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To: <mark.donaldson@knoxmpc.org>
Date: 2/9/2009 3:47:32 PM
Subject: MPC meeting Wednesday

February 9, 2009

Mr. Mark Donaldson, MPC Executive Director
Suite 403, City County Building 400 Main Street
Knoxville, TN 37902

Dear Mr. Donaldson,

This Wednesday your Metropolitan Planning Commission will meet to discuss the rezoning of a property east of Iron Gate Blvd, east of Schaeffer Road, and south of Hardin Valley Road. This property borders my back yard in Harrison Springs. One of the reasons I chose my house was because it had a beautiful private backyard. I realized that eventually the land behind my house would be developed, but assumed that it was to be commercial property, perhaps an office complex.

However, I understand that your board is reviewing a request to allow a 346 unit apartment complex. My home is on lot 33 and appears to be the closest home in the neighborhood to the proposed development. For this reason, I am obviously opposed to an apartment complex. Having dozens of apartment balconies hanging over my backyard would not only would be a terrible invasion of privacy, but it would also make my home very difficult to sell and I would lose a great deal of equity. For financial reasons, we may be forced to sell our home in the future but this apartment complex would take away any financial advantage of doing so.

Please, Mr. Donaldson, vote against rezoning this property for an apartment complex. There has just been one complex completed off Lovell Road and there are two other large complex under construction off Harding Valley road. Neither one of these complexes borders a neighborhood the way this proposed complex would. Neither one of these complexes would cause the instant drop in home value that the proposed complex would. Also, do we really need yet another apartment complex in the area so soon after these two have been built? Another reason I moved to this area is because I wanted my child to attend Hardin Valley schools. If this trend of high density construction continues, there will be serious overcrowding issues which will force my child and the other children in my neighborhood to be rezoned.

Once again, please consider the needs of our neighborhood when you make your final decision on this matter. Thank you so much for your time.

Sincerely,

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