

Thank you for the opportunity to comment upon the proposed changes to the existing NTC overlay.

Having lived in Knox County since 1983, we decided to build a new “last” home designed to meet our needs for many years of retirement. We looked all over west Knox County and found a few very nice areas. What brought us to NTC was a combination of several things. We found the general architectural styling very much to our liking. The neighborhood was developing into a diverse group of young and not so young. Sidewalks, street lighting and availability of a high quality builder were attractive. The thing that truly set this area apart was the zoning overlay which provided a promise of mixed, controlled development. We love having the school nearby even though the traffic can be tight at times. The retail shopping is very convenient and appropriate for this area. The current apartment development has worked well because it does not overwhelm the neighborhood. The general concept expressed in the original overlay was the thing that attracted us most. It is unique in Knox County. The only negative to moving here was the significant increase in taxes for the city of Knoxville. It was a bit of shock at first, but, we agreed it was well worth it based upon the offerings of this smaller community. I welcome the diversity of the mixed development. Development of a waterfront retail/residential loft boardwalk community sounds great. Again, a small, diverse group of residents and services with the charm that the original overlay foresaw.

Removal of the overlay and building a significant apartment development will negate many of the reasons we moved here. I am certainly willing to work with the developers to help all of us achieve these goals together.

Please extend the decision process for another thirty days. The developer, conveniently, waited until the last moment to respond to previously asked questions. We need time to review those. Representatives of this group are willing to meet with the developers to discuss improvements.

Had we ever dreamed we would be the beautiful subdivision tucked behind the high density apartment development we would not have moved here. The original mixed retail, residential and commercial concept is a credit to Knoxville and the local residents. THIS is a wonderful place to live. Please do not allow the current developers plans to move forward with their current plans.