

Kerry Bennink

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I am writing in OPPOSITION to the current request to rezone property at 3430 Zion Lane to "Agricultural" for the purpose "support for people getting back on their feet" (Reference 11-F-20-UR and 9-A-20-RZ).

In the interest of providing complete information to the Commission, I will state that in 2017, the same owner of this property requested to allow rezoning (to O/OB) with the proposed use of "Addiction treatment facility".

In this 2020 request, there is no mention of "The Steps House" or the purpose of "addiction rehabilitation" even though the owners of the property are the same. This makes me very suspicious of the true intent of the use of this property. Also, the property owner made no apparent attempt to ease the concerns of the many local residents who opposed the original request, nor was there any communication that the intended use was anything different than the original proposed use as an "Addiction treatment facility".

Regardless, while the owner's stated intent to help those in need is indeed noble, I will state my firm OBJECTION and provide my concerns regarding the request to rezone for such purposes in the Karns area of Knoxville.

My family of four has resided in Foxfield subdivision, a subdivision located in very close proximity to this property, for 13 years. I am strongly OPPOSED to this proposal reasons that will follow.

Rezoning this property to allow an Addiction Treatment Facility or similar rehabilitation facility is undesirable from the standpoint of succeeding in the mission of an Addiction Treatment or Rehabilitation 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.

This proposal 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 Rehabilitation Facilities to avoid serving jail or prison sentences. Rezoning this property to allow such a 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 theft OR WORSE for purposes of satisfying their addictions.

Rezoning this property to allow such a facility is undesirable for the following community design and tax revenue reasons:

Over the past two decades, Knox county has enjoyed growing tax revenue from a dozen new subdivisions with 50+ homes each built along Ball Road. These homes are valued in the \$200K to \$300K range. These homes typically house middle-income families with small children. Allowing such a 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.

In conclusion, while my husband and I appreciate the intent of Angelic Ministries and their mission, we strongly urge you not to allow rezoning for the purpose of establishing an Addiction Treatment Facility or similar Rehabilitation Facility in this residential family part of the Karns community. There are better placed within Knox County suited for a facility of this nature. 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 a mistake.

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