

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: 2-D-04-UR **Related File Number:**
Application Filed: 1/12/2004 **Date of Revision:**
Applicant: DAVID WHALEY & TOMICA MILLER
Owner:

PROPERTY INFORMATION

General Location: North side W. Glenwood Ave., west side Armstrong Ave.
Other Parcel Info.:
Tax ID Number: 81 L F 025 **Jurisdiction:** City
Size of Tract: 0.27 acre
Accessibility: Access is via Armstrong Ave., a local street with 60' of right of way and 42' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: House
Surrounding Land Use:
Proposed Use: Bed and breakfast **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This house is located within the Old North Knoxville historic residential neighborhood, most of which is zoned R-1A/H-1.

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

Street: 203 W Glenwood Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential) / H-1 (Historic Overlay)
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for a bed and breakfast in the R-1A/H-1 zone, subject to 5 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. Obtaining approval of a variance (2-C-04-VA) from the Knoxville Board of Zoning Appeals on February 19, 2004 to reduce the number of required parking spaces from five (5) to two (2).
4. Meeting all applicable requirements of the Knox County Health Department.
5. Installing all landscaping, as shown on the development plan, within six months from the beginning of bed and breakfast operation.

With the conditions noted above, this request meets all requirements of the R-1A/H-1 zone, as well as other criteria for approval of a use on review.

Comments:

The applicant is seeking use on review approval to operate a three bedroom bed and breakfast at the subject property. A bed and breakfast may be operated in the R-1A zoning district, provided that it is also located within an historical overlay district, with use on review approval from MPC. The site is located within the H-1 (Historical Overlay) district of Old North Knoxville. The Historic Zoning Commission granted a Certificate of Appropriateness on 2/21/02 to "operate a bed and breakfast inn with three bedrooms; install a 2' by 2' wall-mounted sign."

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

1. Public water and sewer utilities are in place to serve this development.
2. This proposal will have minimal impact on streets and schools.
3. The proposed bed and breakfast is compatible with the scale and intensity of the surrounding residential development and zoning pattern.

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

1. With the required BZA variance, which is included as a condition of approval and has been applied for, the proposal is consistent with all requirements of the R-1A/H-1 zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. Both the Knoxville One Year Plan and the Central City Sector Plan propose low density residential uses for this site.

MPC Action: Approved

MPC Meeting Date: 2/12/2004

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Obtaining approval of a variance (2-C-04-VA) from the Knoxville Board of Zoning Appeals on February 19, 2004 to reduce the number of required parking spaces from five (5) to two (2).
4. Meeting all applicable requirements of the Knox County Health Department.

5. Installing all landscaping, as shown on the development plan, within six months from the beginning of bed and breakfast operation.

Summary of MPC action: APPROVE the development plan for a bed and breakfast in the R-1A/H-1 zone, subject to 5 conditions:

Date of MPC Approval: 2/12/2004

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: