

Members of MPC,

As residents of Northshore Town Center, we are writing in opposition to the rezoning request of the Northshore Town Center Property (12-B-20-RZ and 12-C-20-SU).

My wife and I are 45 year residents of Knoxville. As retired senior citizens, we purchased and built in this neighborhood solely on the Town Center Concept as presented. We wanted a neighborhood with walkability to grocery stores, banks, restaurants and retail establishments. We understand the current zoning allows for residential dwelling and retail, and that is perfectly inline with our expectations when we purchased our property and built.

We are hopeful that we can expect the area to be developed as intended - Mixed Use. This is the town center concept we bought into - purchased the land, drew up house plans, and built - and where we expected to live out our years.

However, with the proposed additional apartments, we fear the area will not support the increased number of residents that will result. The strain on school zoning, environmental impact on utilities, roadways, sidewalks and natural landscape, traffic flow and pedestrian safety, and ease of access for emergency vehicles are just a few items that are of great concern to us. Of course, maintaining our property values is important to us as well.

In closing, we are retired Knoxville seniors that understand the idea of developing an area for profit and return on investment. We are confident that a Mixed-Use concept will accomplish this goal, and fulfill the original intention that was explained to us 4 1/2 years ago. It is our hope that all investors involved will be open to working with the neighborhood in this endeavor.

Best regards,

Larry and Suzanne Lawrence
9515 Chalkstone Way
The Neighbor at Northshore Town Center
Knoxville, TN 37922