

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: 11-D-03-UR **Related File Number:**
Application Filed: 10/7/2003 **Date of Revision:**
Applicant: DOUGLAS KREAGER
Owner:

PROPERTY INFORMATION

General Location: Southwest side Holman Rd., southeast of Evelyn Dr.
Other Parcel Info.:
Tax ID Number: 107 G F 11 **Jurisdiction:** City
Size of Tract: 14500 square feet
Accessibility: Access is via Holman Rd., a local street with a pavement width of 16' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residence
Surrounding Land Use:
Proposed Use: Manufacturer's sales representative **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in a single family residential development. West Towne Manor Apartments are located to the northeast and the Holiday Inn is southwest of the site.

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

Street: 1537 Holman Rd
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:

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for manufacturer's sales representative as a home occupation at this location subject to 4 conditions

Staff Recomm. (Full): 1. Meeting all requirements of Article 5, Section 12 of the Knoxville Zoning Ordinance dealing with home occupations.
2. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the Knoxville City Engineer.
4. Meeting all applicable requirements of the Knox County Health Dept.

With the conditions noted, this plan meets the requirements for approval in the R-1 (Single Family Residential) District and the other criteria for approval of a use on review.

Comments: The applicant has filed this use on review request to be permitted to have his office located in his home. He is a sales representative for a Nashville based office furniture manufacturer/dealer. The Knoxville Zoning Ordinance requires that persons using their homes as their primary place of business must seek approval of a use on review for a home occupation. The MPC is to determine if the proposed use would be compatible with the surrounding area. In order to judge compatibility, the Zoning Ordinance contains conditions that must be considered when reviewing a request for a home occupation.

In this particular case the applicant has stated that no stock of goods will be kept at the dwelling. He says that no outside employees will be hired and that he does not intend to have a business sign at this location. As described by the applicant, staff would not anticipate that traffic would be impacted in the neighborhood by permitting this request for a home occupation.

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

- 1. The proposed development will have minimal impact on local services since all utilities are in place to serve this development.
- 2. The proposed use is consistent with the residential uses found in the area.

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

- 1. The proposed development meets the standards for development within the R-1 (Single Family Residential) District and all other requirements of the Zoning Ordinance.
- 2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development 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 additional traffic through residential areas.
- 3. The proposed use meets all of the requirements for a home occupation as contained in Article 5, Section 12 of the Knoxville Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest City Sector Plan identifies this property for low density residential use. The proposed

home occupation is consistent with the Sector Plan.

MPC Action:

Approved

MPC Meeting Date: 11/13/2003

Details of MPC action:

1. Meeting all requirements of Article 5, Section 12 of the Knoxville Zoning Ordinance dealing with home occupations.
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Summary of MPC action:

APPROVE the request for manufacturer's sales representative as a home occupation at this location subject to 4 conditions

Date of MPC Approval:

11/13/2003

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: