

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 10-B-01-UR **Related File Number:**
Application Filed: 9/6/2001 **Date of Revision:**
Applicant: KATHLEEN S. PARKS
Owner:

PROPERTY INFORMATION

General Location: North side of Chambliss Av., southwest of N. Forest Park Blvd.
Other Parcel Info.:
Tax ID Number: 107 K H 031 **Jurisdiction:** City
Size of Tract: 0.17 acres
Accessibility: Access is via Chambliss Av., a local street with a pavement width of 17' within a 45' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family residence
Surrounding Land Use:
Proposed Use: Home occupation - financial planning office **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an area that includes a mix of single-family residences, small offices and mixed commercial.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 4849 Chambliss Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None Noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB

Staff Recomm. (Abbr.): APPROVE the request for a financial planning office as a home occupation, subject to 4 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Adherence to all stipulations included in the attached home occupation proposal and plans submitted by the applicant.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Comments: The applicant who is presently under contract to purchase a residence at 4849 Chambliss Av. is proposing to operate a financial planning office at this location as a home occupation. The office space in this 1236 square foot residence will take up approximately 247 square feet, which is 20% of the living space. This falls within the maximum limit of 25%. There will be one additional employee that will not reside on the premises. Proposed office hours are 8:00 am - 5:00 pm. They will see only one client at a time. Parking for the residence is presently located off Chambliss Av. in an existing garage located behind the residence and in the driveway that extends along the side of the residence. The applicant is proposing to modify the back yard to provide parking and a turnaround so that vehicles will not have to back out into the street. There will be no signage for the home occupation.

The City of Knoxville One Year Plan designates this area as mixed use, allowing office and low to medium density residential. Over the past few years, residences in this area have been rezoned to O-1 (Office, Medical, and Related Services). In consideration of the mix of commercial and residential uses in this area, the proposed home occupation should not have a negative impact on the neighborhood.

MPC Action: Approved MPC Meeting Date: 10/11/2001

Details of MPC action:
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Adherence to all stipulations included in the attached home occupation proposal and plans submitted by the applicant.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action: APPROVE the request for a financial planning office as a home occupation, subject to 4 conditions

Date of MPC Approval: 10/11/2001 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: