

RE: #19 12-A-12-SP/12-D-12-RZ // 12-A-12-TOR

Nick McBride
2032 Fall Haven Lane
Knoxville, TN 37932



Unfortunately I will not be able to attend today's meeting due to work conflicts. We have talked about this rezoning for months now. I will not go into detail about everything we have talked about but I would like to discuss what I think are most important issues.

The first issue is the security and privacy of our homes and subdivisions. Our subdivision has already been the victim of one of the tenants in the new apartment complex to the west of our subdivision. This rezoning would allow for up to 12 units per acre without any approval by MPC. While I am sure that we need apartments in Knoxville, a development butted up to a subdivision with a density of 1 to 3 units is not the place to allow 12 units per acre. This rezoning would allow for apartment buildings as close as 100' from the property line. With the elevations, there would be very little privacy.

The second major issue would be the impact on property values. An apartment complex will NOT increase our property values. As you know, our homes are the largest investment we will make and an apartment complex will do nothing but bring property values down. If you have identical houses in two different subdivisions, one adjacent to an apartment complex, and the other adjacent to residential housing, which would you choose? That is how it will bring our values down.

Currently the subject property would allow for light industry, and some people view this as a "down zoning." I do not feel this way at all and most of the neighbours that I have spoke with agree. I would prefer a light industry over apartments for several reasons. The light industry would be a partnership of the owner/tenant and our subdivision. We would look out for each other. At night when the company is closed we would be good neighbours and notify police of any unusual activity. The owner/tenant would take better care of the grounds than 400+/- different apartment dwellers.

Kindest Regards,

Nick McBride