

# 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:** 2-C-08-UR  
**Application Filed:** 12/27/2008  
**Applicant:** JOHN WERNER

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Northwest side of Delbourne Dr., south of Wellington Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 120 E G 016 **Jurisdiction:** City  
**Size of Tract:** 24000 square feet  
**Accessibility:** Access is via Delbourne Dr., a local street with a pavement width of 26' within a 50' wide right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Detached dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Business service consultant **Density:**  
**Sector Plan:** West City **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located on Delbourne Dr., a local street with a pavement width of 26' within a 50' wide right-of-way. The site is located within Deane Hill subdivision.

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

**Street:** 7105 Delbourne Dr  
**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:**



3. Adhering to all attached plans and stipulations, as submitted by the applicant for purposes of this review.
4. No additional business signage may be placed anywhere on the subject property.
5. No more than one customer vehicles may be parked on the site at any one time.
6. No other persons shall work at the business other than the owner/resident of the home and one employee.

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 of a business service consultant as a home occupation in the R-1 zoning district, subject to 6 conditions:

**Date of MPC Approval:** 2/14/2008

**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:**