

Hello - this is in reference to cases 12-B-20-RZ or 12-C-20-SU and the development of Northshore Towncenter. I just moved here from Atlanta, GA with my 17 month old daughter and looked all over Knoxville for a mixed use/walkable neighborhood with good schools that was safe and chose NTC based on the unique aspect this neighborhood provides to Knoxville and the premise that the concept would continue to be developed. I built my home and moved in 2 months ago and found out about this apartment plan a few days ago. It saddens me that this concept is the only plan the developers have brought forth. More apartments will not only diminish the value of this mixed use neighborhood but it directly takes away the value of this unique neighborhood for Knoxville. There is no other neighborhood like this in Knoxville and this is the reason many people are moving into NTC and continuing to develop & invest here. I urge you to decline this request and suggest the developers to re-think their approach and incorporate the mixed use philosophy into their plans. I am also very concerned about the environmental & safety impacts to the residents here. What will it do to our utilities, having access to fire/police/safety resources, and the zoning for our Elementary school? Bringing another large apartment building into NTC will have detrimental impacts to these areas and directly impact the value and peace of mind that I had when I decided to build and move here from Atlanta for my family. Protecting the Town Center concept is not only protecting the value of the homeowners who have chosen to invest here but is also protecting the unique value that this neighborhood provides to Knoxville. There is no other community like NTC and I again urge you to protect this when evaluating this request from the developers.

Myself and many of the neighbors are amenable to work directly with the developers to help them amend and incorporate the mixed use concept into their plans. Ground floor retail and restaurants with loft style living is not only doable but sorely needed in West Knoxville.