

## Deny 9-A-20-RZ and 11-F-20-UR Due to Adverse Impact to the Surrounding Community

If the Knox County Planning Commission listens to the voices of the Karns' Community that live near Zion Lane, they will soundly reject outside influences of Angelic Ministries and Realtors to create an environment that will be detrimental to the safety and well-being of our families and future financial value of our homes.

Many of us attended the meeting held by Angelic Ministries at Grace Baptist to listen to their proposal to build a fenced in 24/7 monitored transitional "boarding house" for men. Let it be known that the only people that supported this rezoning proposal were: Angelic Ministries, Two realtors (one who has been stuck with the property for years and threatened to sell it to a dog breeder if we were not caring enough to support this facility, and also accused the neighborhood children of vandalizing the current Zion property), and one commission member who stated she was neutral and then said she thought it would be nice to have nice property with new landscaping (note that we found out that she was the "community leader" that proposed the new location of the meeting. She was not speaking for us as a community leader).

Here is what we learned during the meeting:

1. There was no rezoning sign originally posted on Zion Lane or notification cards sent to addresses close to Zion Lane by the Planning Commission, until a complaint was made by a neighbor who was paying attention to board meetings. Discussions with the Planning Commission and Angelic Ministries included downgrading the property to Agricultural and then adapting it to multi-family.
2. Angelic Ministries knew that there would be opposition and was not going to share the complete plan until after the agriculture rezoning approval. Yes, it was listed as a boarding house but this is really a transitional facility for homeless men that would not be registered sex offenders or violent criminals, but can be anything in between with behavioral, addiction, criminal or mental background.
3. Angelic Ministries misrepresented the truth in an early October Petition that they had already talked to the community, when this meeting that we attended in November was the first meeting.
4. Angelic Ministries had a letter of recommendation for this housing proposal with TN State Letterhead and State Email Address that turned out to be an employee's personal recommendation and not the state's. Angelic Ministries saw know issue with this false representation when made aware of it.
5. Angelic Ministries stated that the home for men will be manned 24/7 by people that work with the Angelic Ministries, with some that have graduated from their ministry developed program. Note that per Angelic Ministries that none of this people (I would call house parents) are qualified with any social, psychological, security and behavioral certifications. This means that situations that WILL escalate with the men while in the home have a high chance of escalating and they will not be able to control the situation and a member of the home could break out of

the home and into our neighborhood. Angelic Ministries stated that if someone wanted to leave the home that they would personally transport them out of the location. Anyone who else dealt with addiction, behavioral issues and criminal activity know that situations once they escalate are difficult to deescalate even with trained individuals, never mind untrained house parents.

6. Angelic Ministries stated that the facility will be fenced and contain alarms and cameras for the protection of our community and their men living at the “boarding home”. Think about that, they need protection from who?
7. Angelic Ministries stated that there is no guarantee that there will be know issues at the Zion Lane home, however that they have been successful with their other homes. When pushed, they admitted that they had NO HOME like this one. Note, this means that we are their experiment for their home-like environment.
8. Note to Angelic Ministries from the Karns’ Community. This “boarding home” proposal has you proposed in the meeting did not lower our concerns at all. This means that those living in the “boarding home” would not be in an environment conducive to home-like and your program would not be successful here.
9. Note to Realtors that stated the property was in poor shape and blamed the neighborhood at being at fault. The current condition of the property is on you and the out of state owner.
10. Note to the Planning Commission, yes the property value for Zion Lane Boarding House would go up and they would in water and sewer at their cost, but this is at extreme adverse impact to the value of the homes around it and the well-being of the families. The landscape of the community and the neighbors themselves will change as people have had enough. Please think have the people who made this community what it is and what brings solid neighbors in the new subdivisions that you approve and gain taxes from.