

12/05/2020

To whom it may concern,

As a concerned citizen that currently lives approximately .25 miles to .5 miles away from the proposed location of the "Boarding House" on Zion Lane (11-F-20-UR), I wanted to address a few items:

1) After looking at the site plan, I am fairly confident that what is being planned is not a boarding home, as per Knox County's definition.

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, which I attended, the first thing I notice is that there is a minimum of 16 bedrooms shown on the plan (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 future planning, 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 it is planned to have 16 resident rooms, and however many more staff rooms, Angelic Ministries plan on using all of them and this should not be acceptable. At best, site plan 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, and that was crucial to the property being rezoned in the first place.

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. If there are a total of 20 or so beds on the plan, I am not certain how 12 residents could be enforced properly.

For the rezoning effort to work, 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.

2) Additionally, I and many of our community members are very concerned about the Boarding Home's use, and Angelic Ministries' plans if something were to go awry at the facility. 12 troubled men who are in recovery/rehabilitation (allegedly non-violent and not sexual predators, although I have never seen this requirement for residency written down anywhere), being supervised by 3 recovering addicts (by Angelic Ministries' own admission) does not sound like a great idea. When asked questions about what they would do if something were to happen at the facility (violent actions, uncontrolled behavior, etc...) Angelic Ministries did not have a plan of action, and admitted that there is very little they can do for a situation like that.

3) In the meeting with Angelic Ministries at Grace Baptist Church in early November, they mentioned that if a resident needed to go somewhere, that they would be driven by a staff member. This was Angelic Ministries' way of indicating that public transit did not need to be provided. My concern is that if there are only three staff members to begin with, and it takes 1-2 staff members to drive a resident to the location they need to go to, how will 1-2 staff members be able to handle/watch over the other 11 residents during this time? Everything about this "boarding house" seems poorly planned, the more it is examined.

4) When Angelic Ministries was asked about the criteria concerning the folks that would be at the "boarding house" they indicated that there were only three criteria: 1) They had to be male 2) Over the age of 18 3) Able bodied. They went on to say that the crimes they had previously committed couldn't be violent in nature and that there wouldn't be any sex offenders, but those were not mentioned in the three item criteria. None of this is written down in any sort of official capacity either, to my knowledge, so it would be hard to determine that these unwritten rules couldn't change at a moment's notice.

5) In addition to the above, the area surrounding the facility is planned residential, with several large neighborhoods with young families nearby. There is also a Daycare/child care center at the corner of Zion Lane and Ball Road, which would leave these children vulnerable if any resident from the facility decided to leave and cause issues. The planned location of the "boarding house" is not a proper location for it. By Angelic Ministries' own admission, they stated that "no community is going to want this facility at their backdoor". With them knowing this to be the case, why do Angelic Ministries insist on putting this facility at people's doorstep, in a residential area? Angelic Ministries have attempted this once in Halls, and it was rightfully denied, and now Angelic Ministries are deciding to try placing a similar facility in Karns as well.

I'd also like to mention that the community at large knew nothing about the rezoning or the plans for this facility until a concerned neighbor put letters in mailboxes that are near the planned facility. Angelic Ministries has only attempted to be forthcoming about the facility as a reaction to public backlash, even after the debacle in Halls. This is very telling concerning Angelic Ministries' motives and how they operate as a whole. Attempting to plan something of this nature in a residential area, when they know the local residents won't like or approve of it (residents who picked where they lived based

upon "boarding homes" not being nearby) and only addressing the residents concerns after they started a petition of their own to gain support from people who live outside the Karns community, is incredibly demeaning and does not set a good precedent for what to expect from the facility if it is going to be managed by such individuals/an organization.

This plan and the way the community has been treated regarding it is unacceptable, and a facility of this type should be placed in a non-residential area. A rehab facility for troubled/recovering men has no place near residences or schools, and for this reason and the others above, the request for its placement on Zion Lane or any other residential area should be DENIED.

Respectfully,

Erwin Noe