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A T T O R N E Y S

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December 6, 2011

Buz Johnson, Deputy Director  
Metropolitan Planning Commission  
City-County Building, Suite 403  
400 Main Street  
Knoxville, Tennessee 37902

**Re:** Proposed Rezoning of Fred Langley Property (Tax Parcel 131-068)  
MPC File No.: 9-A-11-RZ

Dear Mr. Johnson:

My firm represents Ms. Lane Hays.

Ms. Hays is a resident of Knox County and owns property in the Technology Overlay Zone. She is extremely concerned about an application submitted by Fred Langley to have certain property which he owns (and which is identified as Tax Parcel 131-068) (the "Langley Property") removed from the Technology Overlay Zone (the "Overlay"). Ms. Hays is opposed to Mr. Langley's proposal and believes there are numerous reasons why Mr. Langley's application should not be approved.

1. The Corridor's Purpose. The Technology Corridor (the "Corridor") was established for the purpose of creating a physical environment that is attractive and conducive to technology-oriented businesses – and it is working. Numerous technology-based businesses, such as Siemens, PetSafe, Applied Science Products, and PIPS Technology, are located there now and provide thousands of jobs to the citizens of Knox County. Undoubtedly, part of these companies' motivations for locating their businesses in the Corridor, and investing millions of dollars in their buildings, was a belief that other properties located in the Corridor and the Overlay would be subjected to an enhanced level of design and architectural review. Allowing even one parcel of property to be removed from the Overlay is not only counter to the purpose of establishing the Corridor, but will have a negative impact on every other property located in the Corridor. Moreover, it will send a negative signal to businesses which are located there now, as well as every other business that considers locating there in the future
2. The Overlay is More Important Now More than Ever. Even though the 2008 Comprehensive Development Plan Update indicated that the Corridor has not

worked as well as initially hoped, that doesn't mean it should be abandoned. To the contrary, the Corridor and the Overlay are actually needed now more than ever for two reasons.

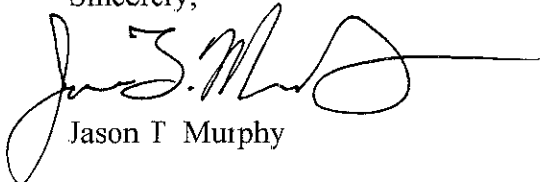
First, the Corridor is the heart of Innovation Valley. Taking away any part of the Corridor and the Overlay would send a negative signal regarding the County's and this Authority's support of that initiative.

Second, a 2011 study by the Brookings Institute shows that Knoxville is first in the nation in the growth of green jobs. As a result, if it hopes to maintain this ranking, it must continue to provide areas like the Corridor, where technology-based companies can and will locate their businesses. Moreover, considering the limited areas suitable for office space in Knox County, removing even one piece of property from the Corridor is one piece that neither Knoxville nor Knox County can afford to lose

- 3 Removing Individual Properties from the Overlay Sets a Dangerous Precedent  
Finally, if Mr. Langley is able to remove his property – a single parcel consisting of 10 acres – from the Overlay, what precedent does that decision set? The piecemeal removal of property from the Overlay being advocated by Mr. Langley will not just affect his property, but each and every parcel of property located in its vicinity. Instead, if the Overlay is going to be removed, the only appropriate way to do it would be with a comprehensive review of the subject property and all the property in its vicinity

In closing, thank you for your consideration of this letter. Ms. Hays respectfully requests that you vote against Mr. Langley's proposal to remove his property from the Overlay.

Sincerely,



Jason T. Murphy

cc: Ms. Lane Hays