# **CASE SUMMARY**

# APPLICATION TYPE: USE ON REVIEW

File Number: 10-E-01-UR Related File Number:

**Application Filed:** 9/7/2001 **Date of Revision:** 

Applicant: TERRY & SHIRLEY HOLZWORTH

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

# PROPERTY INFORMATION

General Location: Southeast side of Hunters Glen Dr., northeast of Westmeade Rd.

Other Parcel Info.:

Tax ID Number: 92 B B 004 Jurisdiction: City

Size of Tract: 0.28 acre

Access is via Hunters Glen Dr., a local street with 26' of pavement width and 50' of right of way.

# **GENERAL LAND USE INFORMATION**

Existing Land Use: Single family house

**Surrounding Land Use:** 

Proposed Use: House with office for janitorial business (files and office) Density:

Sector Plan: Northwest County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

**Neighborhood Context:** This property on the interior of a single family residential neighborhood.

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

Street: 6404 Hunters Glen Dr

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

# **ZONING INFORMATION (where applicable)**

Current Zoning: R-1 (Single Family 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:** 

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# 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: MAB

Staff Recomm. (Abbr.): DENY the request for an office for a janitorial business as a home occupation at this location in the R-1

zone

Staff Recomm. (Full): This home occupation is not appropriate in the interior of a neighborhood, especially at the end of a cul-

de-sac, because of the potential for extra traffic generation. The type of business proposed has the potential to grow to a size that would not be able to meet the home occupation requirements. The business listed, an office for a janitorial business, is not similar to any item listed as a permitted home occupation by the zoning ordinance and it is staff's position that the use should not be deemed appropriate as a home occupation by the Planning Commission. The applicant has stated that the owners intend to live in the house only part time for awhile, which does not meet the intent of the zoning

ordinance.

**Comments:** The applicant is proposing to run an office for a janitorial business from this home. The janitorial

service will be offering services to commercial businesses for floor and office cleaning. The application indicates that the office space would be used for files and phones. The site and proposal do appear to meet the other criteria for approval of a home occupation, according to the materials submitted by the applicant. Employees are only members of the family who will live on the premises. The office space makes up less than 25% of the floor area of the home. No changes to the appearance of the property or signs are necessary. No commercial vehicles with advertising will be kept on site. No clients will be coming to the premises. Traffic should not be increased because no deliveries to the home will be required and the applicant states that he will only be going out 2 or 3 times a day. Only household garbage will be disposed at this site. Ample parking exists on the site inside the fence surrounding the property and no parking on the street will be required. A minimal amount of chemicals will be required to be stored on the site. In addition, the applicant has stated in a letter that if "at any given time that the

business grows that we are not able to stay within code conditions, we will pull out and rent a commercial site at that time." Despite meeting the other criteria, staff still recommends denial of this request, based on the property location and the type of business proposed not being similar to other permissible uses. If the property were in a different location, such as closer to the edge of the subdivision, closer to an arterial or collector street, staff may be able to recommend approval of this

request.

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

Details of MPC action: Approve applicant's request consistent with submitted materials.

Summary of MPC action: Approve development plan consistent with submitted materials.

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":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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