I strongly oppose the Rezoning Request proposed by applicant Ben Mullins in the case designated as 11-N-26-RZ, street address 8684 S. Northshore Drive, located on the south side of S. Northshore Drive north of Tooles Bend Road. I have lived in the Lyons Bend area for 29 years and often drive on S. Northshore between Westland Drive and Pellissippi Parkway. I oppose the proposed development of this property for several reasons.

First of all, this property is located very close to a memorial for a young man who ran off S. Northshore and died. That was many years ago now, but there's a heart on a telephone pole near that site that says "Love Never Dies." The bends in S. Northshore Drive near this area are not nothing and the traffic on S. Northshore can be extremely busy there. Any new side street from the south bearing a considerable amount of traffic--an estimated 878 trips per day-- would be very dangerous. I can attest to the fact that turning left from a side-street that emerges from the south side of S. Northshore to go east is nearly always a challenge. I know this from having made left turns from Lyons Bend and from Tooles Bend, which lie to the east and west, respectively, of 8684 S. Northshore Drive. I hope to avoid the need for any family to post any more memorials along S. Northshore Drive, and one way to do that is to be sure a development with as many as 134 dwellings generating 878 trips per day is not built there.

Secondly, it is a relief to emerge from the over-development that has been allowed to occur in the Rocky Hill area near the intersection of Wrights Ferry and S. Northshore to the more rural and open landscape that typifies the lands west of there surrounding 8684 S. Northshore Drive. In my opinion, the many houses that have recently been built directly along S. Northshore in the Rocky Hill area present a hazard. These houses are on lots that are larger than the 1/12th-acre lots that the proposed zoning change would allow, and yet this area with its many driveways nonetheless seems too dense. Upheaval from dense development along the now-rural stretch of S. Northshore bordering 8684 S. Northshore definitely would not align with the community character and lower residential density of that area.

In closing, I reiterate that I oppose rezoning as requested for the 11.23 acres at 8684 S. Northshore Drive. Thank you for consideration of my objections. Sincerely -- Mary Tebo