

From: EDWARD PETERSON <espeters@bellsouth.net>
To: <mark.donaldson@knoxmpc.org>
Date: 1/11/2010 3:56:15 PM
Subject: 516 Mellen Avenue MPC zoning requests-hearing scheduled for January 14 @ 1:30 PM

Attached please find a letter I have written to David Perkins who resides at 516 Mellen Avenue. My family is very concerned about the Mr. Perkins' requests to allow him to convert his home to a duplex and operate a business out of his home. It appears that Mr. Perkins has misrepresented to the MPC all of the activities he has advertised to take place in his home, e.g. hosting frequent events of up to 300 people in his front yard.

The following links will give you insight into the rest of the story.

<http://www.partymusicshows.com/housetoshare/>

<http://www.myspace.com/david39space>

<http://www.americantowns.com/tn/knoxville/venues/david-s-place>

<http://twitter.com/PartyMusicShows>

<http://www.jewishspemdonor.net>

<http://www.wbir.com/money/story.aspx?storyid=61050&catid=92>

Sincerely,

Edward S. Peterson, Jr.
4516 Eutaw Place

CC: <jbletner@utk.edu>, <sandyg222@hotmail.com>

1-C-10-UR - 1-D-10-UR - Cor - Jones

430 Mellen Avenue
Knoxville, Tennessee 37919



January 8, 2010

In re: D. Perkins MPC Requests

Mr. David Perkins
516 Mellen Avenue
Knoxville, TN 37919

Dear Mr. Perkins,

Please be advised that my wife and I take serious objection to your attempt to create something other than single family use and enjoyment of your property located on Mellen Avenue. If I recall correctly an attempt was made in the late sixties or very early seventies to build a duplex on a lot next to our residence in another section of Sequoyah Hills; this request was summarily denied. We will ask MPC to deny your request for a home office as well as your request for a duplex.

To my mind "single family" means just that—no one paying rent in cash or "in kind" services!! (No doubt this value has been included as income on your income tax returns.)

A little more than a year ago, I saw you being interviewed on television stating that you had five bedrooms which you rented for \$500.00 per month – I may be paraphrasing. Consequently your letter to the neighbors dated December 4, 2009 suggesting that the first you were made aware of your inability to rent rooms was after a neighbor had made a recent complaint is less than truthful and grossly self-serving—you were caught.

After several loads of gravel were dumped at your residence, I called the City of Knoxville codes enforcement office. I asked that someone look into what was going on in the front yard of your residence. An employee of the City assured me that you had been told that if you ever attempted to charge admission for any event at your house that you would be charged with the appropriate citations. Then, after seeing your television interview, I called the City and reported what I had heard you say on camera.

We have lived on this street for more than thirty-five years, and in the past ten years the neighborhood has been changing as the older residents have crossed the bar. Young families with children or children in mind have largely taken their place. More than a few have expended six figure sums in modernizing, enlarging and landscaping

their residences and quite frankly in my view the idea of a boarding house in the middle of the street just doesn't fly for the neighborhood.

Referring now to your web site, www.myspace.com/david39splace the following appears:

"David's Place offers a lovely new venue for performances and events in Knoxville, Tennessee. Built around a large private home in the exclusive neighborhood of Sequoyah Hills, they are able to host four events running simultaneously without one interfering with the others. Expansive views from the wooden theatre seating outdoors gives a glorious feeling of being at home in the woods of East Tennessee. A REGULAR SERIES OF PERFORMANCES REPEATS EVERY WEEK OFFERING DIVERSE AND ECLECTIC MUSIC WITH THE OPPORTUNITY OF AUDIENCE PARTICIPATION. You are invited to contact us to discuss the possibility of having your activity in this beautiful open setting. Ample room for dance, theatre, lectures, classes, concerts and choral performances.

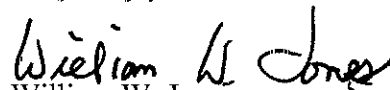
Special events on certain days of the week include:

Sundays at 8:00 p.m. Spotlight on the Bamboo Flute. A mellifluous evening of bamboo flute accompanied by assorted exotic international percussion instruments..

Mondays at 7:00 p.m. Juggling, Balloon Twisting, Face Painting, Musical Instruments for Children (and adults) of all ages. ."

In addition to the above, your web site pictures public outside bathrooms. In my view there is nothing about your request which remotely fits into the parameters of a home office or duplex.

Very truly yours,


William W. Jones

cc:

Metropolitan Planning Commission
City-County Building Suite 403
Main Street
Knoxville, Tennessee 37901

Neighbors

From: "Richard C. Rose" <rrose3@bellsouth.net>
To: <Mark.Donaldson@knoxmpc.org>
Date: 1/10/2010 12:53:45 PM
Subject: More objections to proposed rezoning - 1-C-10-UR

Mr. Donaldson;

I wrote you previously about my objections to Mr. David Perkins' request to rezone the property at 516 Mellen Ave. (directly across the street from my house) for:

"Proposed use:

Music teacher and performer; telemarketing of performances, appearances and other services in R-1 (Low Density Residential)"

On one of Mr. Perkins' websites - <http://www.americantowns.com/tn/knoxville/venues/david-s-place> - he is already advertising events:

David's Place

Address:516 Mellen Avenue Knoxville, TN 37919 View map Phone:865-525-5846 Fax:
Contact:David Perkins

A lovely home setting with performance spaces both indoors and outdoors. Theater seating around the grounds for up to 300 guests viewing four separate shows. Beautiful views and ample space to stroll.

Website:<http://www.partymusicshows.com> Email:perkinsmusic@bellsouth.net

Commercial events with 300 customers in one yard on our small street would completely destroy the character of the neighborhood. Where would these people would park? What would the noise and trash produced by such events do to our neighborhood?

My wife, and a number of other neighborhood representatives, will be at the MPC meeting. Please listen to them. This rezoning is not in the best interest of the community.

Richard C. Rose

519 Mellen Ave.

865-803-9572

From: "Richard C. Rose" <rrose3@bellsouth.net>
To: <Mark.Donaldson@knoxmpc.org>
Date: 1/11/2010 9:08:31 PM
Subject: Opposition to Agenda Item 1-D-10-UR

Mr. Donaldson

In his request to rezone his property to become a duplex, Mr. Perkins states "My neighbor across the street has a separate downstairs living area." I live directly across the street from Mr. Perkins. I do not have a separate downstairs living area. His statement, if it applies to my house, is false. Thank you for your attention.

Richard Rose
519 Mellen Ave.
Knoxville TN 37919
865-803-9572

4516 Eutaw Place
Knoxville, Tennessee 37919

January 11, 2010

Mr. David Perkins
516 Mellen Avenue
Knoxville, TN 37919

RE: D. Perkins MPC Requests

Dear David:

Please know that I will be present at the MPC hearing to make known my family's objection to both of the proposed zoning changes. Our neighborhood is very special to all who live here and to all Knoxvilleians who take time to enjoy the several parks that our forefathers so thoughtfully incorporated in the original development of this area. Our neighborhood is fortunate to include zoning for single family dwellings, apartments, a church, a library, and an elementary school. If you haven't already you should ask the neighborhood association to share with you how our zoning ordinances enhance the attractiveness and value of our neighborhood.

You purchased your home on Mellen Avenue with the knowledge that you would be living in an area zoned for single family dwellings. It is my understanding from your December 4, 2009 letter that you have knowingly and openly violated zoning regulations and, rather than conduct your affairs according to zoning regulations that have been in existence since this neighborhood was originally developed, you are literally tooting your horn and banging your drum with total disregard for your neighbors and your surroundings. You seek, for personal gain, to permanently change the zoning of Mellen Avenue to the detriment of all of your neighbors.

If you desire to invest in rental property you are free to do so, even in Sequoyah Hills, but not on your street. If you want to share your musical gifts and host large events I suppose you can find a commercial zoning within the neighborhood that would allow it, however Mellen Avenue is not one of them. We are fortunate to live in a well-established neighborhood with mature trees, old, interesting and varied housing styles, and, upon close inspection, a neighborhood that was ingeniously planned and zoned to maximize peace and tranquility among neighbors.

It is my understanding that you seek zoning changes to allow you to teaching music lessons and to carry on a telemarketing business in your home. Your MPC request suggests that you will be teaching private music lessons to individuals and making telephone calls promoting musical performances. You have misrepresented your activities to your neighbors and to the MPC. Much of what you are doing and currently publicly promoting on several internet sites is not addressed in the two zoning change

proposals. You have created an entertainment venue in your front yard that you currently publicly advertise will serve crowds up to 300. Have you included these activities in your MPC request? Did your December 4, 2009 letter alert your neighbors to your intention of attracting large groups, possibly as large as 300, for events in your front yard?

What other activities will you engage in that you have not disclosed to the MPC or to your neighbors? Do you intend to charge admission? Will you be selling alcohol? What additional zoning regulations are you currently violating and/or intend to violate in the future? How do you intend to provide parking for 300 people several times per week? Mellen Avenue is neither wide enough nor long enough to accommodate the crowds you seek. On at least one of your websites you have a calendar of events for the year 2010 listing multiple events each week, at least fifteen pages of events. Mellen Avenue cannot accommodate such commercial traffic.

Sincerely,

Edward S. Peterson, Jr.

cc: Metropolitan Planning Commission
Suite 403, City-County Building
400 Main Street
Knoxville, TN 37902

Mark Donaldson
Jim Bletner
Sandy Gillespie