



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

[MPC Comment] Agenda Item #40 - 2-A-17-RZ_2-A-17-SP/Southeast Commercial LLC - February 9, 2017 Meeting

1 message

Kerry Bennink <kerrylu77@hotmail.com>
Reply-To: kerrylu77@hotmail.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, Feb 7, 2017 at 2:14 PM

Dear Metropolitan Planning Commission Members,

This correspondence is in reference to Agenda Item #40 - 2-A-17-RZ_2-A-17-SP/Southeast Commercial LLC, for the meeting being held this Thursday, February 9, 2017. Southeast Commercial LLC is looking to rezone this land from Residential to Office Space. The owners listed on the Plan Amendment/Report (http://agenda.knoxmpc.org/packages/2-A-17-RZ_2-A-17-SP_pkg.pdf) is "The Steps House." From further research, this is a Substance Abuse Rehabilitation company. Directly across the street from this property are hundreds of homes with hundreds of young families and hundreds of children. My family, that includes my two small children, is within walking distance of this property.

As the MPC staff has recommended in their report, this is not a commercial area and it does not make sense to have an office building in the midst of a residential area. It also does not behoove our family friendly community to have a Substance Abuse Rehabilitation Center so close to so many homes.

Thank you for your time and attention to this matter.

Sincerely,
Kerry Bennink

3217 Red Meadow Road
Knoxville, TN 37931

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Drug Treatment Facility Opposition

1 message

Kevin Carter <kbcarter16@gmail.com>

Tue, Feb 7, 2017 at 1:24 PM

Reply-To: kbcarter16@gmail.com

To: commission@knoxmpc.org

Hello,

My name is Kevin B. Carter and I live at 3213 Red Meadow Road in Knoxville (Karns Community). I have recently been notified of a proposal to introduce a drug treatment facility on Zion Lane. As I'm aware the MPC will be discussing this matter (item no.40) on Feb 9 at 1:30pm. I will not be able to attend this meeting and wanted to share my opposition to this proposal. As I have learned through the MPC, this proposal for a "spot rezone" will be denied by the MPC. I hope this is upheld even if the company files an appeal with the Knox County Commission.

This area is primarily residential with many young families with children and elderly residents. It is the general consensus within the Foxfield subdivision, as well as the rest of the subdivisions and residences in the general vicinity to the proposed site, that this would not be a good decision for the Karns community. Although no one has a problem with people getting help for addictions, we feel this is just not the appropriate area to have a facility like this. There are obvious common sense concerns to allowing such a facility in our "backyard".

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] #2-A-17-Rd Item 40 on agenda

1 message

'Libby Crawford' via Commission <commission@knoxmpc.org>

Tue, Feb 7, 2017 at 6:42 PM

Reply-To: mikeandlibbyc@yahoo.com

To: commission@knoxmpc.org

I live on Ball Rd and my family is not happy with the decision to build an addiction center so close to so many people, this is a residential area. It is not zoned for any other purpose that I know of. We have a lot of children in this area as well as a school that is close. There is a lot of people who cut through Ball Rd already and is difficult to get out of our driveway. I don't think just putting a facility into a area just to be putting it there is a thought out plan! We are asking you to please put this in another area.

Libby Crawford

from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] #2-A-17-SP #2-A-17-RZ (item 40 on agenda)

1 message

Nathan Haugstad <nhaugstad@gmail.com>

Tue, Feb 7, 2017 at 7:20 PM

Reply-To: nhaugstad@gmail.com

To: commission@knoxmpc.org

Dear Knox county MPC commissioners, were do we start (Knox county residents) to having a opt out of prison drug rehab facility in the middle of residential neighborhood. To start the location of this is also a school bus stop for k-12 grades, this should make are children more susceptible to illegal activities. Also this is a residential neighborhood were people bust there butts to make a living, but now you would like to introduce a thriving community for addicts to take over and destroy as in " theft, drug use, trespassing ect." Also there is a elementary school very nearby the proposed location. Now how can u have a safe school environment down the road from a addiction center (YOU CANT) these are some of many issues you are proposing to bring towards a quit hard working community that will stand up for what we have built. Please feel free to contact me with how these issues would not affect us! Thanks for your time in this proposal, Nathan Haugstad

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 2-A-17-SP and 2-A-17-RZ

1 message

'Yahoo' via Commission <commission@knoxmpc.org>

Tue, Feb 7, 2017 at 10:49 PM

Reply-To: grasshopper0619@yahoo.com

To: commission@knoxmpc.org

To Whom it May Concern,

I am not in support of the rezoning to be discussed regarding 2-A-17-SP and 2-A-17-RZ. I live in this area with many neighborhoods, daycares, and small children. I along with many others prefer to keep the area in question on Zion road residential. Please vote NO to the rezoning issues on Thursday and keep the area of Karns safe.

Thank you,
Sarah

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 2-A-17-SP. And 2-A--17-RZ

1 message

'bobbyjones.rs173' via Commission <commission@knoxmpc.org>

Tue, Feb 7, 2017 at 5:41 PM

Reply-To: bobbyjones.rs173@yahoo.com

To: commission@knoxmpc.org

I would like to express my thought about this matter. We don't need this in our area,we have enough problem with everything else,break-in car been broken in to and not something like this. It's not the area to put this here. Thank you
Robert Jones

Sent from my U.S. Cellular® Smartphone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Addiction Center

1 message

Laura <laura_smith07@comcast.net>
Reply-To: laura_smith07@comcast.net
To: commission@knoxmpc.org

Tue, Feb 7, 2017 at 8:24 PM

This is in reference to file #2-A-17-SP and 2-A-17-RZ (Item 40 on the agenda)
I would like to voice my concern on this and say I do not agree with this at all!!!! This is a community of lots of children that do not need to be subjected to this. Please reconsider another area for this to take place.

Thank you,
Laura Smith

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] addiction facility area

1 message

Kimberly Hooks <kimhooks@me.com>

Wed, Feb 8, 2017 at 9:33 AM

Reply-To: kimhooks@me.com

To: commission@knoxmpc.org

I was just informed that building an addiction facility is being considered near Zion Lane (Ball Camp Area). I would like to request that this facility NOT be built in this area. This area is a residential area, with beautiful landscapes all around. We do not need a business facility in this area. In addition, I think adding a facility of this nature near a residential area would be dangerous. Given that the people coming and going are addicted to some form of drug and those coming into the area could put the residents in danger. It seems a facility of this nature would be best put in an industrial area rather than a residential area. Thank you for your time.

Kim Hooks

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Ball road addition facility

1 message

Nicole Wells <tnprincessbarbie@gmail.com>

Wed, Feb 8, 2017 at 12:42 PM

Reply-To: tnprincessbarbie@gmail.com

To: commission@knoxmpc.org

Our family is apposed to this facility going in off Ball Rd in our community! There is already too much traffic as it is and we need to think of the safety of the children at nearby schools like Amherst Elementary! Please deny this request to allow it!!

Thank you!

Nicole Wells

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Drug treatment facility disapproval

1 message

slusk74@gmail.com <slusk74@gmail.com>

Tue, Feb 7, 2017 at 6:13 PM

Reply-To: slusk74@gmail.com

To: commission@knoxmpc.org

To whom it may concern,

I am voicing my disapproval and concern for a possible drug treatment facility on Zion lane. I live in this area, it is a residential area with neighborhoods and many kids. I am absolutely against this! From reference file #2-A-17-SP and 2-A-17-RZ

Sincerely,

Sonya Lusk

Sonya Lusk

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Drug treatment facility

1 message

CATHY <cejcahalan@comcast.net>
Reply-To: cejcahalan@comcast.net
To: commission@knoxmpc.org

Wed, Feb 8, 2017 at 2:48 PM

Reference file # 2-a-17-sp.
2-a-17-rz item 40

This is an absolutely ridiculous! Our subdivision's property values will plummet. Please do not allow this to be built. We are a residential community.

Sincerely,
Catherine Cahalan. Miller's Plantation resident

Sent from XFINITY Connect Mobile App

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File # 2-A-17-SP and 2-A-17-RZ

1 message

Amanda Keck <amanda@fksclaw.com>

Wed, Feb 8, 2017 at 10:54 AM

Reply-To: amanda@fksclaw.com

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

I live in the area of the proposed rehabilitation center on the corner of Ball Rd. and Zion Rd. A facility like this has absolutely zero place in our community. There is research which shows having a center such as this close by can negatively affect home values. Our communities have suffered enough at the hands of petty thief drug addicts without now having to worry about our property values dropping. Our community is a safe, family oriented community. The negative impact along with the stigma of such a place will have long reaching negative impacts on our people. Please vote to deny the proposed addiction treatment center at the next MPC meeting on Thursday.

Thank you,

Amanda Keck

Garnishment Supervisor

Finkelstein, Kern, Steinberg and Cunningham

P.O. Box 1

Knoxville, TN 37901

Ph. [888-200-6501](tel:888-200-6501), [extension 258](tel:888-200-6501)

Fax. [865-523-5138](tel:865-523-5138)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File #2-A-17-SP and 2-A-17-RZ (item 40 on agenda)

1 message

April Shannon <April@sunelectrical.com>

Wed, Feb 8, 2017 at 9:39 AM

Reply-To: april@sunelectrical.com

To: "COMMISSION@KNOXMPC.ORG" <COMMISSION@knoxmpc.org>

I would like to request that you please do not rezone Ball Road area to add an addiction treatment facility on Zion Lane. There are too many subdivisions & homes in this area to allow for an addiction treatment facility. I would rather not have this type of threat around my home and family. I definitely think people need treatment facilities, but please don't put this in our residential area!!

Thank you,

April Shannon

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File #2-A-17-SP and 2-A-17-RZ (Item 40 on the Agenda)

1 message

Doug & Lea Voiles <dlvoiles@comcast.net>

Wed, Feb 8, 2017 at 10:23 AM

Reply-To: dlvoiles@comcast.net

To: commission@knoxmpc.org

Hi. My wife and I would like to see our commissioners vote "No" on the addiction treatment facility on Zion Lane. The immediate area around this location is largely residential and it doesn't make sense to put this type of facility in a heavily residential populated area.

There are many places in the surrounding community that would be better suited for this type of center and not be placed smack dab in the middle of several subdivisions and houses along Ball Road.

We live in the Shadowbrook subdivision and would be highly disappointed to see the zoning commission use a "spot zoning" tactic to allow this to happen in the middle of a residential area. PLEASE VOTE "NO".

Thanks.

Doug & Lea Voiles
3420 Branch Hill Lane

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File #2-A-17-SP and 2-A-17-RZ (Item 40 on the Agenda)2 messages

'Aaron' via Commission <commission@knoxmpc.org>

Tue, Feb 7, 2017 at 7:05 PM

Reply-To: aaront126@yahoo.com

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

I want to speak out against this proposal for rezoning to put a treatment center in the Karns community. A facility like this should not be placed in a residential neighborhood. Please do NOT approve the request to rezone this location

Thank you,

Aaron Tschida
3040 Gray Hendrix Rd
Knoxville TN 37931

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This message was directed to commission@knoxmpc.org

'Amy Barnas' via Commission <commission@knoxmpc.org>

Tue, Feb 7, 2017 at 7:56 PM

Reply-To: amybarnas@yahoo.com

To: commission@knoxmpc.org

This e-mail is in reference to File #2-A-17-SP and 2-A-17-RZ (Item 40 on the Agenda). I understand the vote to rezone will be taking place tomorrow. As a resident who owns a home within a mile of the property that has been selected for rezoning I want to let the commission know that I oppose this land being rezoned. This is a residential area and should not be rezoned otherwise. Many of my neighbors feel the same way and will be expressing their opposition.

Thanks,
Amy Barnas

Sent from my iPhone

[Quoted text hidden]



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

[MPC Comment] File #2-A-17-SP and 2-A-17-RZ (Item 40 on the Agenda)

1 message

Charles Lindsey <ctlindse@me.com>

Tue, Feb 7, 2017 at 9:56 PM

Reply-To: ctlindse@me.com

To: commission@knoxmpc.org

Please vote NO on this request. As a resident of Shadowbrook subdivision and as a father of small children I do not want this facility near my home.

Thank You,
Charles Lindsey
5417 Holly Ridge Lane
Knoxville, TN 37931
865-77-0406

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File #2-A-17-SP and 2-A-17-RZ item 40 on agenda

1 message

jeremydavis4248 <jeremydavis4248@gmail.com>

Tue, Feb 7, 2017 at 8:38 PM

Reply-To: jeremydavis4248@gmail.com

To: Mpc Commission <commission@knoxmpc.org>, brad.anders@knoxcounty.org, commission@knoxcounty.org

Dear commission,

It was recently brought to my attention that an addiction treatment facility is wanting to locate in the Ball Camp community. I do not think this is the appropriate place for a facility of this kind. It would be built in a residential neighborhood, and would directly affect the safety and property values of the local residents. Myself and many of my neighbors hope you will see that rezoning and changing the sector plan is not wanted by the community. Thank you for your time. This email is in reference to file #2-A-17-SP and 2-A-17-RZ.

Thanks,
Jeremy Davis

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] file #2-A-17-SP and 2-A-17-RZ

1 message

Darilyne Tingle <dar2befree@hotmail.com>

Wed, Feb 8, 2017 at 7:19 AM

Reply-To: dar2befree@hotmail.com

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

As a resident of Meredith Place I oppose the rezoning which would allow office building NW of Ball Rd. It should remain Planned Residential to preserve the privacy and tranquility of our neighborhood. Please leave the area as it is.

Darilyne Tingle

6859 Lindal Rd

Knoxville, TN 37931

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File #2-A-17-SP

1 message

'masonsdad2012@yahoo.com' via Commission <commission@knoxmpc.org>

Wed, Feb 8, 2017 at 9:17 AM

Reply-To: masonsdad2012@yahoo.com

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

I am a resident of the Foxfield Subdivision off Ball Rd. We have a very nice neighborhood with over 50 children. It was brought to my attention last evening that there is a proposal to rezone property directly across Ball Road from our entrance for an Addiction Treatment Facility. I like to think that I would do as the Bible says and help those in need. Feed the hungry. Shelter the homeless. Etc. But I do not want this place across the street from my house and my 5 year old son. This appears to be a Meth Clinic. The patients are free to come and go. I am all for helping people. But not if it means putting my son in harm's way. There are several properties that are already zoned for this type of facility. Please keep the safety of our children (and the hundreds of children in that area) in mind and deny this request. Thank you.

Bill Forester

Sent from my LG G3, an AT&T 4G LTE smartphone

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This message was directed to commission@knoxmpc.org



PP

PP B

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P P

1 message

<rvjohnson1942@att.net>

Wed, Feb 8, 2017 at 7:46 AM

Reply-To: rvjohnson1942@att.net

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

MPC Commission,

This is to let you know that I and many more Karns residents are opposed to the request to rezone a property at 3430 Zion Lane, Knoxville, TN. 37931. This item is #40 on the agenda, reference File #2-A-17-SP and 2-A-17-RZ.. This area is 100% residential and has 6 subdivisions within a miles distance from the property requesting rezoning. Furthermore their is currently a child day care center within walking distance of this property and young children get on and off school buses in the mornings and afternoons . This rezoning request is not in the best interest of the majority of Karns residents. I have also contacted county commissioner Brad Anders and expressed my opposition to this request too. We request that it be denied.

Sincerely,

R.V.Johnson
6011 Star Ray Ln.
Knoxville, TN. 37931

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This message was directed to commission@knoxmpc.org

PP P

3497K

B

108K

B



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

[MPC Comment] Karns community

1 message

Cindi <timcinz@comcast.net>
Reply-To: timcinz@comcast.net
To: commission@knoxmpc.org

Wed, Feb 8, 2017 at 9:55 AM

In reference to file #2-A-17-SP and 2-A-17-RZ item 40 on Agenda
As a concern parent , I do not think we need this! Please do not re- zone Ball Rd!!!! Thanks.
Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Karns Resident STRONGLY Opposed to Addiction Treatment Facility

1 message

Patricia Wyatt <wyatt611@gmail.com>
Reply-To: wyatt611@gmail.com
To: commission@knoxmpc.org, kevin.shay@cns.doe.gov

Wed, Feb 8, 2017 at 11:02 AM

February 8, 2017

Metropolitan Planning Commission and Knox County Commissioner,

I am writing to you in regards to the request to rezone property on Zion Lane to allow an Addiction Treatment Facility to be built. This topic will come up on February 9th, 2017 as Agenda Item # 40.

My family of three, soon to be four, has resided in Foxfield subdivision, a subdivision located in very close proximity to this property, for almost 4 years. I am strongly opposed to this proposal for the following reasons.

Rezoning this property to allow an Addiction Treatment Facility is also undesirable for the people being treated because they will not have public transportation to Karns, there are not many job opportunities in Karns either.

Due to the safety concerns of my children as well as the growing community of Karns with middle class families I am highly opposed to this. Our neighborhood alone has children in almost every house and the area around Ball Rd. has grown significantly in the last 5 years. It is no secret that convicted criminals are typically sent to attend Addiction Treatment Facilities to avoid serving jail or prison sentences. Rezoning this property to allow an Addiction Treatment Facility is undesirable to all of the neighborhoods with children due to locating addicts of drugs, sex and alcohol within a close proximity.

Rezoning this property to allow an Addiction Treatment Facility is undesirable for the community of Karns because it will lower the property value of all of the new and old housing developments and it deter companies from wanting to come to Karns.

In conclusion, I strongly urge you not to allow rezoning for the purpose of establishing an Addiction Treatment Facility in this residential part of the Karns community. If you have any doubts about the validity of these reasons, and you haven't visited Ball Road and noticed the growing community, I urge you to do so before this item comes up for consideration. Allowing an Addiction Treatment Facility in this area would be a mistake.

Thank you for your time and consideration in this matter,

Patricia Wyatt

Foxfield Resident

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Opposed to Addiction Treatment Facility Rezone in Karns

1 message

B Bates <bevinbates@gmail.com>

Wed, Feb 8, 2017 at 10:04 AM

Reply-To: bevinbates@gmail.com

To: brad.anders@knoxcounty.org, commission@knoxmpc.org

Metropolitan Planning Commission and Knox County Commissioner,

I am writing to you in regards to the request to rezone property on Zion Lane to allow an Addiction Treatment Facility to be built. This topic will come up on February 9th, 2017 as Agenda Item # 40.

My family of 3 has resided in Foxfield subdivision, a subdivision located in very close proximity to this property, for almost 4 years. I am strongly opposed to this proposal for the following reasons.

Rezoning this property to allow an Addiction Treatment Facility is also undesirable from the standpoint of succeeding in the mission of an Addiction Treatment Facility.

- This proposal would locate rehabilitation patients in an area with absolutely no public transportation, which is typically a necessity for rehabilitation centers to allow patients to access jobs and re-assimilate into society.
- It would locate rehabilitation patients in an area with little job opportunity. This area in the Karns Community does not have many places of employment, and most residents either commute to other areas of Knoxville, or surrounding cities.

It is no secret that convicted criminals are typically sent to a second Addiction Treatment Facility to avoid serving jail or prison sentences. Rezoning this property to allow an Addiction Treatment Facility is undesirable for the following public safety reasons:

- This would locate addicts of drug, alcohol, sex, etc. and criminals in short proximity to the hundreds of small children who reside in the area, three of which are my children.
- It would locate addicts of drug, alcohol, sex, etc. and criminals in short proximity to hundreds of homes and unattended vehicles which are tempting targets for the **OR WORSE** for purposes of satisfying their addictions.

Rezoning this property to allow an Addiction Treatment Facility is undesirable for the following community design and tax revenue reasons:

- Over the past two decades, a half-dozen subdivisions have been built along Ball Road. These homes typically house middle-income families with small children. Allowing an Addiction Treatment Facility in the area would lower the profit potential and dissuade investments by building companies who wish to continue to build up the community like they have in the past.
- Most other properties along Ball Road are almost entirely comprised of residential homes. If zoned for this purpose, this location would be an anomaly, and would lower the property values of the hundreds of residential homes in the area.
- According to the MPC report, the three property owners reside in Portland, OR, and likely have little concern for the impacts this facility will have on our community.

In conclusion, I strongly urge you not to allow rezoning for the purpose of establishing an Addiction Treatment Facility in this residential part of the Karns community. If you have any doubts about the validity

of these reasons, and you haven't visited Ball Road and noticed the growing community, I urge you to do so before this item comes up for consideration. Allowing an Addiction Treatment Facility in this area would be a mistake.

Thank you,

Bevin Bates

3236 Red Meadow Rd

Knoxville, TN 37931

[865-919-4783](tel:865-919-4783)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Opposing File #2-A-17-SP and 2-A-17-RZ

1 message

Kathleen German <kathleengerman@gmail.com>

Wed, Feb 8, 2017 at 11:16 AM

Reply-To: kathleengerman@gmail.com

To: commission@knoxmpc.org

I am **AGANIST** having an addiction treatment facility on the northeast side of Zion Lane, northwest of Ball Road. Reference File #2-A-17-SP and 2-A-17-RZ (Item 40 on the Agenda).

This is **RESIDENTIAL AREA** with five large subdivisions with **CHILDREN AND TEENS** playing outside as often as possible. I live in the Shadowbrook subdivision. There are always kids out shooting hoops in all types of weather.

Also, there are three elementary schools, one middle school, and a private christian school within 5 to 10 minutes of this location.

This is **NOT** an area for an Addiction Treatment Facility!!!

Kathleen German

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Opposition of rehab center in Karns

1 message

'Amanda Bannister' via Commission <commission@knoxmpc.org>

Wed, Feb 8, 2017 at 1:10 PM

Reply-To: abrbannister@yahoo.com

To: commission@knoxmpc.org

I am writing in regards to the addiction rehab center on Zion rd in Karns. My family of five lives in foxfield subdivision across the street. I strongly oppose the proposal of this facility. I have three young children, two of which ride the bus home from school, and would be affected by the added traffic on this road. I do not feel that this is a good location, in the middle of six family subdivisions, for a drug rehab center. This would bring unwanted addicts into our area, which is unsafe for children. Also this would lower our homes property value. Please do not vote for this proposal. This is not a good idea. Thank you for listening.

Amanda Bannister
Sent from my iPhone

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Opposition to #2-A-17-SP and #2-A-17-RZ

1 message

'John Northcutt' via Commission <commission@knoxmpc.org>

Wed, Feb 8, 2017 at 7:57 AM

Reply-To: jdnorthcutt@aim.com

To: commission@knoxmpc.org

Good morning. My name is John Northcutt and I am a current resident of Knox County. More specifically, I am a homeowner in the Foxfield subdivision in Karns that sits across Ball Road from the proposed rezoning of Zion Lane. I am opposed to the two current proposals due to the negative impact a substance abuse facility will have on our community. This area is predominately residential and is made up of numerous families with young children. There certainly has to be a better suited location for such a facility. Additionally, this proposed facility will most certainly have a negative impact on the property values in the immediate area.

Thank you for taking the time to hear from a concerned citizen.

Regards,
John Northcutt
5918 Gray Gables Dr
Knoxville, TN 37931

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Opposition to Agenda Item #40

1 message

Brad Baker <BBaker@scottlab.net>

Wed, Feb 8, 2017 at 1:01 PM

Reply-To: bbaker@scottlab.net

To: "brad.anders@knoxcounty.org" <brad.anders@knoxcounty.org>, "commission@knoxmpc.org" <commission@knoxmpc.org>

Re: Files numbers 2-A-17-RZ & 2-A-17-SP

Mr. Anders,

Ladies and Gentlemen of the Metropolitan Planning Commission,

I am sending this letter in opposition to the requested re-zoning of 3430 Zion Lane in Northwest Knox County.

I currently live in Foxfield Subdivision, which is located directly across two-lane Ball Rd from one + lane Zion Ln. We were one of the first houses Smithbilt built in here approximately nine years ago, and plan to be here for another five at least. One of the main reasons we decided to move to this area from our West Knoxville/Northshore home was the "agricultural" feel dotted with nice residential subdivisions and smaller residential properties. While we have seen home growth (and increased property values) in these last several years, the Ball Rd area remains unencumbered by businesses or high-density housing. Breaking with that community trend by re-zoning and allowing a business property, we believe, is a slippery slope precedent that could eventually lead to the decline of residential property values in this area. Add that to the fact that there are already scores of properly zoned properties available in Knox County for facilities such as these, and I guess the question is why here? Plopping a 10,000 SF building down in the middle of a neighborhood just does not fit with the layout, or to the benefit, of this area. A quick visit to the proposed site would only underscore this point. It is not a wide open four acres of lonely land, it is bordered on three sides by houses, and one side by a ridgeline, with the building plot against the road and corner property boundary.

I'd be lying if I said the clientele of the proposed facility was not a concern. I know of no one here that does not empathize with those suffering with drug or alcohol addiction. And there are no doubt individuals who voluntarily commit themselves to recovery and regaining their life. But for every one of those, how many people are force enrolled in these programs in lieu of going to jail or prison? Regardless of their intentions, facts are facts, and addicts (recovering or otherwise) can be extremely unstable and unpredictable, and have no place being in close proximity to soft targets such as children, homes, cars, etc., all of which are within literal feet of this proposed facility. Regardless of what the operators of the facility say, there is no way to protect the adjacent community from their clientele without drastically impinging on that community (large gates, alarms, cameras, armed/unarmed security personnel)...and that's only if they house residents, and has nothing to do with clients going in or out. I'm not going to continue to beat that dead horse, I'm sure you have heard it all, but I do feel it is a valid concern.

In the end, we bought a house here hoping to enjoy the community, and to make some money on our investment when we sold. I'm sure this was the reasoning behind many of the hundreds of houses that are currently down Ball Rd. I truly believe re-zoning in this area opens it up to further commercial development, which will only cause residential values to decline. Additionally, research shows that proximity to addiction centers, methadone clinics, half-way houses, recovery residences, et al, can cause a 15-20% drop in the value of your home. For me, that reason alone equates to what could be \$50,000. That's a bad deal.

Thank you for your time and review of this topic. I sincerely hope the MPC votes to deny the request for re-zoning.

Brad Baker

Estimating Manager

Scott Laboratory Solutions, LLC

865-539-9112 x234



--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Plans for Addiction Center on Zion Road

1 message

Rob Noe <moe52@gmail.com>

Tue, Feb 7, 2017 at 9:15 PM

Reply-To: moe52@gmail.com

To: commission@knoxmpc.org

To whom it may concern,

This email is with reference to file #2-A-17-SP and 2-A-17-RZ, which discusses placing an addiction center in a residential-only area off of Zion Road (Northeast of Ball Road).

My young family and I (myself, wife, and 1.5 year old son) currently live in a subdivision off of Ball Road. I was surprised and dismayed when I learned of plans to place an addiction center near my subdivision as well as so many other houses. The entire area is residential, and as such, a center of this size and purpose is completely unexpected.

The reasons for my opposition to the center are as follows:

- 1). The area is highly residential, with many homes, subdivisions, and churches nearby. This setting is hardly an area for an addiction center to be placed. I believe a better location to be an area with a hospital or other businesses nearby. Due to problems that may occur at an addiction center, I would think an area with a nearby hospital would be ideal (possible violent behavior, drug overdoses, etc...).
- 2). Rezoning the area from low density residential to office would severely hamper the value of homes in the area, and simply does not make sense. The area is, a prime example of a low density residential area, and in no way should be considered suitable for offices or businesses.
- 3). There are several new subdivisions going in around the area. In my opinion if the area is having new houses constructed, it is a residential area. This should absolutely trump being able to redone an area from residential to office.
- 4). Traffic is pretty terrible as it is on Ball road. I can only imagine what it will be like with a large addiction resolution center directly off of it.
- 5). I realize that people need help with addiction, and have had several people in my life that have dealt with it. We can dance around the issue if we want to, but there are things involved with addiction and the treatment thereof that have no business in a residential area. People that are afflicted with addiction don't always have the clearest of minds, and are capable of anything. I would prefer to not have to knowingly deal with these consequences. Despite knowing that these issues exist in our world, I would prefer for them to not be in my backyard.

Please consider my and all other concerned citizen's opinions on this issue. We love our residences and would hate to see anything detrimental happen to them.

Concerned Citizen,

Rob Noe

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Please deny rezoning - Item agenda number 40, 2-A-17-SP and 2-A-17-RZ.

1 message

Chris Smith <cas426@gmail.com>
Reply-To: cas426@gmail.com
To: commission@knoxmpc.org

Tue, Feb 7, 2017 at 10:10 PM

To whom it may concern,

It will be very much appreciated if you will speak upon my behalf, my neighbors, and family to encourage MPC to deny rezoning of 3430 ZION LN (just off Ball Rd in Karns) (Parcel ID: 091 042) from low density residential to Office for a planned mental assessment and addiction treatment facility. This area is not suited or conducive to this type facility and it's participant's needs.

MPC Staff has recommended to deny. Please support this denial.

MPC's Preliminary Agenda for Thursday February 9th. Item agenda number 40, 2-A-17-SP and 2-A-17-RZ.

Please feel free to contact me at this email address or at [865-322-9283](tel:865-322-9283) if you have any questions, comments, or concerns in general regarding this matter.

Kind regards,

Mr. Chris Smith

3319 Miller Creek Rd. 37931

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Please do NOT support zoning change

2 messages

Chip <chipathome@hotmail.com>

Wed, Feb 8, 2017 at 1:59 PM

Reply-To: chipathome@hotmail.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>, "brad.anders@knoxcounty.org" <brad.anders@knoxcounty.org>, "contact@knoxmpc.org" <contact@knoxmpc.org>, "herb@claibornehauling.com" <herb@claibornehauling.com>, "eason.mpc@gmail.com" <eason.mpc@gmail.com>, "mgoodwin.mpc@gmail.com" <mgoodwin.mpc@gmail.com>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>
Cc: "bihrie@hotmail.com" <bihrie@hotmail.com>

**Metropolitan Planning Commission &
Knox County Commissioner Brad Anders**

It has only recently come to my attention that there is a zoning request to change the status of property at 3430 Zion Lane in Karns to allow for the development of an Addiction Treatment Center. I believe this is agenda item #40 on your agenda for your Feb. 9 meeting. I am strongly against this proposal and encourage you to make no change which would support such a development. A drug treatment facility in this area is simply a bad idea. It is not good for the patients and it is not good for the area.

As you know, the Zion Rd area of Karns is primarily residential. As such, there is little public transportation for patients to utilize and few jobs available. This is not supportive of the recovery process as it affords little opportunity for patients to re-assimilate into society, especially for any client who is also part of the criminal justice system.

There are literally hundreds of families with small children living in neighborhoods up and down Ball Rd, including my own. This type of facility in walking distance to the children in my neighborhood, Foxfield Subdivision, is of great concern. The safety of these children must always be paramount. In addition, homes, cars, and other property would be accessible, again in walking distance, to individuals fighting the challenges that come with addiction, including the likelihood of break-ins and theft to fuel the very habit they are working to get away from. While I respect that recovery is important to these individuals and to our society as a whole, I do not think it is prudent at all to locate individuals fighting such a difficult fight in such very close proximity to children and families.

Further, such a facility in a residential area would be a clear drag on property values and future development. This is bad for homeowners as well as the tax base. Currently, development of new homes is strong which is keeping our community vibrant and growing. A treatment facility such as this can put a stop to that growth very quickly. I understand that the property owners requesting the change do not live in the area, nor in Tennessee at all, and would have little appreciation for the best interests of the community as a whole.

There is too much at stake for this facility to be allowed in this area. Again, I am asking that you refuse this proposed change and that you not allow any action which would support its development. There are better locations for such a facility which do not place children and families at risk.

Thank you for your consideration,

Charles Reed II
5922 Gray Gables Dr.
Knoxville, TN 37931
[865-221-0483](tel:865-221-0483)

--

This message was directed to commission@knoxmpc.org

Terry Gilhula <terry.gilhula@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Feb 8, 2017 at 2:12 PM

[Quoted text hidden]



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

[MPC Comment] Please say no to the Drug Addiction Clinic tomorrow!

1 message

'Angela F' via Commission <commission@knoxmpc.org>

Tue, Feb 7, 2017 at 9:00 PM

Reply-To: ang_fritts@yahoo.com

To: Commission@knoxmpc.org

I am emailing you and hoping and praying that you will vote no tomorrow at the meeting on a drug addiction clinic that would be directly across from our subdivision Foxfield. It would be very close to our bus stop with several younger children as well as a horrible traffic problem on Ball Road. I do not feel that this would be good for our community and our residents.

Please! please! please! vote no tomorrow in rezoning for that pain management clinic off of Ball Road. I can be reached at 690-6917, if you have any questions.

Thank you,
Angela Fritts

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Ref File#2-A-17-SP and 2-A-17-RZ/Item #40 on the agenda

1 message

trillinl@comcast.net <trillinl@comcast.net>

Wed, Feb 8, 2017 at 11:38 AM

Reply-To: trillinl@comcast.net

To: commission@knoxmpc.org

To Whom It May Concern,

We live at 3426 Zion Lane. We strongly oppose the recommendations for the property 3430 Zion Lane. We think it would be a horrible decision to place the proposed facility here. We have lived here for 12 years and have seen 5 subdivisions built around us. This is a very family oriented area with lots of children. We have a day care center on the corner of Ball Road and Zion Lane. We have children getting on and off the school bus at the same location. There is also 3 schools within 5 minutes of here. This proposed facility would greatly increase traffic on a very narrow, dead end road putting our children in danger. There is no public transportation in this area which would greater add to the concern of traffic on our road. You also put us at greater risk of crime in our community! This is a very quiet and peaceful neighborhood and we would absolutely hate for this facility to be placed here! We will be attending your meeting on Thursday @ 1:30.

Sincerely,
Heath & Loretta Trillingham

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] ref.file #2-A-17-SP. & # 2-A-17-RZ

2 messages

'sherrie lay' via Commission <commission@knoxmpc.org>

Tue, Feb 7, 2017 at 10:08 PM

Reply-To: lays9021@yahoo.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>, Brad Anders <brad.anders@knoxcounty.org>

To whom it may concern.

Please do not allow this to happen in our neighborhood. This is a residential area family's have made their homes. Our children feel safe to play outside. But if you allow this to happen. Our children will be prisoners in their on homes. We as parents will have to uproot our familys and take our children and move to a safer place to raise our children. This is a great community and I would hate to have to leave. If you pass this we will have no choice.

Please don't let this happen to the Great Karns Community

Thanks for your time.

Shirley P Lay

[Sent from Yahoo Mail on Android](#)

--

This message was directed to commission@knoxmpc.org

Terri Spurgeon <tpspurgeon@comcast.net>

Tue, Feb 7, 2017 at 10:21 PM

Reply-To: tpsurgeon@comcast.net

To: "commission@knoxmpc.org" <commission@knoxmpc.org>, "brad.anders@knoxcounty.org"

<brad.anders@knoxcounty.org>

Sent from my iPhone

Begin forwarded message:

To: "commission@knoxmpc.org" <commission@knoxmpc.org>, Brad Anders

<brad.anders@knoxcounty.org>

Subject: ref.file #2-A-17-SP. & # 2-A-17-

Please read this: Important!

To whom it may concern.

Please do not allow this to happen in our neighborhood. This is a residential area family's have made their homes. Our children feel safe to play outside. But if you allow this to happen. Our children will be prisoners in their own homes. We as parents will have to uproot our familys and take our children and move to a safer place to raise our children. This is a great community and I would hate to have to leave.

If you pass this we will have no choice.

Please don't let this happen to the Great Karns Community

Thanks for your time.

Teresa Spurgeon

[Sent from Yahoo Mail on Android](#)

[Quoted text hidden]



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

[MPC Comment] Ref. File#2-A-17SP -A-17-RZ

1 message

Shirley Lay <lays9021@gmail.com>

Tue, Feb 7, 2017 at 10:41 PM

Reply-To: lays9021@gmail.com

To: commission@knoxmpc.org

Cc: brad.anders@knoxcounty.org

This email is about Item 40.

Ref. File #2-A-17-SP & #2-A -17-RZ.

I have been a long time residents of the Karns Community. I live about 2 miles from this location. I'm very concerned about a business like this coming to a residential area. The roads that these patients would travel is already overloaded. Ball Road can not handle this traffic.

Plus we should not have to subject our children to this. Type of business in our backyards. Please do not pass this. Please don't rezone this property on 3430 Zion Lane.

Thanks

Daniel Lay

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] referenc file# 2-A-17sp and 2-A-17 RZ Item # 40 on agenda

1 message

'Shelia Hodge' via Commission <commission@knoxmpc.org>

Wed, Feb 8, 2017 at 2:11 PM

Reply-To: ebustercat51@aol.com

To: Commission@knoxmpc.org

I want to strongly opposed the proposed drug rehab facility being discussed on Zion Rd off Ball Rd in NW Knox Co. We live on Johnson Rd and feel that this will lead to much more crime and mayhem than is going on now! IA'm sure you are aware of the subdivisions in the area, with lots of small and teenage children. Bad, Bad idea for our area!

Elaine Hodge
3305 Johnson Rd

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Reference File #2-A-17-SP and 2-A-17-RZ (Item 40 on the Agenda).

1 message

Melanie Barrett <barrettboismom@gmail.com>

Wed, Feb 8, 2017 at 1:52 PM

Reply-To: barrettboismom@gmail.com

To: commission@knoxmpc.org

My family and I are completely opposed to this proposal. An area full of families, children, child care and schools does NOT need an addiction treatment facility. There are many other places in the county where this could go.

-Melanie Barrett

Reference File #2-A-17-SP and 2-A-17-RZ (Item 40 on the Agenda).

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] reference File #2-A-17-SP and 2-A-17-RZ (Item 40 on the Agenda).

1 message

Amy McKeehan <atmckeehan@gmail.com>
Reply-To: atmckeehan@gmail.com
To: commission@knoxmpc.org

Wed, Feb 8, 2017 at 3:02 PM

Reference File #2-A-17-SP and 2-A-17-RZ (Item 40 on the Agenda).

My family and I oppose a treatment facility at the northeast side of Zion Lane. That is too close to many neighborhoods that are full of children. A facility like this should not be placed so close to a residential setting. Our children ride buses and walk home from the stops and do not need the risk. I feel this type of facility is important for recovery for many, just not in this location.

Amy McKeehan
5800 Rhyne Cove Lane
37931

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Reference File #2-A-17-SP and 2-A-17-RZ

1 message

Megan Noe <mdnoe17@gmail.com>

Tue, Feb 7, 2017 at 8:52 PM

Reply-To: mdnoe17@gmail.com

To: commission@knoxmpc.org

Commissioners,

I strongly urge you to deny the plans for the addiction treatment facility on Zion Lane. This is a predominately residential area with a high volume of traffic as it is. The approval of this facility would result in even more traffic in such a congested area. (Zion Lane is located off Ball Road, which is home to six subdivisions.)

While I am in no way against treatment facilities, I do believe that they do not belong in residential areas. Please take into consideration the large number of children who live in this area...children who play in their neighborhoods, children who play in their front yards, children who wait at bus stops for school each morning...please consider their safety.

Regards,

Megan Noe
A Concerned Citizen

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Reference File 2-A-17-SP and 2-A-17RZ (item 40 on the agenda)

1 message

'Rhonda Thornton' via Commission <commission@knoxmpc.org>

Tue, Feb 7, 2017 at 9:15 PM

Reply-To: rhondathornton@yahoo.com

To: commission@knoxmpc.org

I am a Knox county resident that lives in Shadowbrook Subdivision. I have great concerns with an addiction treatment facility within a few miles from my home and my children's school at Grace Christian Academy. I feel this would not be an appropriate area for this type of facility with all the subdivisions with tons of children. Please vote no for this re-zoning request.

Thank you

Rhonda Thornton

Sent from my iPad

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rehab center

1 message

Richie Bannister <rbannister3@gmail.com>

Wed, Feb 8, 2017 at 1:44 PM

Reply-To: rbannister3@gmail.com

To: commission@knoxmpc.org

This is in reference to file #2-a-17-sp and 2-a-17-rz (item 40 in the agenda). I am very much opposed to this treatment center. I live in a subdivision that is very near this. I have little children and a wife that stays home with my children. I do not want to be worried about them when I am not there. I would appreciate it if u would consider a different location.

Thanks

Richie Bannister.

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Resident opposed to treatment addiction facility in Karns

1 message

Irina Prikhodko <prikhodkoin@sigmasci.com>

Wed, Feb 8, 2017 at 10:00 AM

Reply-To: prikhodkoin@sigmasci.com

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

Cc: "brad.anders@knoxcounty.org" <brad.anders@knoxcounty.org>

Please kindly consider denying the proposal to allow a treatment addiction facility off Ball Road (Zion Lane). My family of four is really concerned about safety of our children since its so close to our house.

Please consider another location!!!

Sincerely,

Irina Prikhodko

Resident of Foxfield Subdivision.

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Resident Strongly Opposed to Addiction Treatment Facility Rezone in Karns

1 message

Kevin Shay <shayengineer@gmail.com>
 Reply-To: shayengineer@gmail.com
 To: commission@knoxmpc.org, kevin.shay@cns.doe.gov

Tue, Feb 7, 2017 at 10:05 PM

February 7, 2017

Metropolitan Planning Commission and Knox County Commissioner,

I am writing to you in regards to the request to rezone property on Zion Lane to allow an Addiction Treatment Facility to be built. This topic will come up on February 9th, 2017 as Agenda Item # 40.

My family of five has resided in Foxfield subdivision, a subdivision located in very close proximity to this property, for almost 10 years. I am strongly opposed to this proposal for the following reasons.

Rezoning this property to allow an Addiction Treatment Facility is also undesirable from the standpoint of succeeding in the mission of an Addiction Treatment Facility.

- This proposal would locate rehabilitation patients in an area with absolutely no public transportation, which is typically a necessity for rehabilitation centers to allow patients to access jobs and re-assimilate into society.
- It would locate rehabilitation patients in an area with little job opportunity. This area in the Karns Community does not have many places of employment, and most residents either commute to other areas of Knoxville, or surrounding cities.

It is no secret that convicted criminals are typically sent to an Addiction Treatment Facility to avoid serving jail or prison sentences. Rezoning this property to allow an Addiction Treatment Facility is undesirable for the following public safety reasons:

- This would locate addicts of drug, alcohol, sex, etc. and criminals in short proximity to the hundreds of small children who reside in the area, three of which are my children.
- It would locate addicts of drug, alcohol, sex, etc. and criminals in short proximity to hundreds of homes and unattended vehicles which are tempting targets for the **BETTER** OR WORSE for purposes of satisfying their addictions.

Rezoning this property to allow an Addiction Treatment Facility is undesirable for the following community design and tax revenue reasons:

- Over the past two decades, a half-dozen subdivisions have been built along Ball Road. These homes typically house middle-income families with small children. Allowing an Addiction Treatment Facility in the area would lower the profit potential and dissuade investments by building companies who wish to continue to build up the community like they have in the past.
- Most other properties along Ball Road are almost entirely comprised of residential homes. If zoned for this purpose, this location would be an anomaly, and would lower the property values of the hundreds of residential homes in the area.

- According to the MPC report, the three property owners reside in Portland, OR, and likely have little concern for the impacts this facility will have on our community.

In conclusion, I strongly urge you not to allow rezoning for the purpose of establishing an Addiction Treatment Facility in this residential part of the Karns community. If you have any doubts about the validity of these reasons, and you haven't visited Ball Road and noticed the growing community, I urge you to do so before this item comes up for consideration. Allowing an Addiction Treatment Facility in this area would be a mistake.

Sincerely,

Kevin Shay

5930 Gray Gables Drive


Knoxville, TN 37931

[865-574-2312](tel:865-574-2312) Day time

[865-850-3432](tel:865-850-3432) Evenings

--

This message was directed to commission@knoxmpc.org

 Opposition Letter to Addiction Treatment Facility.pdf
363K



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

[MPC Comment] Rezoning in the Karns community

1 message

respcw13 <respcw13@gmail.com>
Reply-To: respcw13@gmail.com
To: commission@knoxmpc.org

Wed, Feb 8, 2017 at 2:59 PM

To whom it may concern: this email to to inform you that I absolutely oppose the rezoning of my community to place a drug treatment facility near my home. Reference file #2-A-17-SP and #2-A-17-RZ

Sent from my U.S. Cellular® Smartphone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] rezoning issues

1 message

Family Sheets <nilgsheets@att.net>

Tue, Feb 7, 2017 at 10:06 PM

Reply-To: nilgsheets@att.net

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

I am a homeowner at 3257 Red Meadow Rd. Knoxville, TN 37931.

Our family was just made aware of an effort to rezone the land across from our housing development from low residential to office for the purpose of making it into a Drug Addiction Treatment Facility. Here are just a few of the reasons that I think this is a really bad idea:

- 1.) There are many families and families with children in our neighborhood and it will be an unsafe thing to allow such a facility in such close proximity to our children. Note: Ours is not the only housing development with children within walking distance of the proposed facility.
- 2.) It will seriously damage house prices in the vicinity, which will hurt revenue for the government.
- 3.) There is no public transportation to the facility, which will make it nearly impossible for many of the patrons of the proposed facility.
- 4.) This would be an instance of "spot zoning" (ie. zoning one piece of property something when nothing around it fits with it at all).

We certainly think this facility would be far better to be located elsewhere: near where it will:

- 1.) pose less of a threat to vulnerable (young) citizens.
- 2.) Damage the property values of the surrounding area less.
- 3.) Have a better location for transportation of the patrons.
- 4.) Fit in better with the sounding area in general.

Please note that our household now has 3 voting members and we will be watching closely what happens with this rezoning effort and plan to respond to whatever happens with it via our votes and our ability to influence the votes of others.

Regards,
Greg Sheets and Family
3257 Red Meadow Rd.

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning Vote on February 9th for Zion Road property1 message

Matt Stuart <mstuart17@gmail.com>

Tue, Feb 7, 2017 at 7:31 PM

Reply-To: mstuart17@gmail.com

To: commission@knoxmpc.org

Cc: Kristen Vonderfecht Stuart <kvonderf@gmail.com>

Good evening,

My wife Kristen and myself (along with our 2 year old triplets) live in the Foxfield neighborhood which is across the street from the proposed rehabilitation center on Zion Lane.

I'm sure many of our neighbors in the area have already emailed or called to voice their concerns over this facility and I certainly want to add our names to the list. I'm encouraged that the staff is recommending to deny the zoning change and I hope they arrive at the same decision on Thursday.

I know you must receive lots of messages to this address so I'll keep my comments brief but please do not hesitate to respond to my email if I can help in any way.

Thanks,

Matt

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Strongly Opposed to Addiction Treatment Facility Rezone in Karns

1 message

Rose Parker <rose.parker@gmail.com>

Wed, Feb 8, 2017 at 2:11 PM

Reply-To: rose.parker@gmail.com

To: commission@knoxmpc.org, brad.anders@knoxcounty.org

I am writing to you in regards to the request to rezone property on Zion Lane to allow an Addiction Treatment Facility to be built.

This topic will come up on February 9th, 2017 as Agenda Item # 40.

My family has resided in Foxfield subdivision, a subdivision located in very close proximity to this property, for almost ten years. Rezoning this property to allow an Addiction Treatment Facility is also undesirable from the standpoint of succeeding in the mission of an Addiction Treatment Facility and I am strongly opposed to this proposal for the following reasons.

- This proposal would locate rehabilitation patients in an area with absolutely no public transportation, which is typically a necessity for rehabilitation centers to allow patients to access jobs and re-assimilate into society.
- It would locate rehabilitation patients in an area with little job opportunity. This area in the Karns Community does not have many places of employment, and most residents either commute to other areas of Knoxville or surrounding cities.
- It is no secret that convicted criminals are typically sent to attend Addiction Treatment Facilities to avoid serving jail or prison sentences. Rezoning this property to allow an Addiction Treatment Facility is undesirable for the following public safety reasons:
 - This would locate addicts of drug, alcohol, sex, etc. and criminals in short proximity to the hundreds of small children who reside in the area, two of which are my children.
 - It would locate addicts of drug, alcohol, sex, etc. and criminals in short proximity to hundreds of homes and unattended vehicles which are tempting targets for the **BETTER OR WORSE** for purposes of satisfying their addictions.
- Rezoning this property to allow an Addiction Treatment Facility is undesirable for the following community design and tax revenue reasons:
 - Over the past two decades, a half-dozen subdivisions have been built along Ball Road. These homes typically house middle-income families with small children. Allowing an Addiction Treatment Facility in the area would lower the profit potential and dissuade investments by building companies who wish to continue to build up the community as they have in the past.
 - Most other properties along Ball Road are almost entirely comprised of residential homes. If zoned for this purpose, this location would be an anomaly and would lower the property values of the hundreds of residential homes in the area.
 - According to the MPC report, the three property owners reside in Portland, OR, and likely have little concern for the impacts this facility will have on our community.

In conclusion, I strongly urge you not to allow rezoning for the purpose of establishing an Addiction Treatment Facility in this residential part of the Karns community. If you have any doubts about the validity of these reasons, and you haven't visited Ball Road and noticed the growing community, I urge you to do so before this item comes up for consideration. Allowing an Addiction Treatment Facility in this area would be a mistake.

Sincerely,

Rose Parker

2/8/2017

KnoxMPC Mail - [MPC Comment] Strongly Opposed to Addiction Treatment Facility Rezone in Karns

3253 Red Meadow Rd

Knoxville, TN 37931

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Treatment facility near Ball Road

1 message

Belinda Wikel <hd.b@hotmail.com>

Tue, Feb 7, 2017 at 9:03 PM

Reply-To: hd.b@hotmail.com

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

Absolutely vote no! There are too many young families in this area for drug addicts to be hanging around. Crime would increase due to burglary for drug money. Small children wait at the bus stop here sometimes alone. This would be detrimental to our lives.

Sincerely,
Belinda Wikel

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Treatment facility on Zion/Ball Road

1 message

'Ann Griffin' via Commission <commission@knoxmpc.org>

Wed, Feb 8, 2017 at 7:02 AM

Reply-To: anngriffin@aol.com

To: commission@knoxmpc.org

I live in this area and Do Not like the idea of the area being rezoned to be able to put in an addiction treatment center in a residential area. So therefore I oppose this rezoning that is being considered.

Ann Griffin
Knoxville TN

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Vote Deny on Agenda Item #40

1 message

Steven Young <stevenyoung@gmail.com>

Tue, Feb 7, 2017 at 8:51 PM

Reply-To: stevenyoung@gmail.com

To: commission@knoxmpc.org

Dear Knox MPC Commisioners,

I would like to let you know that I think you should vote to deny the proposed rezoning related to agenda item #40. This rezoning would place an addiction treatment facility in the middle of an area that is only residential with no nearby commercial properties. There is no shortage of vacant commercial/office zoned property in the county for this business to use, and thus no reason for this request to be approved.

Sincerely,
Steven R. Young

<http://stevenyoung.com>
stevenyoung@gmail.com

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Vote NO to Addiction Treatment Facility

1 message

'Heidi Johnson' via Commission <commission@knoxmpc.org>

Wed, Feb 8, 2017 at 1:30 PM

Reply-To: ccbbgang@yahoo.com

To: commission@knoxmpc.org

Commissioners,

In the matter regarding File #2-A-17-SP and 2-A-17-RZ (Item 40 on the Agenda), I would like the commission to deny this request for spot zoning of a treatment facility in the midst of a residential area. Surely the facility can be located in an empty space that is already located in a nearby area zoned for office or medical use! Residential crime has increased in this area in the past few years, and we do not need the additional threat of addicts seeking their next fix when our children are playing in their yards.

Thanks for your consideration,

Heidi Johnson

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Zion Addiction Treatment Center

1 message

Sarah Haugstad <shaugstad1@gmail.com>

Tue, Feb 7, 2017 at 6:51 PM

Reply-To: shaugstad1@gmail.com

To: commission@knoxmpc.org

Reference File #2-A-17-SP and #2-A-17-RZ (item 40 on the agenda)

Regarding: Addiction Treatment Center on Zion Rd

Dear Commisioners,

I do not feel an addiction treatment center should be opened right in the middle of a residential area. This area is filled with subdivisions full of children. There is a bus stop at the end of Zion road for elementary through high school and there are also at least 3 more bus stops within a quarter mile of this road. I will not feel safe letting my children play outside or wait at the bus stop with addicts so close to home. I do not approve of this rezoning request.

Thank you for your consideration on this matter.

Thank you,
Sarah Haugstad

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Zion Lane Addiction Treatment Facility: Agenda Item #40

1 message

beth ihrie <bihrie@hotmail.com>
 Reply-To: bihrie@hotmail.com
 To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Feb 8, 2017 at 11:36 AM

February 8, 2017

Metropolitan Planning Commission and Knox County Commissioner,

I am writing to you in regards to the request to rezone property on Zion Lane to allow an Addiction Treatment Facility to be built. This topic will come up on February 9th, 2017 as Agenda Item # 40.

My family of seven has resided in Foxfield subdivision, a subdivision located in very close proximity to this property, for almost 4 years. I am strongly opposed to this proposal for the following reasons.

Rezoning this property to allow an Addiction Treatment Facility is also undesirable from the standpoint of succeeding in the mission of an Addiction Treatment Facility.

- This proposal would locate rehabilitation patients in an area with absolutely no public transportation, which is typically a necessity for rehabilitation centers to allow patients to access jobs and re-assimilate into society.
- It would locate rehabilitation patients in an area with little job opportunity. This area in the Karns Community does not have many places of employment, and most residents either commute to other areas of Knoxville, or surrounding cities.

It is no secret that convicted criminals are typically sent to a local Addiction Treatment Facility to avoid serving jail or prison sentences. Rezoning this property to allow an Addiction Treatment Facility is undesirable for the following public safety reasons:

- This would locate addicts of drug, alcohol, sex, etc. and criminals in short proximity to the hundreds of small children who reside in the area, five of which are my children.
- It would locate addicts of drug, alcohol, sex, etc. and criminals in short proximity to hundreds of homes and unattended vehicles which are tempting targets for them. OR WORSE for purposes of satisfying their addictions.

Rezoning this property to allow an Addiction Treatment Facility is undesirable for the following community design and tax revenue reasons:

- Over the past two decades, a half-dozen subdivisions have been built along Ball Road. These homes typically house middle-income families with small children. Allowing an Addiction Treatment Facility in the area would lower the profit potential and dissuade investments by building companies who wish to continue to build up the community like they have in the past.
- Most other properties along Ball Road are almost entirely comprised of residential homes. If zoned for this purpose, this location would be an anomaly, and would lower the property values of the hundreds of residential homes in the area.

- According to the MPC report, the three property owners reside in Portland, OR, and likely have little concern for the impacts this facility will have on our community.

In conclusion, I strongly urge you not to allow rezoning for the purpose of establishing an Addiction Treatment Facility in this residential part of the Karns community. If you have any doubts about the validity of these reasons, and you haven't visited Ball Road and noticed the growing community, I urge you to do so before this item comes up for consideration. Allowing an Addiction Treatment Facility in this area would be a mistake.

Sincerely,

Beth Reed

5922 Gray Gables Drive

Knoxville, TN 37931

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Zion Lane/Karns rezoning complaint

1 message

'Jennifer Bright' via Commission <commission@knoxmpc.org>

Tue, Feb 7, 2017 at 7:15 PM

Reply-To: jennrt929@aol.com

To: commission@knoxmpc.org

MPC,

I'm writing in regards to file #2-A-17-SP & #2-A-17-RZ to rezone a small area of Zion Lane off Ball Road to "office" from "residential" and as a life long resident of the Karns community, I'd like to formally request that Knox County MPC deny this rezoning request.

I understand that the purpose of this rezoning is to allow for an addiction treatment facility to operate. This is a residential area and rezoning to allow such a facility to operate in close proximity to residents could pose as a safety risk to those nearby. If the proposed clinic is a methadone or suboxone clinic then this most certainly has no benefits from being allowed in a residential area. These types of clinics are known for high patient volume and heavy traffic.

Karns is a rural community, built on rural roads and with the population increasing so rapidly due to subdivision rezoning in the community, our roads can not handle any additional traffic without major road work. From Oak Ridge Hwy to Ball Road across railroad tracks to Ball Camp Pike to Middlebrook Pike is a constant flow of traffic that typically flows well above the posted speed limits. During rush hour times the red light at Oak Ridge Hwy and Ball Road can back up for miles. The railroad crossing at Byington Solway Road, Ball Camp Pike and Andes Road is a daily hazard especially at rush hour where it's impossible to safely make a left turn from either side street. Narrow back roads Garrison Road, Grey Hendrix Road, and Beaver Ridge Road have become bypasses of Oak Ridge Hwy for parents taking children to and from schools and with multiple new subdivisions added these narrow back roads cannot accommodate the traffic and school busses safely. Please do not approve any new businesses or subdivisions on our secondary and back roads without upgrading the roads to suit the increased traffic. This includes the plans to rezone to subdivision use at the section of Andes Road near Ball Camp Pike as well.

Sincerely,

Jennifer Bright

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Zion Rd facility

1 message

Lindsay Dungan <lindsay.dungan@gmail.com>

Tue, Feb 7, 2017 at 6:45 PM

Reply-To: lindsay.dungan@gmail.com

To: commission@knoxmpc.org

Please consider denying the proposal to allow a drug rehabilitation facility so close to several neighborhoods off Ball Road, containing an abundance of school age children. While offering this facility has its advantages to its clients, please consider another location.

Respectfully,

Lindsay Dungan

3232 Red Meadow Road

--

This message was directed to commission@knoxmpc.org



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

Fwd: Re meeting for drug rehabilitation center off ball rd

1 message

Terry Gilhula <terry.gilhula@knoxmpc.org>

Wed, Feb 8, 2017 at 7:08 AM

To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>, "Kelly, Dan" <dan.kelly@knoxmpc.org>, Michael Brusseau <mike.brusseau@knoxmpc.org>

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

From: Jessica Jones <jjandrayjones@gmail.com>

Date: Tue, Feb 7, 2017 at 7:27 PM

Subject: Re meeting for drug rehabilitation center off ball rd

To: contact@knoxmpc.org

I am very concerned about the Mpc meeting Feb 9 regarding the property off ball rd that is up for being done as a drug rehabilitation center. I am a life long member of Karns community and have lived off ball rd my entire life. The property I live in has been owned in my family over 80 years. I feel like Karns is a great community to raise a child in and feel very safe letting my child play in our yard off ball rd but if the Mpc approves the rehab facility I am very concerned that a tenant of that facility could walk to my house, litter drug paraphernalia, have unstable people around the facility and many more reasons that scare me. I have always taken pride in where I live and love Karns but if that facility is approved I am afraid I will not be comfortable living where I live and may have to look into moving. My child's safety is number 1 and I will not put him in harm's way on purpose but feel like I will be doing that if it is approved and I continue to live in my neighborhood. I am praying the commissioner do the right thing and doesn't allow this facility to be built that close to a large family oriented community with a lot of young families and kids around. I feel like people on drugs or people coming off of drugs are very unstable and untrustworthy. I ask would you want these people right down from street where your child or grandchild plays? I know I don't. Please do what is right and not allow in our community. Thank you Jessica Jones

100% against



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

[MPC Comment] Reference File #2-A-17-SP and 2-A-17-RZ (Item 40 on the Agenda).

1 message

Melanie Barrett <barrettboismom@gmail.com>

Wed, Feb 8, 2017 at 1:52 PM

Reply-To: barrettboismom@gmail.com

To: commission@knoxmpc.org

My family and I are completely opposed to this proposal. An area full of families, children, child care and schools does NOT need an addiction treatment facility. There are many other places in the county where this could go.

-Melanie Barrett

Reference File #2-A-17-SP and 2-A-17-RZ (Item 40 on the Agenda).

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File #2-A-17-SP and 2-A-17-RZ (Item 40 on the Agenda)

1 message

Paul Wilkinson <paulwilkinson@gmail.com>

Wed, Feb 8, 2017 at 3:36 PM

Reply-To: paulwilkinson@gmail.com

To: commission@knoxmpc.org

Knox MPC,

Please deny the rezoning request to allow an Addition treatment center on Zion Lane. This spot is near numerous homes and subdivisions.

-Resident of Shadowbrook subdivision on Branch hill LN.

--

Paul Wilkinson
paulwilkinson@gmail.com

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Ref File# 2-A-17-SP & 2-A-17-RZ

1 message

'Andrew Wertheimer' via Commission <commission@knoxmpc.org>

Wed, Feb 8, 2017 at 3:51 PM

Reply-To: acwertheimer@yahoo.com

To: commission@knoxmpc.org

Good Afternoon,

I recently became aware of the planned addiction treatment facility on Zion Road in Karns (File #2-A-17-SP and 2-A-17-RZ). My wife and I would like to go on record as being strongly against this and urge the commission to vote against this measure. As parents of 3 small children, we are greatly concerned about the elements that would accompany this type of facility and the detrimental effects it will have on property values. There have already been issues with cars being broken into in the neighborhoods off Ball Road and this type of facility, should it proceed, would only exacerbate the problem.

Best Regards,

Andrew C. Wertheimer
865-237-5339
acwertheimer@yahoo.com

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Reference File # 2-A17-SP- and 2-A-17-RZ item 40 on agenda

1 message

rls727 via Commission <commission@knoxmpc.org>

Thu, Feb 9, 2017 at 12:20 AM

Reply-To: rls727@aol.com

To: commission@knoxmpc.org

Ladies/ and/or Sirs:

I would like to express my opposition to the plan for an addiction treatment facility at the site of the old Zion Children's home.

With the ever increasing residential density (sub-divisions) of this area I think the potential of declining property values would adversely affect this entire Ball Camp community.

In addition the distinct possibility of increased traffic of criminal elements is an alarming prospect.

These type of development proposals are seemingly promoted with stealth operational tactics. I have not heard anything about this proposal until an article printed just in the last two days or so...and a relative informed me of it.

There may be a re-zoning notice on the site of the typical black and white square foot or so, but I consider these to be inadequate. With the proliferation of sub- divisions in this area, an observer might readily conclude -

"Oh No... another road clogging development of cardboard condominiums by Smithbuilt".

This Ball Camp community is being over-run by road traffic from all this development, and the shortcut aspect of these roads. The apparent position of Knox County appears to be Ho-Hum, who cares.

I would like the MPC to be aware that the commercial truck traffic and the general vehicle density on this Ball Rd. is dangerous. We now have Semi Trucks with 40 and 50 foot trailers going up and down this road. Along with numerous FedEx and UPS trucks, and concrete mixer trucks, and 20-30 ton dump trucks, and numerous 20-30 ton excavators being hauled on trailers, and unbelievable numbers of small business people pulling lawn maintenance trailers to and fro. I would like it known that very few of these vehicles are travelling at the posted speed limits. Also, the pavement is being pounded to death by this traffic.

Ball Road is a small country road which is totally unsuited to this level of traffic. Indeed, I feel unsafe for my wife and I traversing these roads- especially Schaad Road.

We do not need a commercial development of this nature in this area.

Thank you and respectfully yours,

Ron Swisshelm
5507 Ball Rd
Knoxville, TN

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Re: Please deny rezoning - Item agenda number W 4R, 2-A-17-RZ, associated 2-A-17-SP

1 message

C Smith <cas426@gmail.com>
Reply-To: cas426@gmail.com
To: commission@knoxmpc.org

Fri, Apr 20, 2018 at 10:28 PM

To whom it may concern,

It will be very much appreciated if you will speak upon my behalf, my neighbors, and family to encourage MPC to deny rezoning of 3430 ZION LN (just off Ball Rd in Karns) (Parcel ID: 091 042) from low density residential to Office for a planned mental assessment and addiction treatment facility. This area is not suited or conducive to this type facility and it's participant's needs.

MPC Staff has recommended to deny. Please support this denial.

Please feel free to contact me at this email address or at 865-322-9283 if you have any questions, comments, or concerns in general regarding this matter.

Kind regards,

Mr. Chris Smith

[3319 Miller Creek Rd. 37931](#)

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Vote NO to rezoning off Ball Rd

1 message

Megan Paulsen <meganproudmom@gmail.com>

Mon, Feb 13, 2017 at 1:23 PM

Reply-To: meganproudmom@gmail.com

To: commission@knoxmpc.org

Rezoning the area close to Ball Rd to make it usable for an addiction treatment facility is not a good idea for some many reasoning.

#1. This area is full of children. All of the neighborhoods in this area are young families with children. 2 of which are my own.

#2. This area is smack dab in the middle of three school areas, Amherst Elementary, Ball Camp Elementary, and all three Karns schools.

#3. New neighborhoods are still going up in this area. No one will want to move here, and the housing market in this area will suffer greatly.

PLEASE VOTE NO FOR THIS REZONING!

Sincerely,

Megan Paulsen

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This message was directed to commission@knoxmpc.org