

To the City of Knoxville MPC:

My name is Megan Vesser, and my husband and I live in Northshore Town Center at 9410 Clingmans Dome Drive and strongly OPPOSE the request by Mike Stevens Homes to build the new set of lofts beyond the allowable 35-foot height as written in the city code. He is asking to build to 41 feet which is a 6-foot difference in height of all other lofts in the neighborhood. My loft is located behind the proposed new construction, and if he is permitted to build to 41 feet as requested, my view of the mountains and water from my rooftop deck will be obstructed, and my property value will be impacted in perpetuity.

When I purchased my loft in 2021, **Mike Stevens Homes told me I "would never lose my view from the rooftop deck"** because my unit was part of a 4-plex that would be the last 4 story units in Northshore Town Center. If this variance is granted, I will be looking at the walls of the new lofts from my rooftop deck vs. the mountain/lake views, which will significantly detract from my property value as it is the main reason people purchase lofts in this neighborhood, it is a HUGE selling point.

Furthermore, the **Scenic Highway Act of 1971 prohibits building higher than 35 feet within 1000 feet of a scenic highway and within 2000 feet of a designated parkway.** The Pellissippi Parkway is within at least 2000 feet (and quite possibly within 1000 feet) of the proposed lofts which would seem to make it "unlawful" to grant the request from Mike Stevens Homes. Surely it isn't just to allow a builder or prospective resident to build a bigger, taller, better structure at the expense of existing neighborhood structures and residents. This request does not account for the negative impact to the existing loft owners behind the proposed structure, and if allowed will be at the expense of many loft owners in the neighborhood.

This also has not even been socialized with the neighbors this would impact which feels incredibly wrong and selfish. One would think if someone wanted to do something that would have impact on other homeowners, they would at a minimum attempt to get buy-in from affected neighbors prior to the hearing. However, when others don't know that the variance was even filed, it might possibly fly under the radar which would mean we as neighbors never would have a chance to comment and express our opposition. If allowed, this sets a precedent that if an individual has the desire to build whatever they want by asking for a code change, regardless of the impact to other who own property in the neighborhood, one may do so, which invalidates the entire purpose of having city codes and neighborhood covenants/restrictions. What will be built next if this request is

approved? Our neighborhood should be preserved and protected by the codes established by the city.

I OPPOSE this request and hope as homeowners the MPC can understand the negative impact to the existing lofts' property values behind the proposed new construction if permitted to build to 41 feet. I respectfully request that you vote "NO" on this matter. The new lofts should be built just like all the rest of them in Northshore Town Center at a height of 35-feet.

Megan Vesser