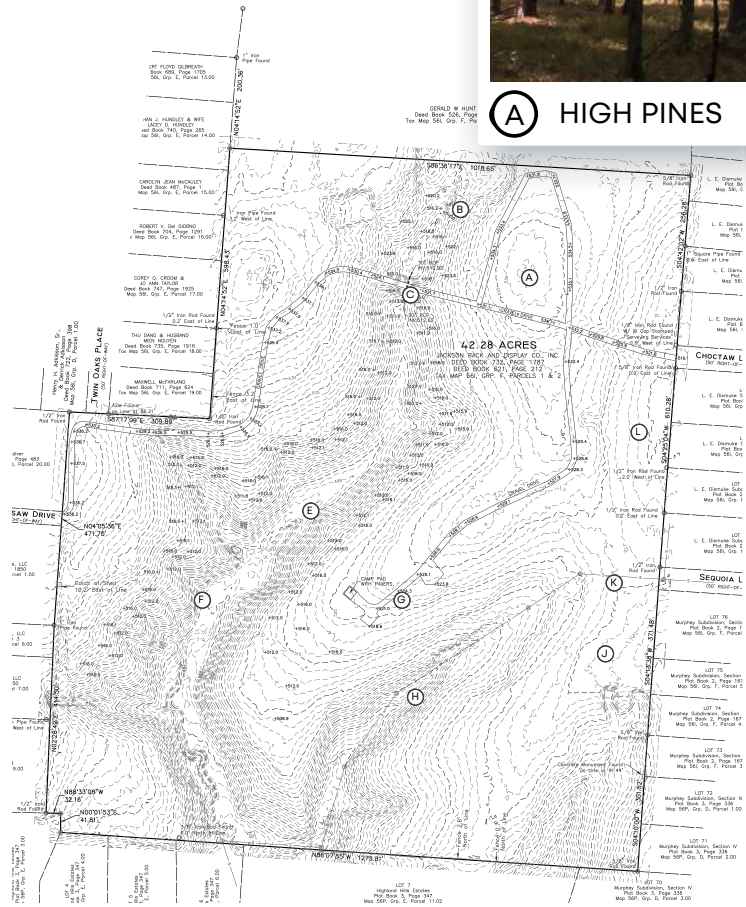
(B) NORTH CROSSING



(C) TRAIL TO PASTURE



(D) HIGH PASTURE



(E) STREAM CROSSING



(F) DEEP WOODS



(G) COLUMNS GROVE



(L) EAST MEADOW



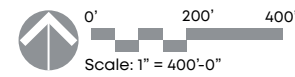
(H) GLEN



(J) CATHEDRAL



(K) VIEW TO MEADOW

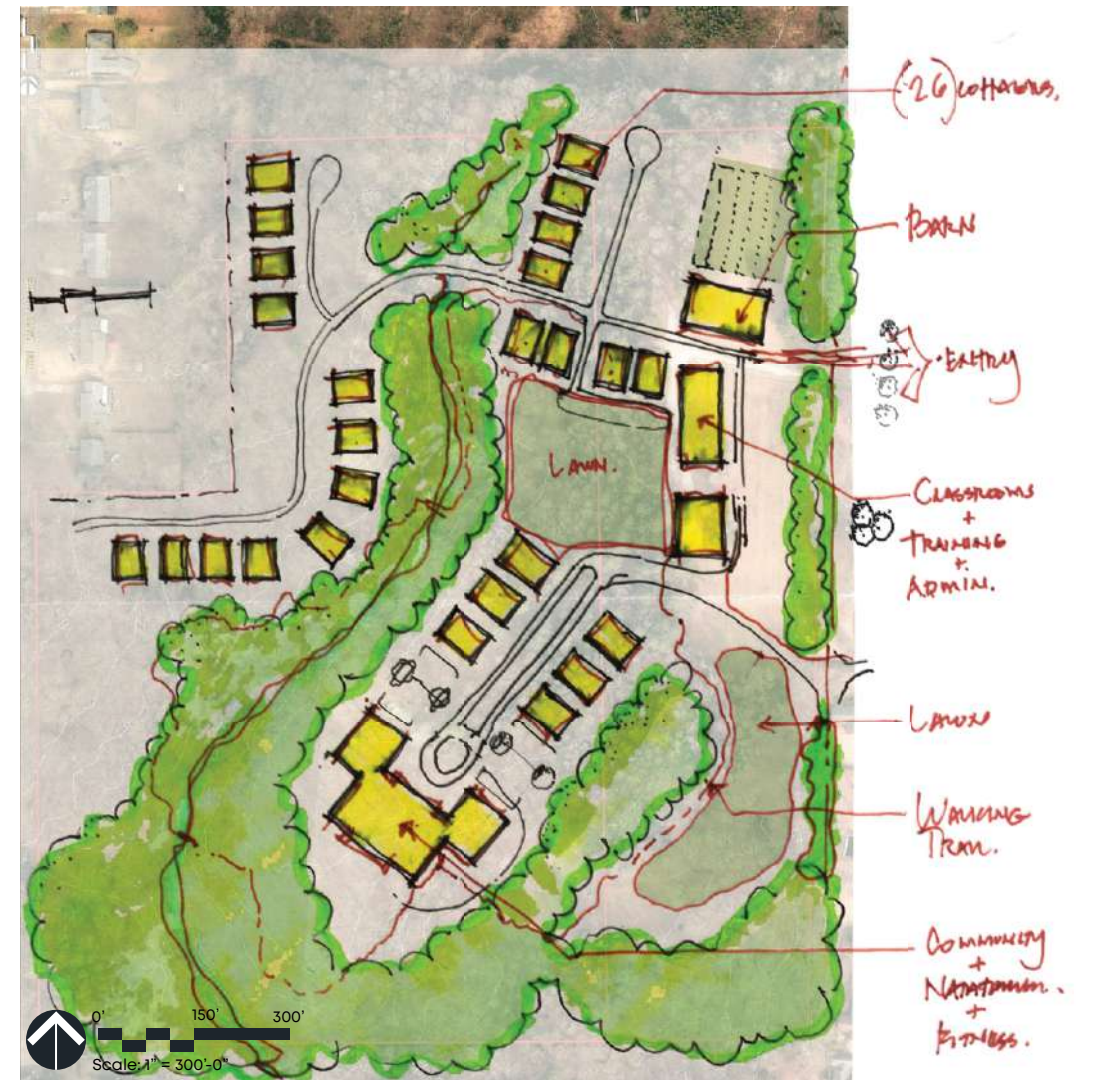


Site Photos





CONCEPT A



CONCEPT B

1

PROGRAM				
Project: 01.22074.00	Quantity	Area	Total Area	Comments
<b>Community Lodge</b>				
Entry Vestibule	1	120	120	
Welcome Lounge	1	360	360	gas fireplace, balcony, cafe
Central/Event Kitchen	1	280	280	full kitchen, dry goods storage adjacent receiving
Kitchen Mgr Office/ Dietician	2	100	200	
Walk-in Cooler/Freezer	1	180	180	
		<b>Area</b>	<b>1,020</b>	
<b>Classrooms/Therapy</b>				
Multi-use Classrooms (20x20)	1	400	400	60-80 residents Includes storage
Transition Classroom ( 20x20)	2	400	800	includes storage
Crafts/ Visual Arts	1	300	300	includes sinks,storage
Drum/ Movement/Yoga	1	400	400	mat/prop/drum storage
Theatre/Chapel	1	400	400	Adjacent to multi-purpose /gym
		<b>Area</b>	<b>2,300</b>	
<b>Fitness/ Recreation</b>				
Multi-Purpose Sports Gym/Event/Dining	1	6,600	6,600	60 x110 basketball court with moveable partition
Walk Ring	1	500	inc.	above gym, option at grade around court
Weight Room or Dedicated Equipment Area	1	300	300	exercise space
Natorium (Therapy Pool)	1	2,800	2,800	pool 25 x 40 + 2 jacuzzi (8x10)- (flex to 3-short lane)
Ozone pump/filtration	1	120	120	adjacent to Natorium, close to gym
Support spaces, coat room, toilets, JC, etc.	4	55	220	
		<b>Area</b>	<b>10,040</b>	
<b>Administration</b>				
Offices/Work Room (10x12)	6	120	720	ED, MD, 2-3 Mgrs. ( See Kitchen also)
Dining Conference Rooms (12x20)	2	240	480	near kitchen/servery
Staff Break	1	240	240	
Support Spaces/Lockers	2	180	360	
Facilities/Maintenance	1	200	200	
Central Receiving	1	280	280	adjacent to loading area
Mechanical/ Electrical	1	250	250	
		<b>Area</b>	<b>2,530</b>	
<b>SubTotal Net Area</b>			<b>15,890</b>	
Grossing Factor			35%	
<b>community Lodge - Total Area</b>			<b>21,452</b>	

2

PROGRAM				
Project: 01.22074.00	Quantity	Area	Total Area	Comments
<b>Residential Cottage</b>				
<b>Private Area</b>				
Private Bedroom -Universal	4	200	800	2 per wing
Bathroom Universal	4	75	300	2 per wing
Walk-in Closet	4	35	140	1 per resident
Wing Ante Room/Hall	2	50	100	1 per wing
		<b>Area</b>	<b>335</b>	<b>1,340</b>
<b>Shared Area</b>				
Front Porch	1	180	NA	
Large Lounge/Living	1	280	280	
Kitchen	1	180	180	warm-up stations, simple prep
Pantry	1	120	120	Full-size freezer/ref Life-support
Utility/ Washer Dryer/ SAFE ROOM	1	160	160	Storm-Rated Enclosure
Dining/Multi-use	1	210	210	10 -12 seats
Guest Toilet	1	80	80	
Office/ Flex-Caregiver	1	120	120	120, sofa-bed
Screened Porch	1	180	NA	
Covered EV Cart Parking	1	140	NA	adjacent - porch
		<b>Area</b>	<b>1,150</b>	
<b>SubTotal Net Area</b>			<b>2,490</b>	
Grossing Factor			20%	
<b>Cottage - Total Area</b>			<b>2,988</b>	<b>4 residents</b>
<b>20 Cottages - Grand Total Area</b>			<b>59,760</b>	<b>80 residents</b>

3

PROGRAM				
Project: 01.22074.00	Quantity	Area	Total Area	Comments
<b>Assisted Living</b>				
<b>Patient Care Unit</b>				
Private Bedroom -Universal	20	280	5,600	10 per wing
Bathroom Universal	20	70	1,400	in-room
Supply	4	80	320	2 per wing
Nursing Substation	4	50	200	1 per wing
		<b>Area</b>	<b>455</b>	<b>7,520</b>
<b>Shared Area</b>				
Front Porch/Patio	1	180	180	
Entry Vestibule	1	140	140	
Large Lounge/Living	2	280	560	12 comfortable seating, 3 clusters
Kitchen	2	180	360	
Kitchen Pantry Storage	2	120	120	adjacent to supply
Utility/Laundry / SAFE ROOM	2	160	320	
Dining/Multi-use	2	280	560	16 - 20 seats
Guest Toilets	2	50	100	
Office/Exam/Meeting Room	2	160	320	
Nurse Station/ Meds	2	180	360	
Screened Porch Areas	2	120	240	balcony second floor
Electrical/ Mechanical	1	200	200	
Maintenance/ Supplies	1	200	200	
		<b>Area</b>	<b>3,660</b>	
<b>SubTotal Net Area</b>			<b>11,180</b>	
Grossing Factor			35%	
<b>Total Unit Area (per level)</b>			<b>15,093</b>	<b>20 residents</b>
<b>Assisted Living Total Area</b>			<b>30,186</b>	<b>40 residents</b>

4

PROGRAM				
Project: 01.22074.00	Quantity	Area	Total Area	Comments
<b>Organic Farm</b>				
Multi-use Barn	1	3,600	3,600	40x72 (stabling for 2 horses)
Green House/ Tool shed	1	1,200	1,200	
SubTotal Net Area			1,200	
Grossing Factor			15%	
<b>Total Area</b>			<b>5,520 SF</b>	
<b>Grand Total</b>			<b>116,918 SF</b>	





KEY

- ① COMMUNITY LODGE
- ② RESIDENTIAL COTTAGES
- ③ ASSISTED LIVING
- ④ ORGANIC FARM
- ⑤ OUTDOOR AMENITY
- ⑥ EV CART PATH
- ⑦ WALKING TRAIL
- ⑧ PARKING AREA
- ⑨ MAIN ENTRY VEHICULAR DRIVE



COMMUNITY LODGE



ORGANIC FARM



RESIDENTIAL COTTAGES



Aerial View







