

**Piers van der Merwe**  
9508 Abrams Creek Way  
Knoxville TN 37922

I want to voice my concern over the proposed rezoning of the North Shore Town Center area around Thunderhead Road. My objections to the removal of the overlay are as follows:

1. When the existent apartments were built in the area, the discussion between the city council and residents resulted in a promise that that would be it for apartments and the location of the apartments was the least intrusive (compared for example to the current proposal). The residents were assured that there would be no more apartments and concessions / agreements were made accordingly. So, this seems to be going back on that agreement.
2. Removal of the overlay has consequences beyond just the proposed apartments. It protects the current residents from other unwanted developments and changes.
3. The density of additional apartments would change the whole ambience of the development and detract from it. It is disappointing that the developers who sold us our property on the concept of the Town Center with lots of mutually beneficial common areas and a clear aesthetic are going back on what they pitched. In other words, this feels like a bait and switch.
4. The City of Knoxville needs more green space. This was made clear in the 2017 report "State of Greater Knoxville" by ConnectKnox and Thriving Cities. Too often in Knoxville pristine land has been turned into a commercial eyesore with purely a profit motive. Great cities around the world are always marked by good town planning, usually with plenty of greenspace. A proper development around the "lake" at North Shore town center would be a great asset to this city.
5. Already there are traffic issues related to the school. Sometimes Thunderhead is blocked which is dangerous for residents. Additional density for the school would make things a lot worse. The roads are narrow and have not been designed for more density.
6. The development would negatively affect property values.

Please do not remove the overlay without residents' consent.

Sincerely

Piers van der Merwe