

Dear Commissioners,

I am hopeful for your consideration of our community on case 12-C-20-SU. When my husband and I recently decided to purchase our home in Knoxville, we sought Northshore Town Center specifically for the opportunities for small shops and restaurants within walking distance. We are not in favor of removing the planned commercial zoning.

It is our understanding that the developer states this change is needed because the character of NTC has changed. The only reason anything has changed is that we as a neighborhood agreed twice before to allow Publix and a school as they would drive development allowing us to keep our core plan. They put in apartments to provide the density needed to support the core development. Let me be clear: WE DO NOT WANT MORE APARTMENTS! Please know that the character of the residence at NTC, Beau Monde Subdivision, remains committed to the original plan as promised... a real community.

According to <https://knoxmpc.org/commission/rezoning-process> rezoning is justifiable when changes have occurred to conditions in the vicinity of the property which prevent the reasonable use of the property as currently zoned. Yes, the Covid-19 pandemic has affected many business owners and people in general. However, the COVID conditions are temporary. To allow any zoning change to pass at this time, would, quite frankly, be classified as taking advantage of the COVID situation thus victimizing existing homeowners.

Approving the removal of PC zoning with no future direction is not compliant with MPC rezoning requirements. The residents of this community are entitled to what we paid for.

Thank you for considering our thoughts when making your decisions on this case. Please don't hesitate to contact me at (865)719-1786 or 1645 Mystic Street (37922) or sharond519@gmail.com if you have any questions about our concerns.

Thank you,