

To the Members of the Knoxville Metropolitan Planning Commission:

I am writing this letter in reference to MPC 7-G-16 SP and in particular in opposition to the request to change the zoning from MU (Mixed Use) to HDR (High Density Residential) for the Northshore Town Center development.

My husband and I have been married for 40 years, and we began our married life here in Knoxville. After spending the past 25 years in Evans, Georgia, a suburb of Augusta, we moved back to Knoxville this past spring after entering retirement to be closer to our children who have also settled in Tennessee. We have dreamed of moving back to this area for many years.

During our search for a community in which to live, we were particularly drawn to the unique concept embodied by Northshore Town Center, and we purchased a lot there after considering many different parts of this city as well as surrounding counties. We are drawn to the idea of a neighborhood that offers proximity to medical providers with whom we have already established relationships, including Dr. Buzz Nabers, DDS and Dr. Karthik Krishnan of The Allergy, Asthma and Sinus Center. We look forward to enjoying time in the neighborhood green spaces and community garden as well as walking to nearby restaurants, utilizing the CVS pharmacy at Target, and grocery shopping at nearby Publix. These are all conveniences that will essentially enhance our quality of life, and we are thankful to have found such a community that fosters this style of living. Additionally, we are proud to become a part of a neighborhood that appeals to multiple generations and is able to meet the priorities of younger generations in ways which are different than our own; for example, walking their children to and from school.

Moreover, when we purchased our lot and began to build our home, we were well aware of the plan to build apartments on the same side of the street and abutting Northshore Elementary School. We fully understand that that particular development will meet a certain demand for housing and an opportunity for many different people to join our community. However, we have significant reservations in regards to the commercial developers proposed plans to change the master plan in opposition to the original concept of the Northshore Town Center development - away from a true direct focus on mixed-use development. We support the continued development of mixed-use concept. We are also very concerned about the heavy influx of traffic that a high-density residential plan would create in our community, particularly at times in which school traffic is the densest. We have not been provided any traffic studies to review how this type of high-density residential development would impact the traffic patterns within our neighborhood.

In conclusion, we ask that that the developers provide us with a master plan regarding the future of this development, and we hope that they see the value in the way it has been developed to date. We ask that the Metropolitan Planning Commission support the original mixed use development zoning requirements.

Finally, we are asking for the help of you, our community leaders, in ensuring that the vision of this community at Northshore Town Center comes to fruition and allows it to embody a truly unique neighborhood in the heart of Knoxville.

Best regards,

Alberta and Frederick Roemer