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To whom it may concern,

This email is with reference to the application for case 9-A-20-RZ, which discusses placing an Angelic Ministries run rehab center/home for men/boarding house in a residential-only area off of Zion Lane (Northeast of Ball Road).

My young family and I (myself, wife, 5 year old son, and 2 year old daughter) currently live in a subdivision off of Ball Road. I was surprised and dismayed when I learned of plans to place a "boarding house" rehab center for men 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, and many of my fellow neighbors' opposition to the center are as follows:

1). The area is highly residential, with many homes, subdivisions, schools, and churches nearby. There is actually a daycare approximately 600-700 feet from the proposed facility at the corner of Zion Lane and Ball Road. This setting is hardly an ideal area for a rehab 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 a "boarding house", I would think an area with a nearby hospital would be ideal (possible violent behavior, drug overdoses, etc...).

2). Rezoning the area twice from planned residential to agricultural in order to place a "boarding house" would severely hamper the value of homes in the area, and simply does not make sense. The area is a prime example of a residential area, and in no way should be considered suitable for offices or businesses in such close proximity.

3). There are several new subdivisions going in around the area. In my opinion, if an area is having new houses/subdivisions constructed, it is a residential area; and planning committees that agreed to such subdivisions have come to the same conclusion recently. This should absolutely trump being able to rezone an area to contain a boarding house.

4). Knox County defines a boarding house as follows:

Boarding house: A dwelling or part thereof in which lodging is and meals from a common kitchen are provided by the owner or operator for not more than twelve (12) persons.

This is from the Knox County MPC Ordinance Document here:

<https://archive.knoxmpc.org/zoning/ordinances/county/2017-11-20.pdf>

Looking at this definition and comparing it to the plan that we received of the "boarding house" on 11/02/2020 at the Grace Baptist Church Community Meeting, the first thing I notice is that there is a minimum of 16 bedrooms (not including the staff bedrooms, which when included appears to bring the bedroom total to 20). There is also one common kitchen. The way I understand the definition of a boarding house indicates that what is being proposed is not one. This is due to AT LEAST 16 bedrooms, not including the bed rooms for the staff (who should also count towards the 12 - since they would be living at the "boarding house" and eating out of the same kitchen). All the people living in these bedrooms would have to be fed out of the common kitchen, which would be over the amount in the definition. I would find it hard for Angelic Ministries to claim that those rooms are for the future, as those rooms should not be able to be occupied ever, due to the requirement in the definition of a boarding house. I would venture to say, if they have 16 resident rooms, and however many more staff rooms, they plan on using all of them, and I'm not certain how they can get by with such a plan. I would think that the plans I have seen of the "boarding house" would need to be redrawn or the project denied, due to what is drafted/planned not meeting the criteria of a boarding house.

In my estimation, if three staff members are going to be at the "boarding house" all the time, the maximum number of "residents" that can be in the "boarding house" would be 9; to only allow a total of 12 beds.

for the rezoning effort to work (loophole involving rezoning twice - once to agricultural? Then again to something else I can't remember), it sounded like being able to consider this property a "boarding house" was a major requirement. Due to the point made above, I do not see how this property as planned can be called a "boarding house", and it certainly seems that Angelic Ministries is being a little nefarious by trying to get this plan through the zoning phase so quickly.

5). There were three "staff members" at the Grace Baptist meeting on 11/02/2020 that were said to be the ones that would be

taking care of the residents and the "boarding house". I do not mean to be disparaging in the least with this statement, but these appeared to be normal social worker type folks, and were told to be people that had gone through the program previously. I'm sure they know how to interact with the residents, but if anyone got aggressive with the three folks that I saw, I would not feel safe in my community/house knowing that those three individuals are the people preventing something from going wrong at the "boarding house" and keeping the residents of the boarding house out of my neighborhood. This "boarding house" needs a real security team that knows how to enforce security when necessary.

6). I realize that people need help with addiction, and I 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 aspects involved with addiction rehabilitation and the treatment thereof that have no business being in close proximity to 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. I also realize that nobody wants a boarding house for troubled men in their backyard. Angelic Ministries agreed when this was said during the meeting on 11/02/2020 at Grace Baptist Church, and indicated that there are "always going to be risks". These are risks that Angelic Ministries needs to take on themselves, not a community that is opposing the threat of a risk. Due to this, the best option is for the "boarding house" to not be placed in a backyard. It should be in a secluded location with no residences around it.

During the meeting with Angelic Ministries at Grace Baptist on 11/02/2020, the community asked several questions about the complex, the individuals that would be planned to be there, and the people that would be taking care of the residents. When questions were asked about what the criteria for the residents to be at the "boarding house" would be, the Angelic Ministries folks indicated that there are only three criteria: the residents would have to be 1) Male, 2) able bodied, and 3) 18 or older. Angelic Ministries had mentioned before during the meeting, that they would not allow people with prior violent crime history or people that are sexual predators to stay at the "boarding house". However, neither of those exceptions were listed by Angelic Ministries as one of the three requirements. This is certainly not acceptable. If they are not going to accept people that are sexual predators or have prior violent crime history, it needs to be written down and adhered to. These people certainly do not need to be around residences or children (there is a daycare around 600 feet from the planned complex, and the corner of Zion Lane and Ball Road).

7). Would it not be best to put the rehab center somewhere closer to public transit stations? Most individuals that this rehab center would be targeted to would likely not have means of transportation on their own. There is no means of public transit near Zion Lane, nor should there be.

8). The way that this rezoning proposition silently crept up overnight is a little concerning to say the least. I feel we as a community deserve the respect and common decency to be made aware of rezoning propositions earlier than a mere week and a half prior to discussions. This has certainly not been the way to ease tensions about such a proposal. For this reason, even discounting the ones above if necessary, my family is completely against this notion of rezoning; particularly for such a center. The only reason the community had knowledge of Angelic Ministry's intent to rezone the property on Zion Lane was due to a concerned citizen placing a letter in close residence mailboxes. If it had not been for the community's reaction to a letter from a concerned citizen (who Angelic Ministries rebuked for spreading "misinformation"), the rezoning likely would have already happened and we would never have known. This is completely unacceptable, and for Angelic Ministries to act like they have been completely forthcoming and transparent is laughable at best.

In addition to this, the letter I received from a concerned citizen doesn't really sound like misinformation, as Angelic Ministries stated. It sounded pretty close to what they described to us; potentially dangerous people, likely with drug problems and criminal records, living in a community they have been transplanted to. The Karns community is being asked/forced to deal with this and we frankly haven't deserved to be treated this way.

9). I attended the community meeting at Grace Baptist Church between the community and Angelic Ministries on 11/02/2020, and I was utterly appalled at what transpired. Our District 6 County Commissioner Terry Hill was in attendance and appeared to be very biased towards wanting the Boarding House. She sat and shook her head as the concerned citizens, such as myself, stated our concerns with the proposed "boarding house". In addition to this, once all the citizens left the room at Grace Baptist, Terry Hill stayed in the room with the two real estate agents and the Angelic Ministries folks, which is certainly not being transparent with the community with what they discussed - with nobody else there; and is likely a violation of the Sunshine Law.

10) This same complex proposition from Angelic Ministries was previously denied in the Halls Community. The reasons were due to the community's concern over the safety of their community, as well as several items I have listed above (not needing to rezone residential areas, no hospital or public transit nearby, nearby home value depreciation, and general public safety). In an article posted on WVLT Channel 8's website on April 8, 2018, the public outcry was noted and Angelic Ministries was quoted as saying that they "didn't want to go through the zoning battle"; yet here we are going through a zoning battle. Is the Halls Community somehow more important than the Karns Community? If Angelic Ministries feels that they can continue with the zoning battle and push this "boarding house" through due to less public outcry and less people attending the public forum with them; they need to realize that changing the meeting time and venue at the last minute, as well as COVID and presidential election voting going on likely contributed to a lower turnout. It certainly does not mean that the Karns Community is ok with the