



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 1-D-10-UR

AGENDA ITEM #: 49

AGENDA DATE: 1/14/2010

▶ **APPLICANT:** DAVID PERKINS

OWNER(S): DAVID PERKINS

TAX ID NUMBER: 107 M A 03201

JURISDICTION: City Council District 2

▶ **LOCATION:** East side of Mellen Ave., just south of Eutaw Place.

▶ **APPX. SIZE OF TRACT:** 21901 square feet

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Mellen Ave., a local street with a 19' pavement width within a 40' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Duplex

4 du/ac

HISTORY OF ZONING: None Noted

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 (Low Density Residential)

South: Residences / R-1 (Low Density Residential)

East: Residences / R-1 (Low Density Residential)

West: Residences / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: The proposed duplex is located within an established detached residential neighborhood.

STAFF RECOMMENDATION:

▶ **DENY the request for a duplex on an individual lot within the R-1 (Low Density Residential) zoning district based on the following finding:**

1. The duplex is not compatible with the character of the neighborhood where it is proposed since it is located within an established detached residential neighborhood with no approved duplexes.

COMMENTS:

The applicant is proposing to convert the existing residence at 516 Mellen Ave. into a duplex. The residence is on a 0.502 acre (21901 square feet) lot that is located within the R-1 (Low Density Residential) zoning district. Under the R-1 zoning regulations, duplexes may be considered as a use permitted on review. The minimum lot size for a duplex in the R-1 zoning district is 15,000 square feet. The residence is a two story structure and the proposal is to convert each story into a separate living unit.

This request for a conversion to a duplex is a result of a citation being issued to the applicant on November 20, 2009 for using his "single family residence in an R-1 zone as a boarding house or renting rooms to several individuals (more than 3)". Under the Knoxville Zoning Ordinance, a "rooming and boarding house" is defined as: "A house with an owner-occupant, or a resident manager, where for compensation, lodging with or without meals is provided for not more than twelve (12) persons." A rooming and boarding house is not allowed within the R-1 zoning district.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed duplex will have minimal impact on local services since all utilities are in place to serve this site.
2. This request will have minimal impact on schools.
3. The proposed duplex will have a negative impact on the neighborhood since it will introduce duplex development into an established detached residential neighborhood. The majority of the Sequoyah Hills neighborhood is zoned R-1 (Low Density Residential) and we can find no record of any approved duplexes in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The duplex is not compatible with the character of the neighborhood (established detached housing) where it is proposed and therefore is not consistent with the general standards for uses permitted on review.
2. While the proposed development plan meets the lot area and dimensional requirements for a duplex, the use is not compatible with the character of the area where it is proposed.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The West City Sector Plan and One Year Plan identify this property as low density residential which allows consideration of a density up to 5.99 du/ac. At a proposed density of 3.98 du/ac the proposed duplex is consistent with the density recommendations of the Sector and One Year Plans.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 28 (average daily vehicle trips)

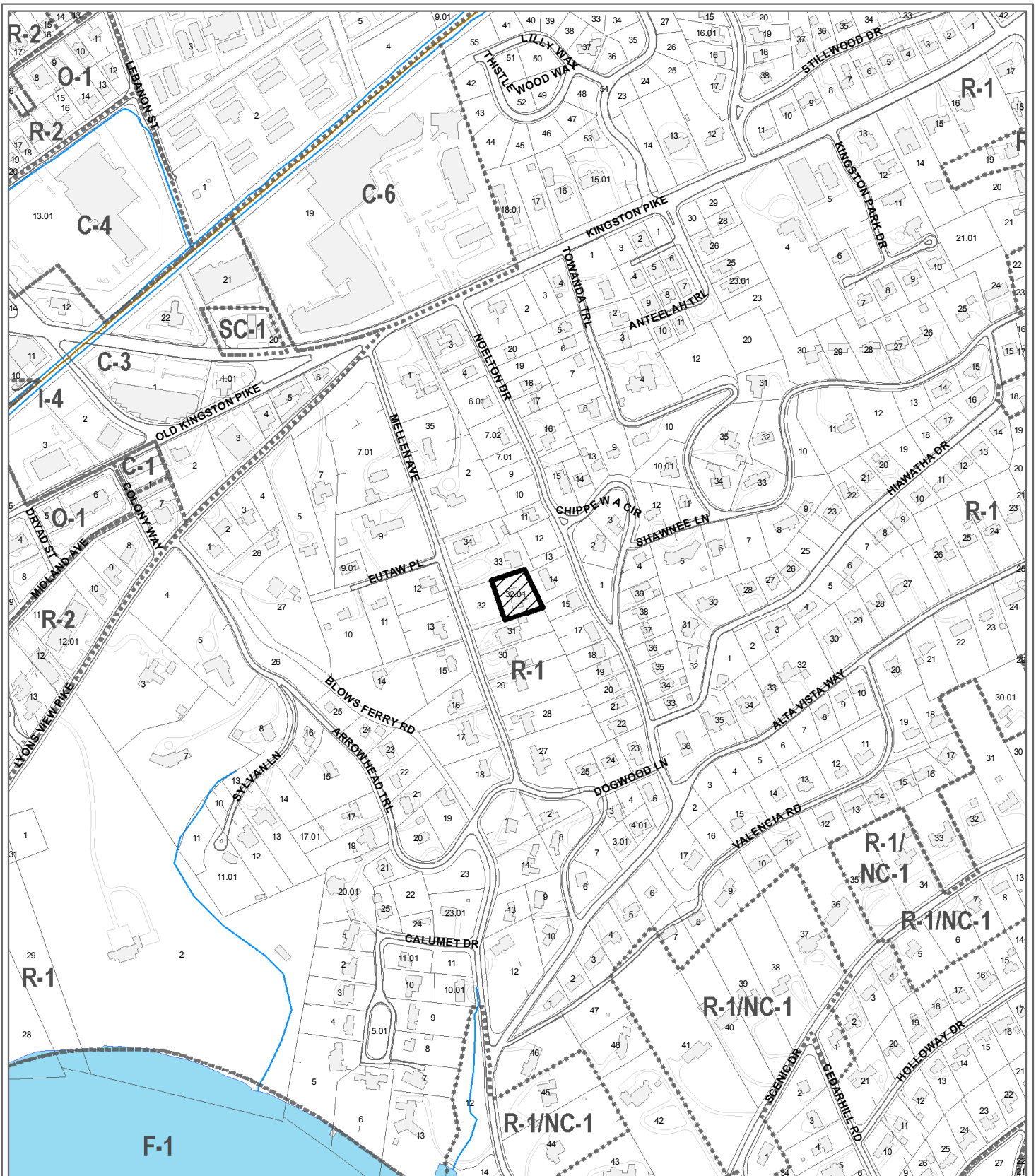
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

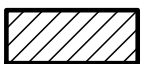
Schools affected by this proposal: Sequoyah Elementary, Bearden Middle, and West High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**1-D-10-UR
USE ON REVIEW**

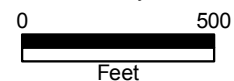


Duplex in R-1 (Low Density Residential)

Petitioner: Perkins, David

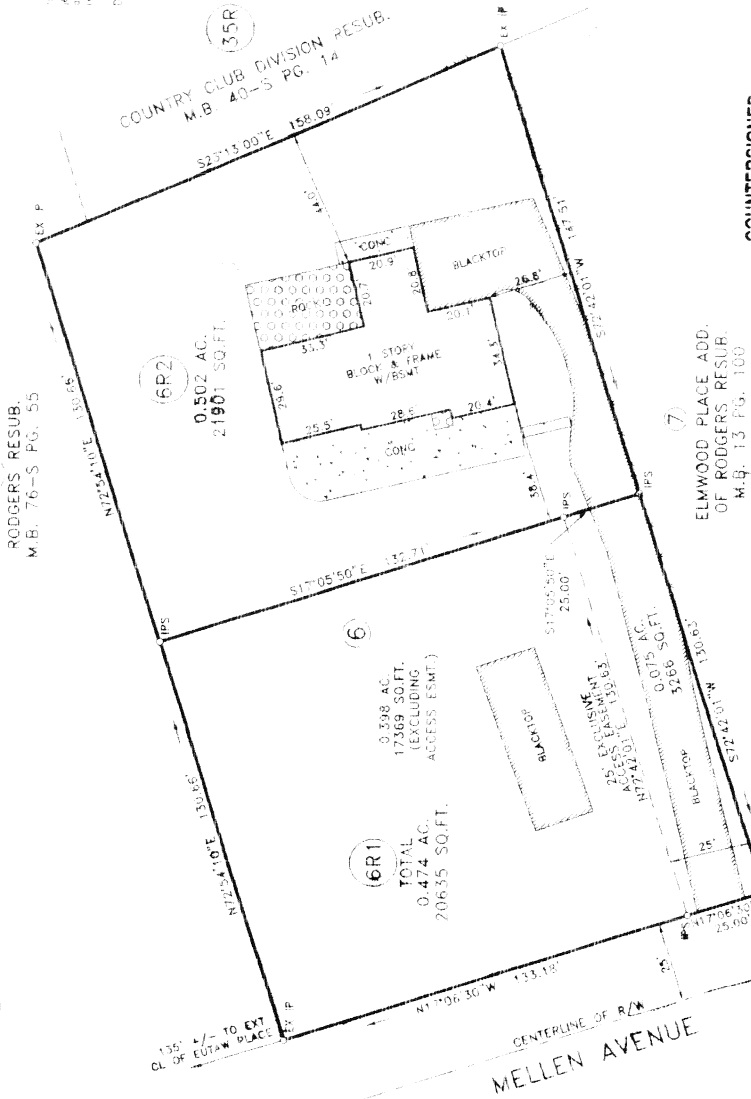
Map No: 107

Jurisdiction: City



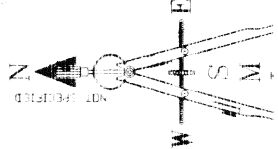
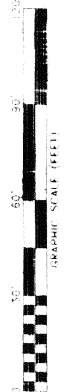
Original Print Date: 12/28/2009 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

NOTICE: THE UNDERGROUND UTILITIES SERVICE (U.S.) PROVIDES INFORMATION ON THE LOCATION OF UNDERGROUND UTILITIES. THE SERVICE IS PROVIDED AS A SERVICE TO THE PUBLIC AND IS NOT A GUARANTEE OF THE LOCATION OF UTILITIES. THE SERVICE IS PROVIDED AS A SERVICE TO THE PUBLIC AND IS NOT A GUARANTEE OF THE LOCATION OF UTILITIES. THE SERVICE IS PROVIDED AS A SERVICE TO THE PUBLIC AND IS NOT A GUARANTEE OF THE LOCATION OF UTILITIES.



COUNTERSIGNED
 APR 18 2006
 JONNY WILSON
 JONNY WILSON
 PROPERTY APPRAISOR

OWNER
 WANDA W. & LAN WALKER HUGHES
 2000 S. W. 11TH ST.
 CORPADO, LA 70118
 PH: (504) 835-5557



CERTIFICATE OF APPROVAL FOR REVISIONS OF SUBDIVISION
 This is to certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of Knoxville and Knox County and with existing official plat and the record plat books of the County of Knox, Tennessee, and the Register of Deeds of the State of Tennessee, and that the same are hereby approved for recording in the office of the Register of Deeds of the State of Tennessee.

Mike Dawson
 Secretary, Planning Commission
 Date: 4-18-06

This is to certify that all property taxes and assessments due on this property have been paid.

Statement: *Don Williams* Date: 4-18-06
 City Tax Clerk

Signed: *Mike Love* Date: 4-18-06
 Knox County Trustee

This is to certify that the subdivision shown herein is approved for recording in the office of the Register of Deeds of the State of Tennessee, and that such subdivision complies with all applicable laws and regulations.

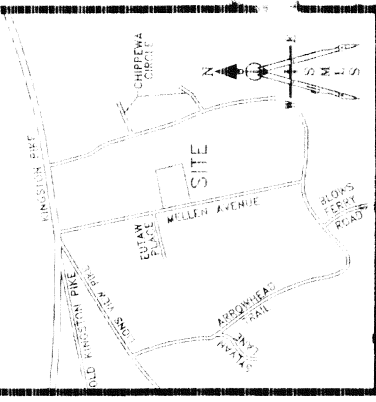
Date: 4-18-06
Ronnie Mease
 Knox County Health Department

SEAL OF THE REGISTER OF DEEDS
 The Register of Deeds of the State of Tennessee, do hereby certify that the subdivision shown herein is approved for recording in the office of the Register of Deeds of the State of Tennessee, and that such subdivision complies with all applicable laws and regulations.

Date: 4-18-06
Steph
 Register, Department of Engineering

ADDRESS APPROVAL
 Subdivision name and Street Names Confirmed Herein, Reviewed and Approved
 Date: April 18, 2006
 By: *Stefan G. Mease*
 Knoxville Knox County Metropolitan Planning Commission

- 1. ALL LOT LINES TO BE SET AND MARKED WITH IRON PIPES AND ALUMINUM OR IRON MARKERS.
- 2. ALL LOT LINES TO BE SET AND MARKED WITH IRON PIPES AND ALUMINUM OR IRON MARKERS.
- 3. ALL LOT LINES TO BE SET AND MARKED WITH IRON PIPES AND ALUMINUM OR IRON MARKERS.
- 4. ALL LOT LINES TO BE SET AND MARKED WITH IRON PIPES AND ALUMINUM OR IRON MARKERS.
- 5. ALL LOT LINES TO BE SET AND MARKED WITH IRON PIPES AND ALUMINUM OR IRON MARKERS.
- 6. ALL LOT LINES TO BE SET AND MARKED WITH IRON PIPES AND ALUMINUM OR IRON MARKERS.
- 7. ALL LOT LINES TO BE SET AND MARKED WITH IRON PIPES AND ALUMINUM OR IRON MARKERS.



CERTIFICATE OF OVERSIGHT AND CERTIFICATION
 I, the undersigned, being duly qualified and sworn, do hereby certify that the subdivision shown herein is approved for recording in the office of the Register of Deeds of the State of Tennessee, and that such subdivision complies with all applicable laws and regulations.

Date: 4-18-06
Steph
 Register of Deeds

STATE OF TENNESSEE, COUNTY OF KNOX
 on the 17th day of April, 2006, I, the undersigned, being duly qualified and sworn, do hereby certify that the subdivision shown herein is approved for recording in the office of the Register of Deeds of the State of Tennessee, and that such subdivision complies with all applicable laws and regulations.

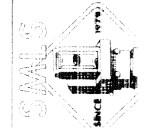
Date: 4-18-06
Steph
 Register of Deeds

PLANNING COMMISSION APPROVAL
 The Planning Commission of the City of Knoxville, Tennessee, has reviewed the subdivision shown herein and has approved the same for recording in the office of the Register of Deeds of the State of Tennessee, and that such subdivision complies with all applicable laws and regulations.

Date: 4-18-06
Steph
 Planning Commission

CITY BLOCK
 24662
 WPC FILE # 1-L-06
 M # 529605AH

RESUB. OF LOT 6, OF THE RODGERS RESUB.
 COUNTY: KNOX
 CITY: KNOXVILLE
 ADDRESS: 516 MELLEN AVENUE
 MAP BOOK: 13
 MAP SHEET: 107M
 SCALE: 1"=30'
 DATE: 12-08-05
 WARRIORS NEED NOT NO. 700-5082/50017462
 GRANBY TRACT NO. 1
 GRANBY TRACT NO. 1
 GRANBY TRACT NO. 1



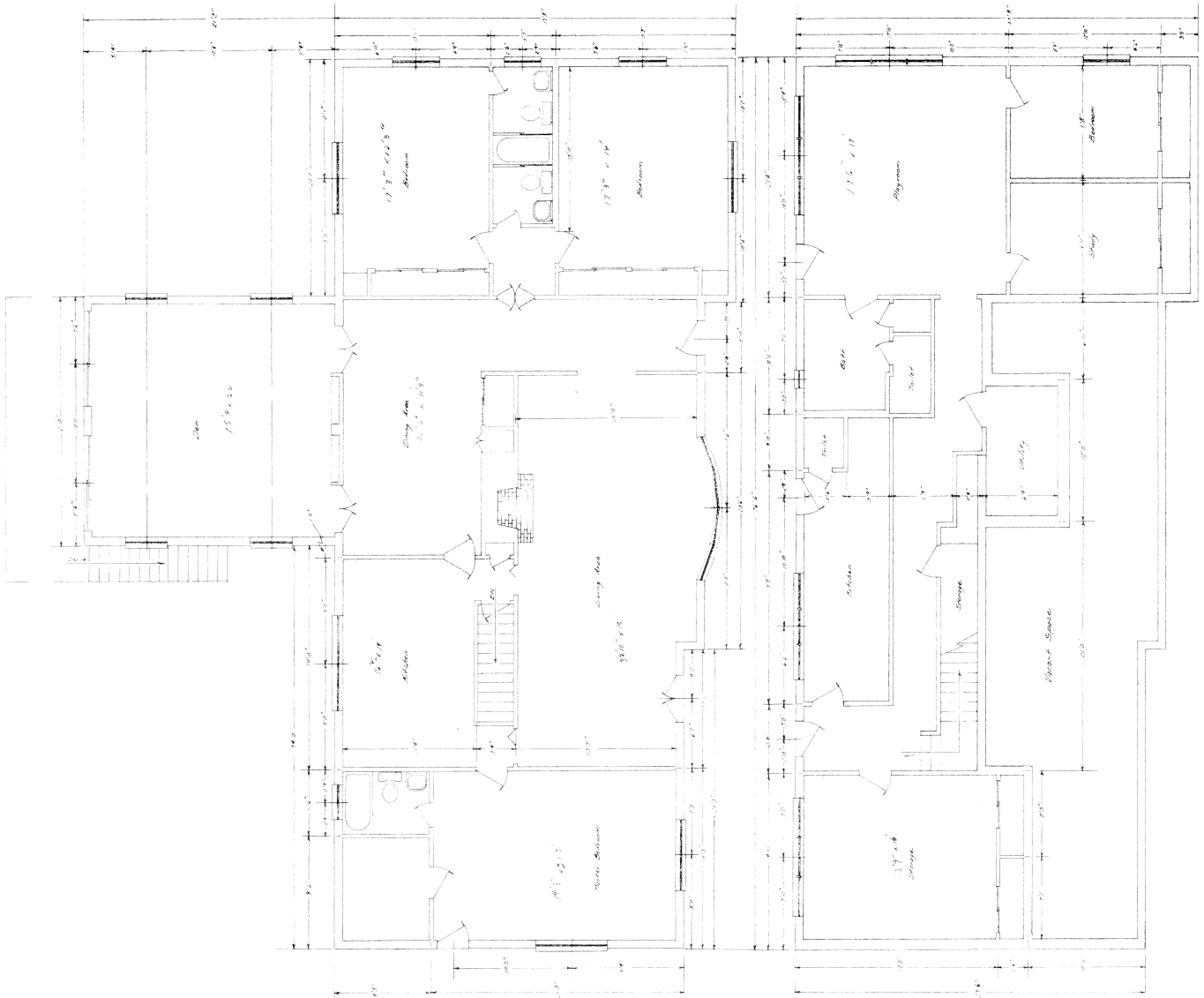
SMOKEY MOUNTAIN LUMBER SERVICE CO., INC.
 HOWARD I. DAWSON
 R.L.S. #131
 134 HARTSVILLE PIKE
 KNOXVILLE, TN 37910
 PH: (615) 578-4075

1-C-10-UR
 1-D-10-UR

1-C-10-UR
1-D-10-UR

First Level

Ground Level



RESIDENT FLOOR PLANS
FOR DR ALBERT W. BIGGS
510 Miller Avenue, Nashville, TN 37211

Drawn by Sara L. Davis
Date July 23, 1982
Scale 1/4" = 1'-0"

A List of All Knoxville Homes in Breach of Number of Unrelated Residents

An address request from a lawyer for each and every home in question, accompanied by a docket number, would permit the federal employees at the United States Post Office at the Sutherland Avenue branch to provide a list of all the names written on the insides of the mail box front covers of houses in Sequoyah Hills which currently are home to more than three unrelated people.

That is the method by which the mail carriers know what items to deliver at each mailbox.

Stephen, who works at that branch office referred me to Bulk Mail at (865) 558-4619 where I spoke with Connie. She informed me that it is confidential information obtainable from the postal carriers with a court order.

A gentleman in line at the time I asked Stephen referred me to Matrix Direct Mail Services of Knoxville, where I could also obtain that information.

Is it the intended job of Code Enforcement and the Metropolitan Planning Commission to obtain that information and force every home which is a single family dwelling in R-1 zoning throughout all of Knoxville which houses more than three unrelated people to throw someone out?

In Support of My Request to Convert my House to a Duplex

There would be no change to the appearance or footprint of my home by changing it into a duplex. The inspector informed me it would only require a reinforced floor/ceiling separation and a new door. There would be no change to the current traffic or parking at my house.

The standard method the postal service uses to insure that mail will be delivered to all the people living at any one address with one postal box at the street is to list all the various names on the inside of the front cover of the mailbox.

According to some of the workers at the local post office which services Sequoya Hills, there are some houses in Sequoya Hills with seven names on the inside of the mailbox.

The previous owner of my house, rented to college students.

Immediately behind my house, on Noelton Drive is a house in which live several students and possibly others. That is one of many houses in Sequoyah Hills with an occupied downstairs apartment.

I was told my neighbor to the north has a downstairs apartment from about World War Two.

My neighbor across the street has a separate downstairs living area.

According to another neighbor down the street, the house at the top of the hill has an apartment over their garage.

I have submitted advertisements which are current as well as dating back several years offering apartments and downstairs rooms for rent in prestigious Sequoyah Hills homes.

The MPC has information regarding the number of apartments in private single family dwellings in R-1 neighborhoods including Sequoyah Hills.

According to residents who have been in the area for decades, this has been and still is commonplace in Sequoyah Hills.

At least two houses within one block of mine, have a separate address for the servants quarters.

I have diligent, hard working people sharing my house.

The main television station in Knoxville, WBIR, had a news item related to the boom in the Rent-a-Room industry on July 26, 2008. I was one of the featured people in that program renting rooms in single family dwellings in R-1 zoning. A video link to a copy of that television program has been submitted to the office of the MPC. That was broadcast on their network and carried on their website multiple times and is still available.

http://www.wbir.com/video/default.aspx?maven_playerId=immersiveplayer&maven_referralObject=804266485&maven_referrer=staf#/Economy+prompts+boom+in+boarders/34179768001

In the two years I have lived in Sequoyah Hills sharing my house with several other people, I never received any complaints related to the living arrangements.

Current Downstairs Apartment Rentals in Sequoyah Hills

<http://www.mapskrieg.com/view/knoxville>

\$225000 / 7br - 4.5 baths 4400 square foot basement rancher Sequoyah Hills Area (4019 Kingston Pike) (map)

Kingston Pike SW & Forest Glen Dr SW, Knoxville, TN 37919, USA



This is a large 1950's basement rancher in an area of prestigious homes. It's 4 bedroom/2 bath up stairs with a den with cathedral ceilings and knotty pine paneling and hardwood floors. The bathrooms have mosaic tiles. They are original. The kitchen also has original cabinets and it has cedar lined closets in most of the bedrooms. **Downstairs are two separate apartments and if you reside in the main level house, you can rent them out and they would cover your payments or mostly. If you do not live in the main level you cannot legally rent them out however I got away with it for several years.** The down stairs will pull \$1,400.00 per month. Downstairs there is a studio apartment and a two bedroom apartment both with private baths and the laundryroom has the 1/2 bath. I do however have plans for renovation and would be happy to share them with you that will surely make this a \$440,000.00 home, It appraised in Sept 2009 for well over \$300,000.00 and I am asking \$225,000.00 for this home. The upstairs is completely rentable or is in move in condition and the downstairs needs minimal work as I began refurbishing until I closed my restaurant down and am now storing restaurant equipment downstairs. Picture 1 is the front of the house picture 2 is the rear of the house picture 3 is the livingroom into the diningroom picture 4 is of the master suite Please help me out as I am about to loose this home to foreclosure and I'm not wanting to go that route. Please E-MAIL, TEXT, OR CALL ME @865-680-6642, ROBERT for your private showing!!!! need to sell asap, NOW, TODAY!!!!!!!!!!!! Kingston Pike at Forrest Glenn Copyright © 2009 craigslist, inc. terms of use privacy policy feedback forum

History of Basement Apartment Rentals in Prestigious Sequoyah Hills Homes



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Search

- for tennessee apartment roommate rentals and sublets

Post

- a tennessee apartment roommate rentals or sublet

[1 - 2005 - 2006 - 2007 - 2008 - 2009 - 2010](#)

I have a Studio bedrooms apartment rental with 1 bedrooms and 1 bathrooms available in Knox (Knoxville) East TN, tennessee at Forrest Glen / Stillwood for the rent of \$600/Mth . The apartment lease is from 7/13/2005 to Min1 and the tenant can renew the lease. The Apartment is not furnished and the bedroom is not furnished. Smoking is not permitted in the apartment and pets are permitted in the apartment. A credit application is required and a security deposit is required. The telephone service for this apartment is No and the apartment rental does have Parking. The apartment rental does have Air Conditioning and the apartment does not have an Elevator. The apartment rental does not have Cable TV and the apartment does have Laundry in the Building. Utilities Included are in the rent of this apartment. The suggested number of tenants is for this apartment. The total square feet of this apartment is 525. This apartment is available not to rent for the summer months. I do have multiple apartments to rent at this time.

[1 - 2005 - 2006 - 2007 - 2008 - 2009 - 2010](#)

Efficiency apartment in the basement of a prestigious Sequoyah Hills house just three houses West of Scenic Drive. Great room with lots of closet space, apartment sized refrigerator and gas range w/ oven. Bathroom has sink, commode and shower only (no tub)

Main Identity

From: <perkinsmusic@bellsouth.net>
To: <perkinsmusic@bellsouth.net>
Sent: Thursday, December 10, 2009 3:01 PM
Subject: Message from your friend

This email was sent to you by your friend, David Perkins



Economy prompts boom in boarders

More people are letting out rooms to make ends meet.

Hi David Perkins,

Your friend, David Perkins, thought you might be interested in this video

WBIR coverage of Rent -a Room Industry Booming in Knoxville

From: "David Perkins" <perkinsmusic@bellsouth.net>
To: <BettyJo.Mahan@KnoxMPC.org>
Date: 12/10/2009 9:54:41 PM
Subject: Duplex conversion request: Current and History of Basement Apartment rentals in Sequoyah Hills homes

Hello Betty Jo Mahan,
Attached please find two advertisements of downstairs apartments available in prestigious Sequoyah Hills homes. Please include copies of both of these files in my case regarding conversion of my home into a duplex. I will include copies of these files in the body of the e-mail as well.

Thank you very much.

Sincerely,

David Perkins

Current Downstairs Apartment Rentals in Sequoyah Hills

<http://www.mapskrieg.com/view/knoxville>

\$225000 / 7br - 4.5 baths 4400 square foot basement rancher Sequoyah Hills Area (4019 Kingston Pike) (map)
Kingston Pike SW & Forest Glen Dr SW, Knoxville, TN 37919, USA

This is a large 1950's basement rancher in an area of prestigious homes. It's 4 bedroom/2 bath up stairs with a den with cathedral ceilings and knotty pine paneling and hardwood floors. The bathrooms have mosaic tiles. They are original. The kitchen also has original cabinets and it has cedar lined closets in most of the bedrooms. Downstairs are two separate apartments and if you reside in the main level house, you can rent them out and they would cover your payments

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From: "David Perkins" <perkinsmusic@bellsouth.net>
To: <BettyJo.Mahan@KnoxMPC.org>
Date: 12/11/2009 1:38:11 AM
Subject: In support of my request to convert my house to a duplex

Hello Betty Jo Mahan,
Please include a copy of the attached document in my file related to my request to convert my home into a duplex. I have included a copy of the file in the text of the e-mail.

Thank you very much.

Sincerely,

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http://www.wbir.com/video/default.aspx?maven_playerId=immersiveplayer&maven_referralObject=804266485&maven_referrer=staf#/Economy+prompts+boom+in+boarders/34179768001

In the two years I have lived in Sequoyah Hills sharing my house with several other people, I never received any complaints related to the living arrangements.

Information Supporting Duplex Conversion:

Conversation with James McNutt

December 29, 2009

My aunt and uncle rented the front house of the big brick house on Mellen Avenue.

We used to play in the game house of the house off of Arrowhead Trail on Sylvan Lane. It had a pond at the bottom. Later they rented out the game house for someone to live in.

Conversation with another close neighbor January 3, 2010:

The second house from the top, the brick house was owned by Miss Kyle. She had servants living in the quarters over the garage. Patty Miller owns it now. Henry Long used to own it. Sam's aunt and uncle rented those quarters and lived in them.

Two families used to live in the house next to yours (504 Mellen Ave). Dr. John Gillands family was upstairs and the Plunket family with their three girls lived in the basement.

I agree to David Perkins at 516 Mellen Avenue using a room of his house for communications and teaching.

- 1) James Allen McNutt Jr
595 ARROWHEAD TR
- 2) Rosalie S Maga
- 3) 531 NOELTON
- 4) Martha Lee Osborne
- 5) 506 Noelton Drive
- 6) Gregory Zinneman
519 Noelton Dr
- 7) Jennifer S Mellen Ave
- 8) John B Fowler
551 Mellen Rd
- 9)
- 10)
- 11)
- 12)
- 13)
- 14)
- 15)
- 16)
- 17)
- 18)
- 19)
- 20)
- 21)
- 22)

I agree to David Perkins changing the classification of the house at 516 Mellen Avenue to a duplex.

- 1) James Allen McNutt Jr
595 ARROWHEAD TR
- 2) Rosalie S Maga
- 3) 531 NOELTON
- 4) Martha Lee Osborne
- 5) 506 Noelton Drive
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- 7) Jennifer S Mellen Ave
- 8) John B Fowler
- 9)
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- 22)

I agree to David Perkins at 516 Mellen Avenue using a room of his house for ~~communications~~ ^{two telephones} and teaching ~~one student at a time~~ ^{from}

23) *Sam F. Fowler*
24) 551 MELLEN AVENUE

- 25.)
- 26.)
- 27.)
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- 29.)
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- 23.)
- 24.)
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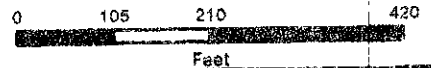
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Knoxville - Knox County - KUB Geographic Information System



Printed: November 25 2009



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From: "Richard C. Rose" <rrose3@bellsouth.net>
To: <Mark.Donaldson@knoxmpc.org>
Date: 1/1/2010 11:57:45 AM
Subject: Opposition to Zoning Request 1-D-10-UR

Dear Mr. Donaldson;

We live directly across the street from 516 Mellen Ave. We oppose the rezoning of the property at 516 Mellen Ave. to make it a duplex.

Mellen Ave. is, and has been for the 27 years we have owned and lived in our house, a street of single family dwellings occupied by the home owners. It is a family neighborhood. Although it is close to Kingston Pike and Western Plaza, it is non-commercial. Converting the property at 516 Mellen Ave. to a duplex opens the door to significant change in the character of the neighborhood, not to mention the likelihood of a significant deterioration in property value.

Mr. Perkins, the owner of the property at 516 Mellen Ave. has already attempted to turn the house into a commercial venture. As recently as December 6, Mr. Perkins was advertising as many as 5 rooms to rent in the house on Craig's List. While we understand that a home owner may want or need to rent a room or have roommate to share expenses, ours is not a neighborhood of boarding houses.

We ask that the request be denied.

Richard and Debra Rose

519 Mellen Ave.

865-803-9572

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

JAN 5 2010

**M. SCOTT FUGAIE
530 MELLEEN AVENUE
KNOXVILLE, TENNESSEE 37919**

January 3, 2010

Mark Donaldson, Executive Director
Knoxville-Knox County Metropolitan Planning Commission
Suite 403, City-County Building
400 Main Street
Knoxville, Tennessee 37902

Dear Mr. Donaldson:

I am writing to voice my opposition for the record to Uses on Review 1-D-10-UR to convert the house into a duplex and 1-C-10-UR for a home occupation as music teacher and telemarketer at 516 Mellen Avenue. I live at 530 Mellen Avenue, two doors down from the residence in question.

Mr. Perkins currently rents rooms in his house to a number of tenants. His request to convert his home into a duplex is a way for him to legally house more tenants than in a single family home. I oppose this action in the strongest possible way.

Mellen Avenue has long been a pleasant and stable residential street of long-term owner-occupied homes in an R-1 portion of Sequoyah Hills. Residents have been attracted to the street in part because of its relatively quiet atmosphere, moderate traffic, and neighbors who take pride in the appearance of their property. Residents of Mellen Avenue range from families with small children to couples who have been empty nesters for many years. In short, Mellen Avenue is the kind of street where the American Dream lives. Mr. Perkins' activities do nothing to support this character, and in fact cause it irreparable harm. Furthermore, he does not seem to appreciate this ambiance or the importance the other residents of the street place in it.

In a recent letter to residents of the street, Mr. Perkins characterized his sheltering of multiple residents in his house (for which he received a citation) as an act with altruistic motives. However, as recently as early December Mr. Perkins advertised on an internet classified advertisement site for rooms in exchange for work (see Attachment 1). This street just isn't the place for Mr. Perkins' idea of multiple resident housing. Increased traffic and parking in front of the building for multiple and possibly transient renters do not belong in a single family neighborhood. Mr. Perkins' desire to turn his residence into a boardinghouse flies in the face of the letter and intent of R-1 zoning, and would be detrimental to the nature of the street and the property values of every resident except himself.

As to his other request, I generally would no qualms about a resident of the street using part of his house as an in-home office. But based on Mr. Perkins' other actions, I am not convinced this is his true intention. His willingness to push the envelope of reasonable and customary uses for a property in an R-1 district is all too clear. Mr. Perkins has already converted his front yard into what he calls a "performance area", and has reportedly marketed it as such. However the yard very much has the appearance of a gravel parking lot, and is currently being used as one (See Attachment 2). His desire to house as many residents as possible is on the record. Therefore, I do not trust the veracity of Mr. Perkins statements regarding his intentions. Mr. Perkins is also involved in the running and promotion of a sperm bank, in which he seems to be

the sole donor. See <http://www.jewishspemdonor.net/index.html> Activities associated with such an enterprise are better done in areas zoned for medical activities, not on a residential street.

To reiterate, Mr. Perkins' activities are not characteristic of the neighborhood, and cause it harm. I strongly oppose his desire to turn his house into a duplex and conduct business inside the residence. I appreciate the Commissioners' consideration of the other residents of Mellen Avenue as they contemplate Mr. Perkins' requests, and ask that MPC refuses to approve them.

Sincerely,



M. Scott Fugate

Attachments

Electronic Copy To: Jim Bletner
Sandy Gillespie

Pleasant room in big house in exchange for work

Page 1 of 1

knoxville craigslist > housing > rooms & shares

email this posting to a friend

Noting a few instances where some housing posts are illegal - means they discriminate on basis of prohibited

please flag with care:

Avoid scams and fraud by dealing locally! Beware any arrangement involving Western Union, Moneygram, wire transfer, or a landlord/owner who is out of the country or cannot meet you in person. *More info*

miscategorized

prohibited

spam/overpost

best of craigslist

\$600 Pleasant room in big house in exchange for work (Knoxville) (map)

Date: 2009-11-16, 9:11 AM EST

Reply to: hous-tren7-1468065207 @ craigslist.org [item description](#) | [report](#)

Wood paneled room with built in closet and wall of shelves in a large house in a great part of Knoxville available. You will be expected to do several types of work in exchange for the rent and expenses. No smoking, no pets, no illegal drugs. 865-525-5846

Mellen at Lyons View Pike ([example map](#)) ([tyahoo map](#))

Location: Knoxville

it's NOT ok to contact this poster with services or other commercial interests

PostingID: 1468065207

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<http://knoxville.craigslist.org/roa/1468065207.html>

12/6/2009

**Attachment 1
To M. Scott Fugate Letter
January 3, 2010**



**Attachment 2
To M. Scott Fugate Letter
January 3, 2010**