

Joy Palmer

jbf89@live.com

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Dear Knox-Knoxville Planning Commission,

I am writing in regards to the two current requests for rezoning (11-F-20-UR and 9-A-20-RZ). They are both on the same property in the Karns area on Zion Ln., off Ball Rd.

Angelic Ministries is attempting to build a men's boarding house, which is a rehabilitation facility based on Angelic Ministries' description. It is designated as a home for detox addicts who aren't ready to get back into society.

My neighbor attended an informational session and presented the findings to the subdivision chairs. My concerns include:

Sex offenders: there is nothing in writing stating they won't go back on their policy of not accepting sex offenders. After all, aren't we all in need of God's help? With ministry organizations, there is no limit as to what the "hands and feet of Jesus" look like.

Lack of proof of concept: They don't have any experience in running a boarding house/rehabilitation facility. There was no talk of actual licensed doctors, psychiatrists, medical staff etc to run the facility. And who is going to ensure that they do? No one. These types of places get ran based on who will cut checks and not on whether or not the residents receive the care they need. The staff who were in the meeting taht are going to run the boarding house were recovering addicts themselves. Who is going to ensure they don't relapse or that their experience qualifies them for the job? They're running an experiment in our community with no controls.

Lack of control regarding the residents: Their free to leave. Angelic Ministries may install all the safety alarms and red flag warning systems that they want, but they can go and the staff can't stop them. That is disturbing!!! I've got a 4 and a 2 year old who I let go out and play. This isn't California where the addicts get to roam the streets. Or maybe it is? In which case, I will be one of the residents with their For Sale signs in the street. How can Knox County allow detoxing addicts to roam the streets in a family-oriented community? Would you want to live in a place like that? There's a reason why I don't live in California.

My family and I moved here just a few months ago. Foxfield is a place where all the neighborhood children play in the streets, the neighbors are amazing and everyone is very friendly. I cannot imagine the entire subdivision having For Sale signs in the yard, because now there are addicts who roam around. Some of them may even be sex offenders. Who knows? No one. It doesn't appear Angelic Ministries would turn anyone away.

I'm not saying don't build the facility. I'm not saying what they're trying to do isn't honorable and deceit and moral. But I am saying find another spot. There's nowhere off the freeway or near their current establishment that they can't build this boarding house? They're going to build it in a residential area full of people with little kids? They would endanger my and neighboring families for the sake of their pocket books? As Joe Biden would say, "C'mon man." This is not right.

In case there was any doubt, I STRONGLY object to this kind of establishment being placed in my community. I didn't even get into how it would negatively affect home values or property tax revenue or any other economic subject you could think of. Because that wouldn't be right. I'm not saying what I'm saying for money. I'm saying it for my family, for the families around me and everyone else who wants to remain living in a safe community. DO NOT REZONE TO LET ANGELIC MINISTRIES RUN ROUGHSHOD IN OUR COMMUNITY!

Foxfield Subdivision

37931

"boarding house".

11) Angelic Ministries started a petition recently, trying to gain supporters for the Zion Lane proposed "boarding house". They did so via their Facebook page. I would venture to say that a large majority of those that signed the petition are not from the Karns area, but are instead either members of the Angelic Ministries team or followers of the Facebook page. Anyone not being threatened with the "boarding house" being their neighbor honestly should have no say concerning whether it exists in Karns, and the petition's existence is a slap in the face to this community.

12). The simple fact that this "boarding house" will be shipping in people from other communities (very much like Central Avenue where Angelic Ministries' headquarters is) is alarming. We don't have any issues like those that may be potentially brought to our doorstep by this "boarding house". I will not sit idly by and allow for our community to be turned into a slum, just because Angelic Ministries wants to take folks out of a bad community and put them into a nice, quaint one - like Karns. It's wrong and everyone should know that.

Please consider my and all other concerned citizen's opinions on this issue. We love our residences/community and would hate to have them affected by a poorly placed "boarding house". The residences/community, as well as the individuals that the rehab center is being proposed for, would be better off if the proposed center were planned and constructed at an alternate location.

The few simple facts that should prevent the "boarding house" at Zion Lane from getting approved are:

- A. Angelic Ministries has not acted transparent or forthcoming with the community, by obviously only giving the community information about the "boarding house" once questions are asked and community outrage ensues.
- B. Angelic Ministries are finding every loophole they can to get this "boarding house" approved including rezoning twice and passing off a plan as a "boarding house" when by the Knox County definition it most certainly is not one due to being over the occupancy/bedroom limit.
- C. Our own County Commissioner appears to be very biased towards the idea and is clearly in league with the real estate agents as well as Angelic Ministries which was proven by her demeanor on 11/02/2020 as described in detail in item 9 above.
- D. Many individuals in the Karns community, such as myself, are very much against the proposed boarding house for very valid reasons outlined above in the body of this message. We all have families and loved ones that will be affected by this "boarding house" and would hate to see the community get ripped apart by a hasty decision here.

Hunt Crest Subdivision