

Regarding items 12-B-20-RZ and 12-C-20-SU.

Dear Commissioners,

As a resident of Northshore Town Center, I ask you to vote to postpone the rezoning and reject the proposed use of this important property at the front and center of the NTC development. The mixed-use community concept for this large property was a forward thinking and positive direction for Knoxville. Sadly, the original plan was watered down by the decision to allow the large apartment complex beside the elementary school. The surrounding residential neighborhoods strongly contested this change, with the same concerns which we bring to you now. Please do not allow this to become a massive apartment development with a spattering of retail, restaurants, businesses and private homes.

This environmentally sensitive location around the pond is better suited to several one-story freestanding restaurants or shops, rather than large multistory buildings with pavement and hardscapes causing substantial water runoff into the pond and subsequently the Tennessee River. Low separate buildings will have less impact to the low-lying area which flooded and blocked Northshore Drive for several days recently.

Please resist the urge to approve ANOTHER apartment complex in west Knoxville. This might be a quick fix to development of the property, but I believe continuing with the town center concept will produce an area of which Knoxville, you, and all of us can be proud.

Thank you for your time and efforts to move Knoxville in a positive direction.

Sincerely,

Debra Van Meter