



## PROPERTY SALE FACT SHEET

November 17, 2023

*Updated 12-01-23 to reflect discussion  
with neighbors on 11-21 and follow-up questions*

### **OVERVIEW**

A parcel of 16 Kanuga acres located on Evans Road, running east toward the Duke Energy high-tension power cut, is being purchased by the nonprofit group [TimberKnolls Spirit Cove](#) to provide animal-assisted therapy programs. This work is consistent with Kanuga's goal to serve as a place of healing and transformation. No other Kanuga parcels are planned for sale, and Kanuga has first right of refusal should TimberKnolls decide to sell in the future. [Sitework Studios](#) is the land planner. [Legerton Architecture](#) is the architect.

A lease option was considered; however, owning the land versus leasing it makes a difference to foundation and other funding sources for TimberKnolls, especially when investing in building the office space and other features. Funding is in place to purchase the land and begin the building process; some of the funds to continue the project are in the process of being raised.

### **ABOUT TIMBERKNOLLS SPIRIT COVE**

TimberKnolls is a nonprofit equine and canine (specifically Newfoundlands) therapy program providing hope and healing at no charge to veterans, military families, firefighters, EMS workers, doctors, nurses, teachers, and trauma victims. The program offers help to more than 40,000 people nationwide each year.

### **THE ANIMAL-THERAPISTS**

Newfoundlands are known as 'gentle giants' with a quiet temperament and natural ability to connect with people needing healing and care, especially those suffering from illness or trauma. [Here is a video of them working with first responders on water rescue training.](#)

Like any pet dog, Newfies may bark when the mail comes, or wildlife or an intruder approaches, but they are generally big, lazy dogs that love to sleep.

Up to 15 Newfies will live in residences with the staff and founders; a kennel will not be on the property.

A therapy pool will be on site for rescue services training, but Newfies are primarily indoor animals due to their size and heavy coats.

The program will also offer equine therapy to promote emotional healing. Horses offer unique traits that make them a top choice for animal-assisted therapies. The plan includes up to 15 Newfoundland dogs and four [Gypsy Vanner](#) horses known for their unflappable nature.

## **COMMUNITY CONSIDERATIONS**

1. Safety
2. Visual Screens
3. Erosion (and other issues caused by land disturbance)
4. Communication

In analyzing this property and the best places for building and infrastructure, Sitework Studios looked for the safest entrance and minimal impact on neighbors, placing the staff cottages on the side closest to existing neighbors to keep the residential feel. In the office area, the building is spaced fairly far from the property lines. The office is 180-200 feet from Evans Road, with 100 feet of vegetation for a visual screen. The small parking area will be nestled among trees.

TimberKnolls will work with its planner and architects to provide meaningful visual buffers, especially for the closest neighbors.

Every consideration has been given to the natural land itself and its proximity to neighbors. The land plan is consistent with Kanuga's forestry stewardship plan, created by [EcoForesters](#). Buffers to roadways, consideration of the slope, and preservation of site trees will be maximized for the planned buildings. Buffers and landscaping will exceed requirements.

Kanuga is committed to continually improving communications with its neighbors. A plan is in development for neighborhood gatherings at Kanuga in 2024. We will share information about property and events in these gatherings and hear any concerns and suggestions.

TimberKnolls Spirit Cove plans to hold a 'Meet the Newfies' event to get to know its new neighbors. "We sincerely hope that you all consider joining us in building a stronger community together for the future," says Lisa Schiller. TimberKnolls also welcomes neighbors suffering from illness or critical crisis events to benefit from its services.

## **WHY THIS LOCATION?**

This location offers the least land disturbance and the most accessibility. TimberKnolls also found this location to be ideal due to the existing infrastructure (power, internet,

etc.).

## **ZONING**

For the 4.76 acres where the therapy office is located, TimberKnolls Spirit Cove submitted a special use request (not a re-zoning request) from the Henderson County Zoning Board of Adjustment.

On the remaining 11.24 acres—zoned R2R residential or agricultural uses approved “by right”—included will be a six-acre pasture, barn, and three residences for the organization’s founders and staff. TimberKnolls Spirit Cove is working with soil engineers to determine the best well and septic systems for these residences. The system plan will be submitted to the county for consideration and approval at the appropriate time.

## **ABOUT THE SUBDIVIDED ACRES**

Please refer to [the site plan](#), which was developed using guidance from the county’s subdivision and zoning ordinance. The land is classified as a “special subdivision.” In this case, the term means that the 16-acre tract is subdivided into five lots with a shared private drive, all for use by the same nonprofit organization to fulfill its mission.

There are several reasons for this approach. Only the parcel for the office building requires a special use permit; the others do not. The others were created for staff cottages, pasture, barn, and other features in the master plan. The staff cottages use falls under residential by right, and the pasture and barn fall under agricultural by right. Should the property owner want to add another similar office, for example, on one of those parcels, a request for special use could be submitted without the others being involved. The five individual lots also allow for building permits to be pulled by each lot instead of the entire project.

## **ABOUT THE THERAPY CENTER OFFICE**

The 4,000-square foot, one-story + basement office building will have its own well and septic system. It will be designed by Legerton Architecture to create a structure that fits in with the landscape and neighborhood.

The office building setback is at least 300 feet from any home or building, and a small parking area will be nestled in the trees. TimberKnolls will provide animal-assisted therapy to small groups of 12-24 at a time. Participants interested in staying overnight will be accommodated at Kanuga, where there is additional parking. TimberKnolls plans for up to five employees; the number of volunteers will vary depending on the season and program.

The office building location is well beyond any environmentally sensitive areas.

## **THERAPY POOL**

A therapy pool, no larger than standard residential size, will be installed on-site for rescue services training. The pool will most likely be filled using well water, and no harmful chemicals will be used. The TimberKnolls staff welcomes advice and conversations from neighbors experienced in alternatives to harsh chemicals.

## **ENTRANCE**

One main driveway off Evans Road will serve as the entrance.

There will be a sign at the entrance; the size is to be determined. It will be simple and attractive, complementing the natural setting.

Entrance options were explored with a civil engineer. These factors make the site plan entrance the most viable:

1. **Safety:** This location is preferred regarding visibility on Evans Road.
2. **Land Disturbance:** The entrance reflected on the site plan causes the least land disturbance. The existing dirt/logging road option was considered carefully and determined the least desirable because of environmental issues related to the existing stream, septic system, grade, and pasture.

## **TIMELINE**

The sale is expected to be completed as soon as possible, and TimberKnolls is beginning the design phase. Once the design is complete, a construction timeline will be developed. TimberKnolls embraces creating a communication plan to further engage with neighbors throughout this process and into the future.

The goal is to complete the project within two years. As with any project, the timeline can change based on various factors.

## **CONSTRUCTION**

During construction, a staff person will live on-site in either a trailer or a small staff cottage (not in sight of Evans Road). Attention will be given to construction noise.

## **SUMMARY**

TimberKnolls' goal is to create a serene retreat surrounded by the natural beauty of the plant and tree life that thrives in the area. This will be a low-impact development consistent with Kanuga's mission to connect all people with each other, nature, and the Creator.