

OPPOSE Application to Rezone 835 Tipton Ave

Helen Ross McNabb and Rick Dover held a "community meeting" to share the proposed plan for the one historic South High site on March 23rd. It was very quietly publicized with only a few days' notice, however, drew attendees from various backgrounds. Members of the community shared significant concern about a 100-bed drug rehabilitation facility within the immediate school zone – literally yards from the Boys and Girls Club and Recreation Facility. Helen Ross McNabb representatives on-site were asked and unable to provide crime or property value statistics for their current locale or any planned security measures. Community members also requested demographic information of the patients seen at their current rehab location regarding the prevalent type of treatment - they did share the majority of individuals treated at the voluntary facility are addicted to opiates/heroin. They advised the program is voluntary with patients have the option to leave at any time. While they "offer transportation" to the patient's destination, Helen Ross McNabb representatives stated they could not prevent the individuals from loitering throughout the neighborhood and school zone. A public transit stop exists at the corner which is utilized by students traveling to after school programs. Helen Ross McNabb discussed that visitors or loved ones would visit the proposed premises at 835 Tipton Ave with no description as to security measures taken to prevent active drug users and suppliers from being throughout this highly walkable school zone. When questioned is specific convictions prevented a patient from the residential rehabilitation facility; they declined to answer. The grounds of the South High site are directly adjacent to the Community Recreation Center where hundreds of children attend after school care and summer care programs.

Statistically, 40-60% of addicts relapse after rehabilitation with greater than half happening within the first 90-days of rehabilitation program completion. Meeting those statistics, roughly 40-60 patients can be expected to relapse on release or vacancy of the program within the school zone. Addicts in recovery are at risk of targeting for drug use due to their delicate disposition, making the area an absolute target for suppliers. Helen Ross McNabb stated in their March 23rd meeting they have successfully raised funds to expand their existing, established CenterPointe facility; why move the risk to a new neighborhood so close to impressionable young people? The institutional zoning also opens the property up to additional uses that are better placed outside a school area.

Not inconsequential, 835 Tipton Avenue presently holds South High Senior Living – an assisted living and memory care facility developed by Dover Signature Properties on use of Knoxville's PILOT program. Dover has received multiple PILOT program benefits from the City of Knoxville - several of which to revitalize historic buildings into Assisted Living and Memory Care facilities. Dover Properties has also, in quick, recent fashion, begun displacing these elderly end-of-life residents to convert these facilities to other uses or sell the properties. Some residents of Dover property at Knox High were relocated to South High in the Fall of 2022; only to now be told, again, they'll be displaced. Families and residents who have been displaced and their vulnerable loved ones deeply and irreversibly impacted would love to save other families from the same fate and ensure the public is aware of Dover's use of PILOT programs to benefit from, then displace seniors in Knoxville. Dover Signature Properties continued to take on new residents without disclosure that the property was in due diligence for sale. These vulnerable and at-risk Knoxville citizens face crises due to these actions -- displacement that, for many, will speed up their decline toward end of life significantly.

The children of the South Knoxville Community and the elderly populous impacted have made no choices that have lead to their current predicament. Children attend school in their assigned district; Alzheimer's and dementia patients have no choice in their abilities. However, the City of Knoxville bears a responsibility to make informed, fair, and equitable decisions for the populous. Encourage Helen Ross McNabb to expand on their existing facility and do not bring further drug-related traffic to South Knoxville. Please oppose this rezoning application.