

To the City of Knoxville MPC:

My name is William Burton, and my wife and I live in Northshore Town Center at 9410 Clingmans Dome Drive and strongly OPPOSE the request by Mike Stevens Homes to build the last set of lofts beyond the allowable 35-foot height as written in the city code. I OPPOSE the request and am asking the Knoxville MPC to DENY the request for the following reasons:

- 1.) The request is in direct conflict with Tennessee Code 54-17-114 - Designated scenic highways Designated urban roads not to be impaired. 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.**
- 2.) The City of Knoxville's Planning Commission has a "duty to protect" the existing homeowners by enforcing the zoning ordinances that ultimately help protect property values. Approximately 40 townhomes have been constructed during this final phase that comply with TN Code 54-17-114. It is unreasonable as well as operating with bad faith to not only request, but also approve a variance request that will most likely obstruct the views, decrease property values of the masses for the exception of 1 household.

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.

William Burton