

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: 12-E-05-UR **Related File Number:**
Application Filed: 11/7/2005 **Date of Revision:**
Applicant: RICHARD DILLARD
Owner:

PROPERTY INFORMATION

General Location: South side of Tecoma Dr., west side of Orlando St.
Other Parcel Info.:
Tax ID Number: 69 L C 27 **Jurisdiction:** City
Size of Tract: 0.39 acres
Accessibility: Access is via Orlando St., a local street with a 30' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Office for a maintenance and construction company as a home occupation **Density:**
Sector Plan: East City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an established single-family neighborhood.

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

Street: 2228 Tecoma 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:

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the office for a maintenance and construction company as a home occupation at this location, subject to 3 conditions:

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance. 2. Meeting all applicable requirements of the Knoxville Engineering Division. 3. Adhering to all attached plans and stipulations of 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 an office for a maintenance and construction company (for property and buildings) as a home occupation at this residence at the corner of Tecoma Dr. and Orlando St. Driveway access for the residence is from Orlando St.. Home occupations are listed as a use permitted on review in the R-1 zoning district. The office will use approximately 200 square feet of this 1,376 square foot house, which is approximately 14.5% 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 and his spouse are the only employees in the business. The office will be used for answering the phone, writing proposals and other paperwork related to the business. Some of the tools for the business will be stored in the office area. The applicant has an off-site storage unit for storing larger equipment and supplies. There will be no signage for the home occupation.

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 streets. Public water and sewer utilities are in place to serve the residence.
- 2. Since the only employees for the home occupation are the two residents, and since their clients do not come on site, 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 of 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 standards 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 City of Knoxville One Year Plan and the East City Sector Plan propose low density residential uses for the subject property.

MPC Action: Approved

MPC Meeting Date: 12/8/2005

Details of MPC action: 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance. 2. Meeting all applicable requirements of the Knoxville Engineering Division.

3. Adhering to all attached plans and stipulations of 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.

Summary of MPC action: APPROVE the office for a maintenance and construction company as a home occupation at this location, subject to 3 conditions:

Date of MPC Approval: 12/8/2005

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: