

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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www.knoxmpc.org

File Number: 10-I-06-UR **Related File Number:**
Application Filed: 9/1/2006 **Date of Revision:**
Applicant: JOHN W. HUGHES
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Cedar Ln., northeast of Rowan Rd.
Other Parcel Info.:
Tax ID Number: 68 D E 012 **Jurisdiction:** City
Size of Tract: 1 acre
Accessibility: Access is via Cedar Ln, a minor arterial street with a 70' right of way and 33' pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Medical homecare as a home occupation **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This neighborhood has been developed with residential dwellings under R-1 and RP-1 zoning.

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

Street: 601 Cedar Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density 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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE a medical homecare office as a home occupation in the R-1 zoning district, subject to the following 8 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. Submitting a written driveway easement agreement.
4. No more than two customer vehicles may be parked on-site at any one time.
5. No person, other than the applicant/resident, may work at the home occupation.
6. No retail sales of any products may take place at the home occupation.
7. No storage of any products will be permitted on site.
8. Adhering to all attached plans and stipulations for operation of the home occupation, as submitted by the applicant for purposes of this review.

With the conditions noted above, this request meets all requirements for approval of a home occupation in the R-1 zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is requesting approval of a medical homecare office as a home occupation at this residence on Cedar Ln. Home occupations are considered as a use permitted on review in the R-1 zoning district, and professional offices may be permitted as home occupations. The office will use 80 square feet in this 2,720 square foot house, which is approximately 3% of the total floor area of the house. The maximum area allowed for a home occupation is 25% of the total floor area. The applicant is the only person who will work at the office. According to the applicant, on-site activities involve Medicare billing, filing, telephone answering and records keeping. Office hours will be from 9a.m. to 5p.m., Monday through Friday. No signage is proposed for the home occupation. Access to the house is off a driveway easement located on the neighboring property. A written agreement between the two property owners regarding the use of this easement needs to be submitted to MPC.

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

1. The request will not place any additional demand on schools and will have a minimal impact on street traffic. Public water and sewer utilities are in place to serve the site.
2. The proposal will not allow more than 2 customers to be at the home occupation at any one time, and there are no changes to the outside appearance of the property, so the impact to surrounding properties should be minimal.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposal is consistent with all requirements for the R-1 zoning district, as well as other criteria for approval of a home occupation as a use on review.
2. The proposed home occupation is consistent with the following general standard for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North City One Year Plan proposes low density residential uses for the subject property.
2. The current R-1 zoning of the property permits consideration of home occupations as a use on review.

MPC Action: Approved

MPC Meeting Date: 10/12/2006

Details of MPC action:

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With the conditions noted above, this request meets all requirements for approval of a home occupation in the R-1 zoning district, as well as other criteria for approval of a use on review.

Summary of MPC action: APPROVE a medical homecare office as a home occupation in the R-1 zoning district, subject to the following 8 conditions:

Date of MPC Approval: 10/12/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: