

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.

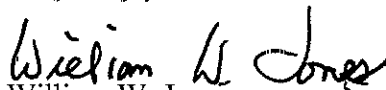
Special events on certain days of the week include:

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

There are a few statements on the STAFF RECOMMENDATION section of both the Duplex request and the Home Occupation request that are not accurate or true.

1.) You state in the Comment section of the Duplex Request, second paragraph starting at the top of the second page: “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).” “

A.) *There was no citation issued.*

B.) *There was a Zoning Notice of Violation issued on November 19, 2009. The following day, November 20, 2009 I appeared at the Office of Building Inspections and Code Enforcement and was instructed by Melvin Wright, Plans Examiner that Use on Review would correct the violation mentioned. There is a strong difference between these two categories.*

2.) You state in the Comment section of the Home Occupation Request, third paragraph: On November 20, 2009 a citation was issued to the applicant for using his “home for home occupation of business without a Use on Review.” Again you state: “The majority if not all of these sites were created prior to the citation.”

C.) *There was no citation issued.*

D.) *There was a Zoning Notice of Violation issued on November 19, 2009. The following day, November 20, 2009, I appeared at the Office of Building Inspections and Code Enforcement and was instructed by Melvin Wright, Plans Examiner that Use on Review would correct the violation mentioned. There is a strong difference between these two categories.*