

Tuesday, February 9, 2021

Dear Knoxville MPC:

We purchased a home on November 6th, 2020 in the Northshore Town Center neighborhood. Kevin has been the financial advisor in the Edward Jones branch at 2099 Thunderhead Road for the past 9 years. We love this area - dining at Cazzy's and Soccer Taco, supporting Northshore Elementary teachers and its families has provided amazing memories for our family.

Part of the reason we sold our home in West Hills and purchased here was because we were excited about the upcoming mixed-use space consisting of retail, restaurant and single-family living spaces. We have seen this done so well in other towns we visit and were grateful the Knoxville MPC made provision for this concept.

It is with great concern that we learned recently of the request to have the zoning overlay removed in order to construct a new apartment complex.

**We are respectfully as you to NOT REMOVE THE OVERLAY.**

Because Kevin's office is on the second floor above Cazzy's, we have witnessed first-hand how difficult it has become for his clients to find parking in the lot behind the building since the completion of the apartment complex. However, we and his clients, mostly elderly, have made the adjustment.

Adding a multi-family complex in addition to Aventine will drastically change the "town center feel" we believe the MPC originally had in mind when Northshore Town Center was established.

Northshore Town Center residents and business owners have worked hard to develop a "close-knit" neighborhood environment - it is an urban setting with enough space protected to still allow residents with their families and friends enjoy the beauty of the outdoors. It is a joy to see families every day walk to and from Northshore Elementary at leisure. Please do not overwhelm this school with additional multi-family housing. We have absorbed Aventine well, please do not ask this community to absorb another multi-family housing complex when the original intent approved by the MPC was to preserve this area and make it a unique part of the Knoxville community.

We appreciate what the MPC does for this city, we are asking you to protect what you promised to the residents and business owners in this part of the city.

Kevin and Amy Denning  
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