

Megan Noe

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This letter is in regards to 9-A-20-RZ, the rezoning of Zion Lane from planned residential to agricultural. Angelic Ministries is seeking to build a "men's home" on this property. I have several issues with this, as it is in close proximity to my neighborhood.

1. Residents: The plan is referred to as a "men's home" where the men will live fulltime. When asked about the criteria during the community meeting, a straight answer could not be provided other than being 18 years or older and able bodied. Where are these men coming from? What kind of background do they have? Are they recently released from prison? Homeless? Sex offenders? Drug addicts? We have no idea who will be living in this home or how they will be chosen. When Angelic Ministries attempted to open this home in Halls, it was referred to as a recovery home for men overcoming addiction. What are they trying to hide with this new "men's home" title? WE HAVE A RIGHT TO KNOW.
2. Location: Placing this center/home in the middle of a residential area makes zero sense. There is no public transportation nearby. The actual road itself (Zion Lane) is very narrow and cannot accommodate a lot of traffic. At the end of Zion Lane, there is a daycare, just a mere 600-700 yards away, yet no one at the community meeting seemed to care about that. There are multiple middle-class subdivisions on Ball Rd, just a mere 1- 3 minutes away from this location. What will happen to the property value? I have invested in my home for over seven years, but I can assure you, I certainly would not have moved here had this type of house existed. If Angelic Ministries is so determined to build this, why not build it closer to their location on Central? I can almost guarantee that land is cheaper there than it is in West Knox.
3. Past Failures: Angelic Ministries previously purchased a building in Halls for this very purpose. After backlash from the community, they opted to list that property for sale. The Halls community addressed similar concerns as we have in regards to the location not being near public transportation or hospitals. Tony Earl, Angelic Ministries director, was quoted "We don't want to force ourselves on anyone, and we didn't want to go through that zoning battle." (reference: WVLT news article by Anne Brock; published 4/10/18 at 5:42pm) How ironic is it that he didn't want to face a rezoning battle in Halls, but yet here we are again doing the same thing in Karns?? In this same article, Tim Earl stated, "There's always gonna be risks and I understand some of the fears. I understand some of the concerns, but I think we're a very responsible ministry." He acknowledges that this home brings risks for people living in the community, yet he does not address them specifically. The fact that he "THINKS" they're a responsible ministry is terrifying. If you are going to open a recovery center near my home, or anywhere for that matter, you should have 110%

confidence in your ability to operate such a facility.

4. Boarding House- During the community meeting, this center was referred to as a boarding house. Upon further research, we discovered that a boarding house is a dwelling in which lodging is and meals from a common kitchen are provided by the owner or operator for no more than 12 persons. This is a direct definition from the Knox County MPC Ordinance document, which can be found here:
<https://archive.knoxmpc.org/zoning/ordinances/county/2017-11-20.pdf>
5. The plans submitted by Angelic Ministries includes 16 bedrooms for residents, as well as 3 staff bedrooms. This number goes well beyond what is required for a “boarding house” title. **They are blatantly lying about what the center is in order to gain rezoning approval.** It is clearly printed on their construction plans. They are building a 16+ bedroom home and trying to conceal it as a boarding house.
6. Qualifications- The staff is composed of people who have previously completed a program with Angelic Ministries. THE STAFF HAS NO ACTUAL TRAINING. They are not equipped to deal with any issues that may arise. How will they ensure that the men follow the rules? How will they ensure that the men stay inside the home? How will they deescalate any confrontations? This is insanely irresponsible. You would not hire a police officer without proper training. You would not hire a teacher without proper training. Why would this be acceptable for such a plan? Not only does this pose a threat to the community, but it also poses a threat to the actual individuals who will be living in this house.

I strongly dislike how Angelic Ministries is trying to push themselves onto our community. They have not been transparent with anything. They have refused to provide any direct answers. I am deeply concerned with the safety and well being of my family and my neighbors if this “boarding house” (without properly trained staff) is allowed to open. I urge you to consider how you yourself would feel if this was being proposed in *your own* community. No one wants this in their backdoor. The lack of staff training and false labelling of a “boarding house” should constitute a rejection. Please deny their rezoning request.