

Angela F

ang_fritts@yahoo.com

Nov 6, 2020, 3:12:40 PM

Good afternoon! I strongly oppose this and here are my reasons! Not to mention our property value will go down as well as the pool of potential buyers. Please say, "No," Support those that have supported you! God bless!

Subject: Rezoning cases 11-F-20-UR and 9-A-20-RZ – My Complaints and Objections

Knoxville Planning Commission and Knox County Commissioners,

I am writing with my firm OBJECTION to two current requests for rezoning. The first rezoning request is for vegetation (9-A-20-RZ) followed by a second request for Multi-family Residential rezoning (11-F-20-UR), both on the same property in the Karns area on Zion Lane, off Ball Rd.

I was unable to attend the information exchange meeting hosted by Angelic Ministries on November 2, 2020 regarding their intent (purchase pending) for the rezoning request so they can locate a Boarding House on this property. This "Boarding House" is actually a "Rehabilitation Facility" based on Angelic Ministries' own description. My neighbors told me it is described as a place where detoxed addicts would go when they are not yet ready to reenter society.

What disturbed me about this facility is the proximity of the facility to my residential subdivision, Foxfield. We are across from Zion Lane on Ball Road. This subdivision includes 62 middle class homes, and is home to dozens of small children. There are also other similar subdivisions off Ball Road. These homes are in the \$200K to \$300K range. Not to mention the church next to it and the child care center at the end of the road.

Angelic Ministries detailed that their plans to run the facility as what sounded to me like a "soft jail". The plans stated that the residents would not be allowed to leave (jail). The plans included alarms on the facility to alert the staff of entries/exits(jail), but the difference is that the staff have no ability, training, or intent to restrain or stop a resident if the resident wanted to leave. They stated that the residents would be free to leave if they wanted. They said the resident would be driven wherever they wanted to go if they wanted to leave. But if the resident became agitated, they couldn't stop them from walking off the property.

Angelic Ministries stated that no sex offenders or violent offenders would be located at this facility, but once the rezoning occurs, there is nothing stopping them from changing their own internal policy. So as a concerned parent, I have to assume they might.

This leads to another concern. There are no medical standards being followed regarding this Rehabilitation Facility, and it sounded as if this would be Angelic Ministries' first attempt at a facility like this. They are making up their own rules for how it would be run. Which allows them to use staff who, in my opinion, are therefore unqualified and untrained to handle the dangerous situations that will likely arise. Some of the staff they presented to us in the meeting were admittedly former recovering addicts themselves.

Regardless, while Angelic Ministries' stated intent to help those in need is indeed noble, this Rehabilitation Facility would be an anomaly in this largely residential area of Karns, and would negatively affect the impression of this community as a family-oriented area. If I were in the housing market, I would knowingly steer clear of buying a home near such a Rehabilitation Facility. I believe any honest person raising a family would also say that.

If this rezoning were allowed, I believe it would lower the property values of the hundreds of residential homes in the area, negatively affecting the residents and property tax revenue. I know this to be true, because I am a Realtor!

I see this Rehabilitation Facility as a safety and security risk within a quarter mile from my home, and a detriment to my investment in this area of Knox County. An unsecured Rehabilitation Facility should NOT be located this close to this many residential homes.

I invested my home in this area in 2007. At that time, I viewed the Ball Road area in Karns as a growing, family-oriented community. I now have a family with 2 teen girls. My subdivision is packed with dozens of small children, as are the other subdivisions in this area.

I will plainly state my firm OBJECTION to these rezoning requests as a resident and a voter. We do not want this EXPERIMENT in our community. Angelic Ministries attempted to rezone for this type of facility in the Halls area, and that community rejected it for the same reason. I agree with Halls -this facility simply does not belong in a residential area. That is why they

are needing to request the rezoning in the first place. And the fact that their purchase of the property is pending on this rezoning outcome shows me that Angelic Ministries doesn't think it belongs here either.

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 or Rehabilitation Facility in this area would be an injustice to the hundreds of families who've invested in making this area their home. Their plan may look nice on paper, but it will negatively affect my local community.

And before taking action, look at how close this facility is to Foxfield and Huntcrest Subdivisions, and honestly ask yourselves if you would be for or against such a facility within your neighborhood, or that of your children or grandchildren?

Can you guarantee that no one will be harmed or any additional criminal activity will not affect us, because of this decision? If the answer is no? Then vote No!

Foxfield Subdivision

37931