

Representing Homeowners since 1971

Re: Item #48, File ID 1-I-17-RZ

Admiral's Landing
Ashley Oaks
Belmont West
Breakers at Riversound
Briarglen
Carrollwood
Cedardale
Charles Towne Landing
Cobblestone Park
Crestline
Crestwood Hills
Eagle Glen
Farrington
Foxfire
Heritage Woods
Heron's Pointe
Karns Community Club
Lakeridge
Lovell Rd./Lovell View
Madison Ridge
Magnolia Pointe
McKenzie Meadows
Morgan Place
New Kensington
Northshore Landing
Sevenoaks
Sevenoaks West
Sherman Oaks
Tan Rara Oeste
The Mill at Choto
Trails End
Villas at Lyons Crossing
Wedgewood Hills
Wesley Place
Westland - West
Westshore
Woods at Bluegrass
Woods at West Valley

1. Knox County does not currently give a definition of halfway house in its ordinances and does not provide guidelines for the regulation of this type of group residence. The closest county definition of this type use would be “Boarding House,” which is for not more than 12 people, or “Congregate Housing,” which is for the elderly. The City of Knoxville does define this type of use, however, and has established reasonable requirements insuring that a halfway house must not be within 300 feet of a park, school, or day care; must be within 1,000 feet of public transit; and must provide notification to law enforcement prior to occupancy (see attached **City of Knoxville definition and ordinances**).
2. This location is next to a Knox County–owned park (see attached **Dunn map**).
3. This location is more than a mile from public transit (see attached **closest bus distance**).
4. Little is known about the qualifications of this facility's management. This facility, called Mandala Recovery Services, may have breached the confidentiality of residents. Mandala has a Facebook page on which the page administrator (acting on behalf of Mandala) responded to a former resident and gave out information about past and present residents using their first names, indicating that at least one continued to use drugs while living in the halfway house (see **screen captures of Mandala directors’ FB page comments**).
5. The proposed facility has been illegally operating for at least 11 months in a zone where it is not allowed (see **screen capture of Mandala directors’ FB comment**).
6. The map of the area contained in the application does not accurately show the hundreds of residential properties immediately across the street from this location (see attached **area residential ownership map**).
7. Before this halfway house or similar use is permitted in the county, we ask that MPC work with County Commission to create county standards for halfway houses to insure they operate in harmony with the general purpose and intent of the Zoning Ordinance.

Margot Kline

President, Council of West Knox County Homeowners

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Vice President:	Sue Mauer	690-0269 (ph) 769-2503 (fax)
Secretary:	Judy Horn	jmjh2010@gmail.com
Treasurer:	Betty Spurling	bgspsurling@knology.net
Parliamentarian:	Jerry Erpenbach	Erpenbach_ji@bellsouth.net

vacant
Tootie McCook tootiem125@aol.com
Dave Rivoira drivoira@comcast.net
Frank Slagle fslagle@toolcrib.com

City of Knoxville definition and ordinances:

***Halfway house:* An approved residential facility licensed for the housing, rehabilitation, and/or training of persons on probation, parole, or early release from correctional institutions, or other persons found guilty of criminal offenses, and court-ordered to reside at the subject facility.**

C-2 (central business districts) WITHOUT use on review

Halfway houses subject to the following standards:

- a. No other *halfway house* located within one (1) mile of this site.
 - b. A site cannot be located within three hundred (300) feet of a park, school, or day care center.
 - c. The use shall comply with all applicable city, state, and federal codes and regulations.
 - d. The site shall be within one thousand (1,000) feet of an established transit route.
 - e. Signs identifying a use as a *halfway house* are not permitted.
 - f. The city police department must be provided with a written notification of the use prior to its occupancy.
-

C-3 (general commercial district) WITHOUT use on review

Halfway houses with maximum capacity of five (5) persons subject to the following standards:

- a. No other *halfway house* located within one (1) mile of this site.
- b. A site cannot be located within three hundred (300) feet of a park, school, or day care center.
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C-3 (general commercial district) WITH use on review

Halfway houses with greater than five (5) persons subject to the following standards:

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C-4 (highway and arterial commercial districts) WITHOUT use on review

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C-6 (general commercial park district) WITHOUT use on review

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O-2 (civic and institutional districts) WITHOUT use on review

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O-1 (office, medical, and related services district) WITHOUT use on review

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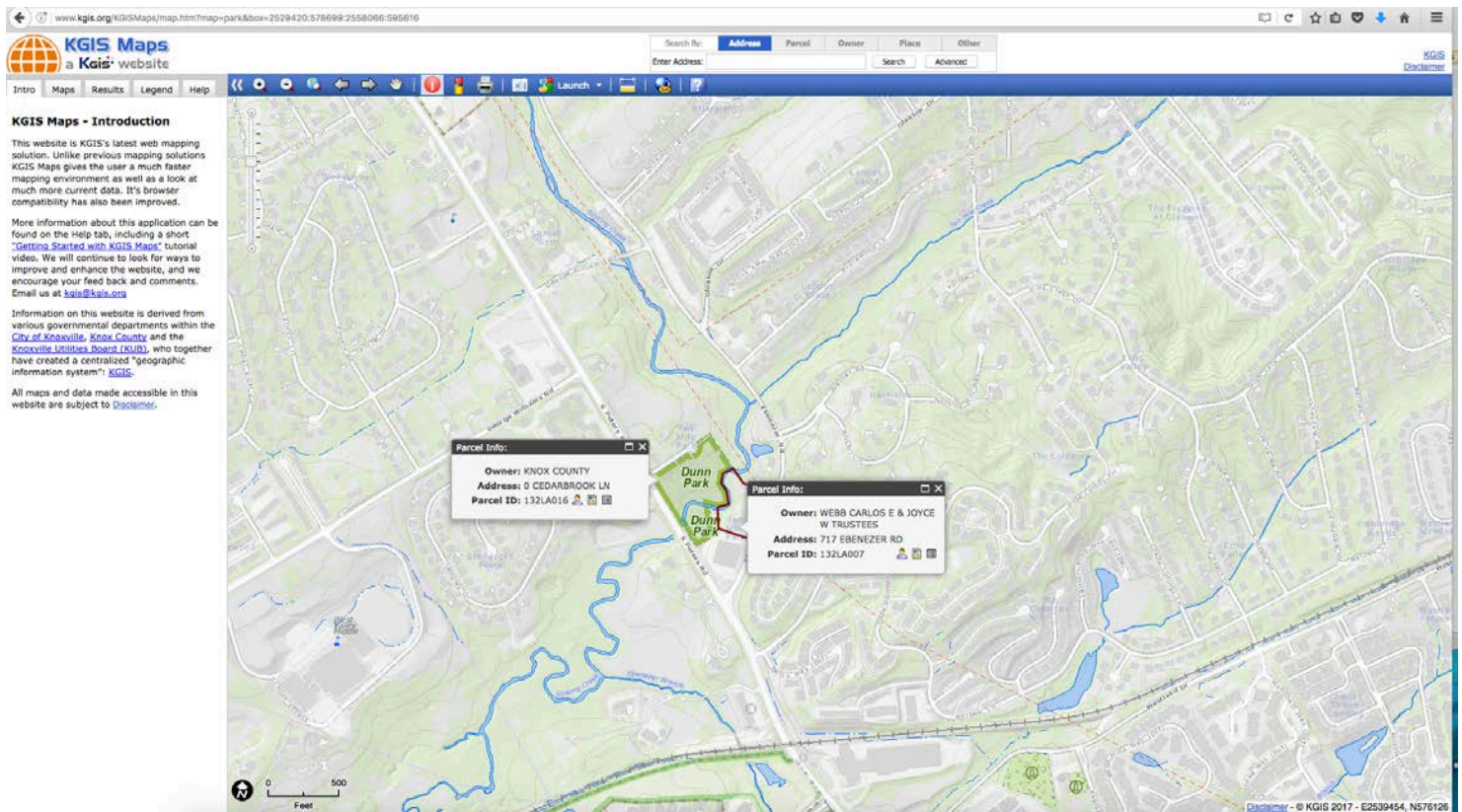
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R-2 (general residential district) WITH use on review

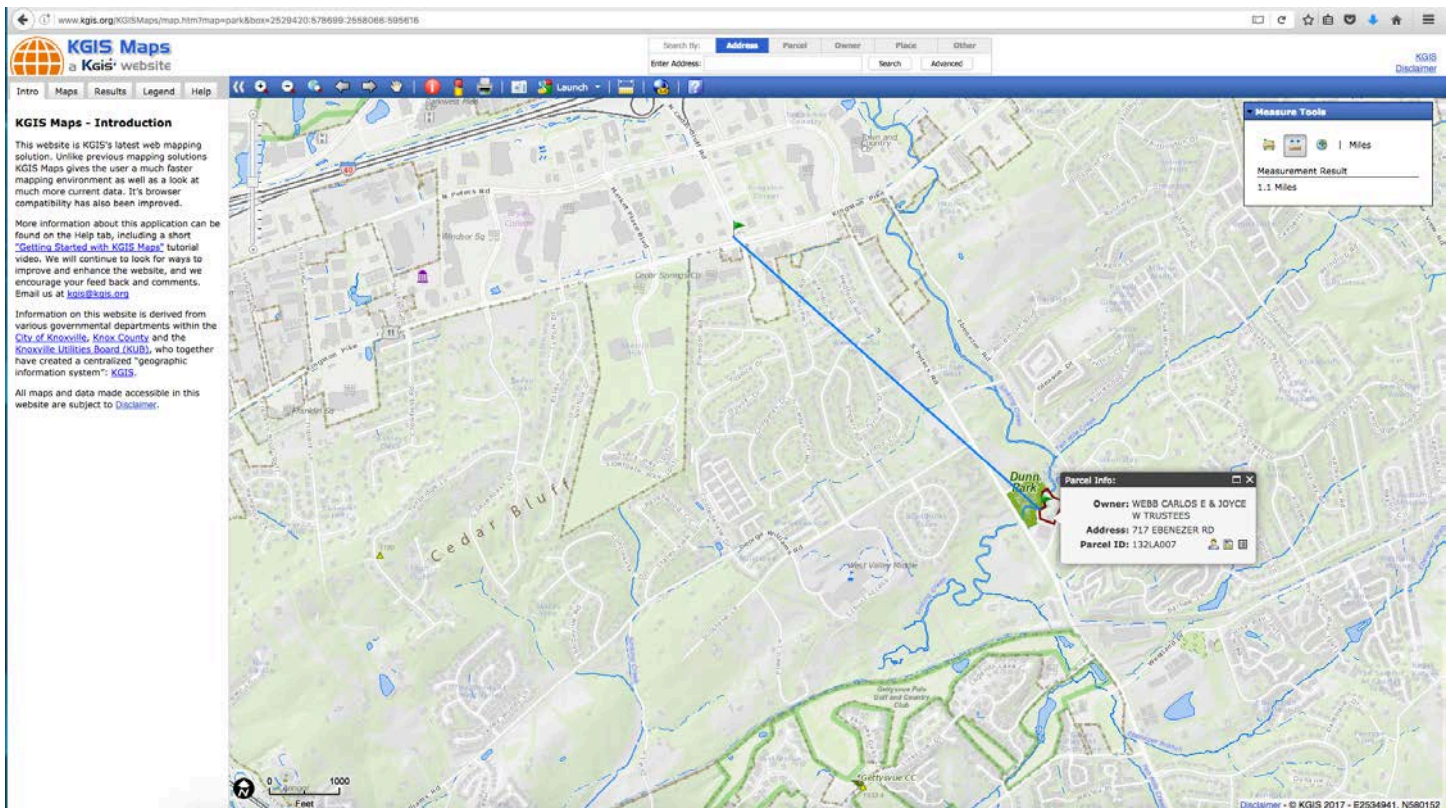
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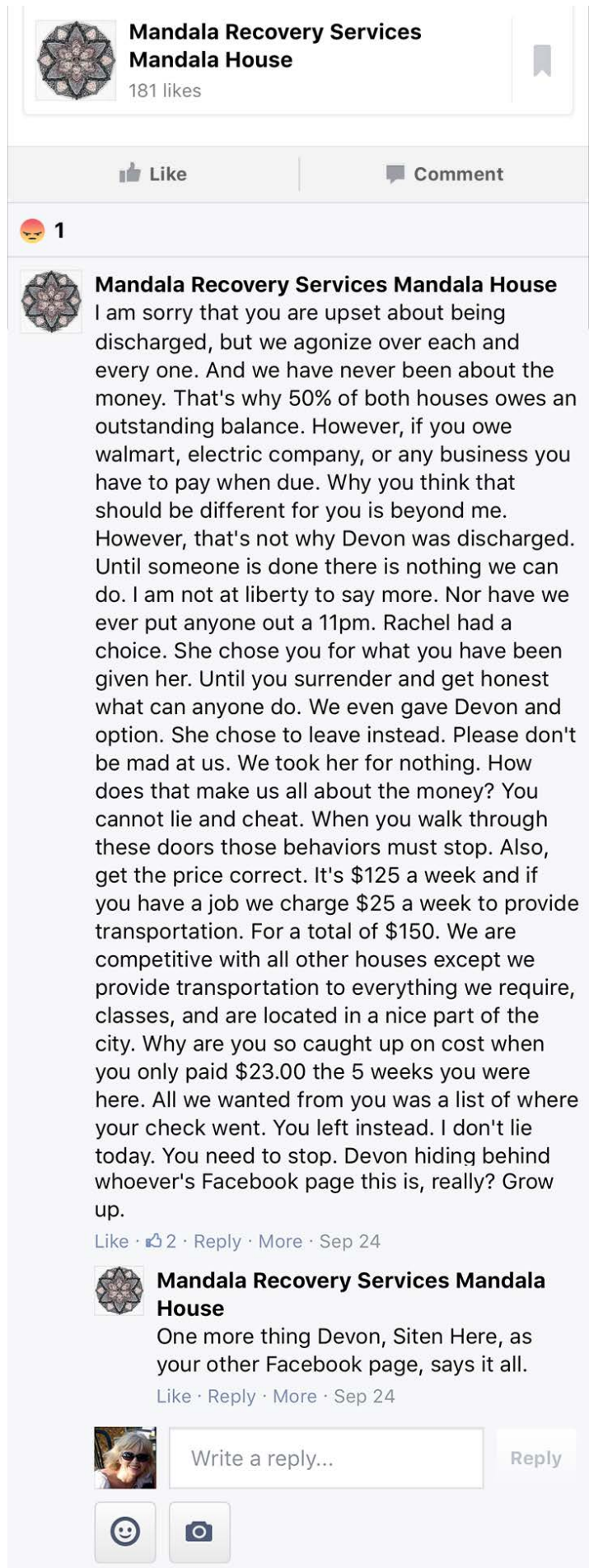
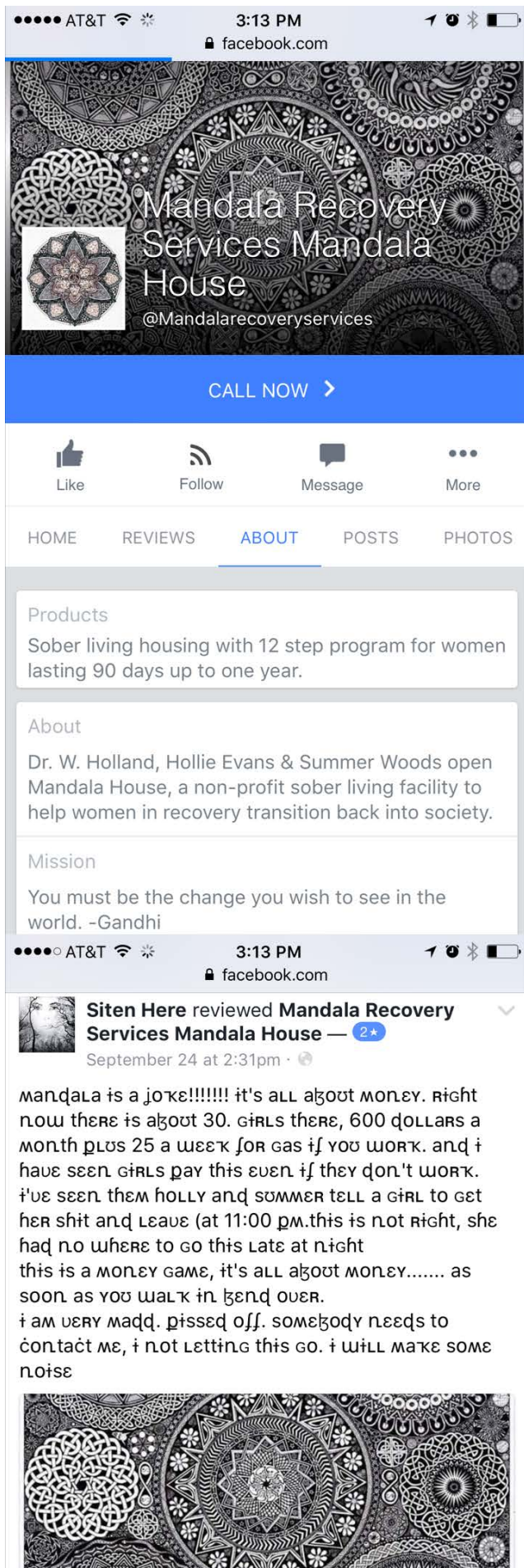
Dunn map



Closest bus distance



Screen captures of Mandala FB page comments



AT&T 2:45 AM

< Summer Woods Hollie E... 



Summer Woods Hollie Evans

 Add Friend  Follow  Message  More

-  Managing Directors at Mandala Recovery Services Mandala House
-  Studied at Northeast State Community College
-  Studied at East Tennessee State University
-  Went to Volunteer High School
-  Went to Bristol Tennessee High School

  1  1  

Comments Done



Summer Woods Hollie Evans
Doing great **Zack Brotherton**. Better than I could have ever imagined. Opening our new building -added 30 beds. God is good. Check out our FB Mandala Recovery Services. Hope all is well with you and your sweet family.
February 25, 2016 ·  2



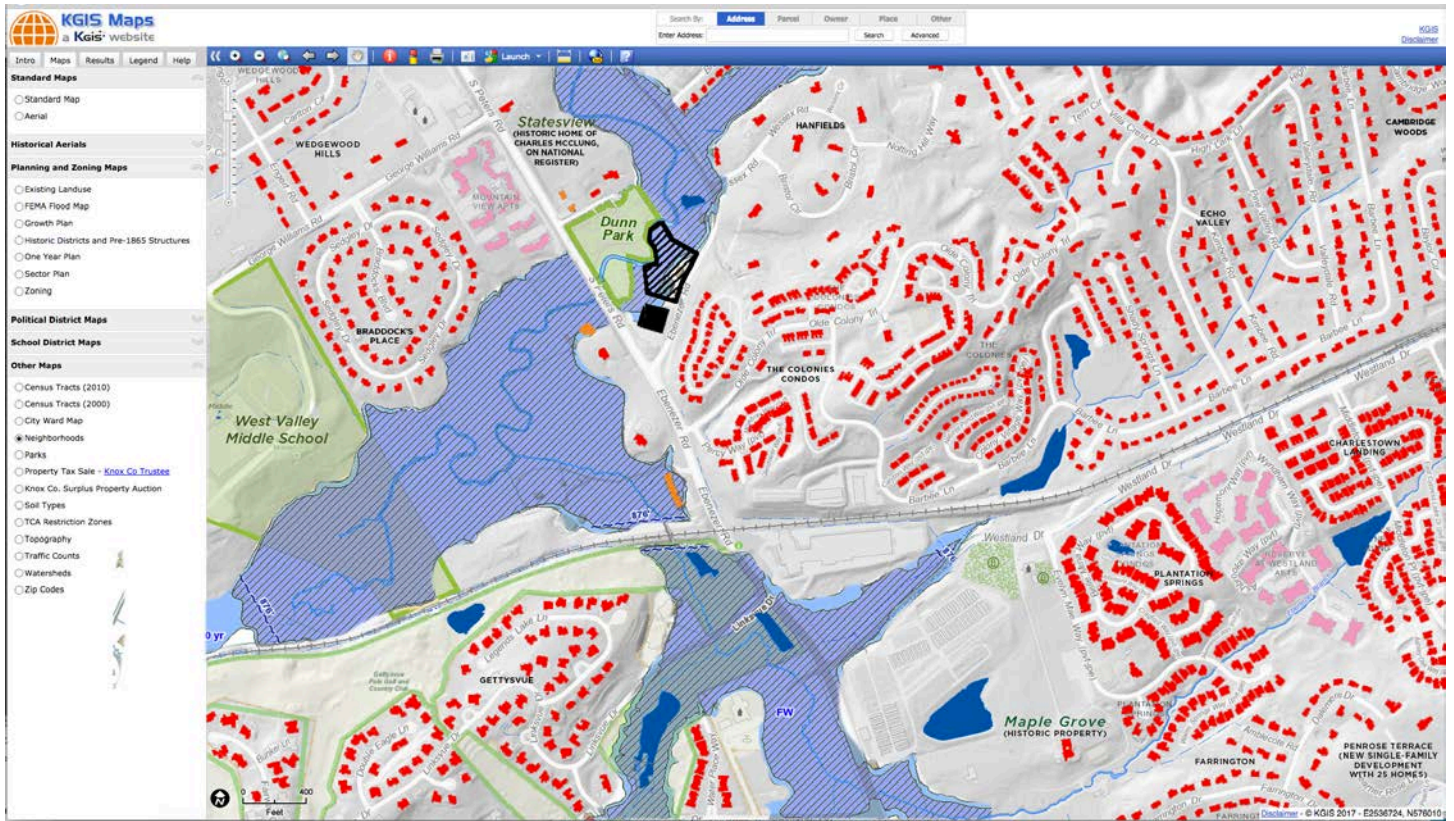
Allen Burnette
Hope you guys are doing great. Do you need anything for your new facility.
February 26, 2016



Summer Woods Hollie Evans
Thanks **Allen Burnette**. Actually, we are still looking for quite a few more items. If you know anyone with furniture, couch tables chairs, for sale or a dryer, let me know. Other than that it's the small things like pots pans dishes, etc.

 Share

Area residential ownership map (The red dots indicate existing privately owned residences. The cross-hatched areas in blue are flood zone and are not likely to ever be developed extensively) The cross-hatched area in black is the proposed location of the halfway house. The black building beside it is a storage facility that was strongly opposed





Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Please vote no to Item 48, 1-I-17-RZ

Frank Slagle <fslagle@toolcrib.com>

Wed, Jan 11, 2017 at 4:13 PM

Reply-To: fslagle@toolcrib.com

To: Margot Kline <margotkline@gmail.com>, Knoxville-Knox County Metropolitan Planning Commission <gerald.green@knoxmpc.org>, commission@knoxmpc.org

Cc: Dave Rivoira <drivoira@comcast.net>, Judy Horn <jmjh2010@gmail.com>, TootieM125@aol.com, JEROME J JR ERPENBACH <erpenbach_j@bellsouth.net>, Betty Spurling <bgsurling@knology.net>

Great letter Margot!

Thanks for doing this.

I brought this up at the Community Forum meeting today and was told the City Ordinance for "Halfway Houses" is a mess. We need a good ordinance, but suggested we not use the City Ordinance as a Model. Hugh Nystrom was at Community Forum today so he heard all of the discussion.

Thanks again,

Frank

From: Margot Kline [mailto:margotkline@gmail.com]**Sent:** Wednesday, January 11, 2017 3:47 PM**To:** Knoxville-Knox County Metropolitan Planning Commission <gerald.green@knoxmpc.org>; commission@knoxmpc.org**Cc:** Dave Rivoira <drivoira@comcast.net>; Judy Horn <jmjh2010@gmail.com>; TootieM125@aol.com; JEROME J JR ERPENBACH <erpenbach_j@bellsouth.net>; Betty Spurling <bgsurling@knology.net>; Frank Slagle <fslagle@toolcrib.com>**Subject:** Please vote no to Item 48, 1-I-17-RZ

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