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Via email only to: commission@knoxmpc.org

MPC Commissioners

Knoxville-Knox County MPC
Suite 403, City County Building
400 Main Street
Knoxville, Tennessee 37902

Re: Agenda Item #: 27
American Legion Post 2 (Referred back to MPC by City Council)

Dear Commissioners:

This letter is written on behalf of John Coker, auctioneer, appraiser and antiques dealer who proposes to purchase the above-referenced property if he can obtain permission to, amongst other things, use it for an auction house.

The property in question is a retired Knox County elementary school. For many years, it has been used by the American Legion Post 2, but I understand they are closing that post and consolidated with another. They may have already vacated the building. Mr. Coker proposes to purchase it if he can use it for his antiques business.

Mr. Coker presently does, amongst other things, estate appraisals, antiques appraisals, auctions and general antique sales. He presently operates at a location in New Market, Tennessee.

He would like to use the building on Ruggles Ferry Pike for his Knox County operations. The building is perfect for this because it does have an auditorium which he could use for live auctions, which would be infrequent, and also is secure and can be used for storage of antiques, etc. he is preparing for auction or planning to sell.

Unfortunately, the City of Knoxville Zoning Ordinance allows auctions to occur only in the C-4 district.

Mr. Coker has not found another location as convenient as this that would support his operations.

Most auctions today are conducted over the internet, although Mr. Coker may conduct three or four live auctions a year. Even live auctions today involve considerable participation via the internet.

He is simply seeking a way to use this property legally for the purposes set out above.

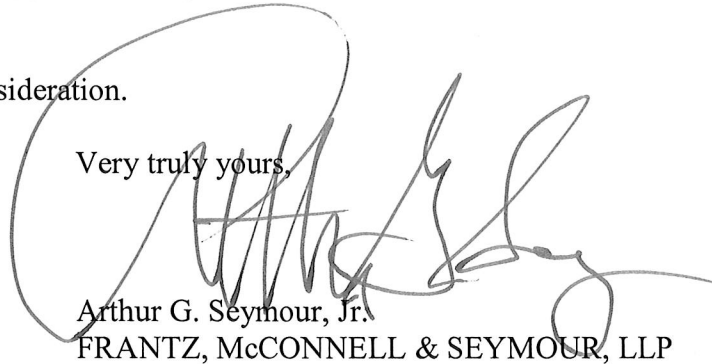
City Council remanded this back to you for consideration of options that might be available.

Mr. Coker and I will be present at your meeting to speak on this issue.

We would urge you to support a zoning which would enable Mr. Coker to use this property.

Thank you for your consideration.

Very truly yours,

A large, stylized handwritten signature in black ink, appearing to read 'Arthur G. Seymour, Jr.', is written over the typed name and firm name.

Arthur G. Seymour, Jr.
FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:lbb