

As a homeowner in the Northshore Town Center (NTC), I am OPPOSED to this request to allow any structure within the NTC to exceed 35' in height.

I built my home in NTC within these limitations as did everyone else in NTC. I did so with the expectation that no one else would ever exceed this limitation. For someone to make a request to exceed this limitation for one of the last homes ever to be built in NTC is inappropriate. For the planning commission to approve such a request would be even more inappropriate. Homeowners such as myself should not have to be concerned about anyone ever building a structure greater than 35'. This 35' limitation preserves our current views of nearby lakes and mountains and is critical to preserving the values of our properties.

The 35' height restriction was established in the NTC based on 2021 Tennessee Code Title 54 - Highways, Bridges and Ferries Chapter 17 - Scenic Roadways

Part 1 - Scenic Highway System Act of 1971 § 54-17-115. Building Restrictions Near Scenic Highways:

<https://law.justia.com/codes/tennessee/2021/title-54/chapter-17/part-1/section-54-17-115/>

This law states: "The exposed portion of buildings constructed or erected on property located within one thousand feet (1,000') of a scenic highway shall not exceed a height of thirty-five feet (35') above the level of the highway on property located below the level of the highway, or a height of thirty-five feet (35') above the ground line on property located above the level of the highway". Since the Pellissippi Parkway (I-140) adjacent to NTC has been designated a scenic parkway, the NTC, which mostly exists within 1000' of the parkway, must adhere to this Tennessee state law. The property in question is definitely within the 1000' boundary.

The parties that wish to build a structure greater than 35 ft' should choose a property that is not in the NTC or anywhere within 1000' of the Pellissippi Parkway. The current residents of NTC should not have to be harmed to accommodate the wishes of such parties.

I respectfully request that this request be REJECTED.