CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:2-D-07-URApplication Filed:12/29/2006Applicant:SANDY EVANSOwner:Comparison

PROPERTY INFORMATION

General Location:Southwest side of W. Red Bud Rd., southeast of Sarvis Dr.Other Parcel Info.:Jurisdiction:Tax ID Number:123 K D 004Size of Tract:0.42 acresAccessibility:Access is via W. Red Bud Rd., a local street with a 19' pavement width within a 40' right-of-way, and Sarvis Dr., a local street with a 19' pavement width within a 40' right-of-way.

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Detached dwelling		
Surrounding Land Use:			
Proposed Use:	Bakery	Density:	
Sector Plan:	South City	Sector Plan Designation: LDR (Low Density Residential)	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	The site is located on a local street within an established single family residential neighborhood.		

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

Street:

201 W Red Bud Rd

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 the request for a home based bakery as a home occupation at this location in the R-1 zoning district, subject to the following 6 conditions:					
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knoxville Zoning Ordinance. Meeting all applicable requirements of the Knoxville Engineering Department. Meeting all applicable requirements of the Knox County Health Department. No more than one person other than members of the household may be engaged in such occupation. There shall be no sales in connection with such home occupation other than sales of services and products produced on the premises. Adhering to all attached plans and stipulations for operation of the home occupation, as submitted by the applicant for the purposes of this review. 					
	With the conditions noted, this plan meets the 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 home based bakery as a home occupation at this residence on W. Red Bud Rd. Home occupations are listed as a use permitted on review in the R-1 zoning district, and cooking and preserving services may be permitted as a home occupation. The applicant is in the process of remolding her house. Once complete, the total square footage of her house will be approximately 2,210 square feet. The bakery will use approximately 215.75 square feet in this 2,210 square foot house, which is approximately 10% 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 will be the only person who will work at the home occupation.					
	 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 the site. 2. The request will not place any additional demand on schools and will have a minimal impact on street traffic. 3. The proposed home occupation is compatible with the scale and intensity of the surrounding development and zoning pattern. 					
	 CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE 1. The proposal meets all requirements of the R-1 zoning district and Article 5 Section 12 of the Knoxville Zoning Ordinance which deals specifically with home occupations as well as the general criteria for approval of 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 One Year Plan, 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 and unsuitable environment for the proposed use. CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS 1. Both the City of Knoxville One Year Plan and the South City Sector Plan propose low density residential uses for the site. 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:	2/8/2007		
Details of MPC action:	 Meeting all applicable requirements of the Knoxville Zoning Ordinance. Meeting all applicable requirements of the Knoxville Engineering Department. Meeting all applicable requirements of the Knox County Health Department. No more than one person other than members of the household may be engaged in such occupation There shall be no sales in connection with such home occupation other than sales of services and products produced on the premises. Adhering to all attached plans and stipulations for operation of the home occupation, as submitted by the applicant for the purposes of this review. 					
	1 zoning district, as well as other criteria for approval of a use on review.					
Summary of MPC action:	APPROVE the request for a home based bakery as a home occupation at this location in the R-1 zoning district, subject to the following 6 conditions:					
Date of MPC Approval:	2/8/2007	Date of Denial:	Postponements:			
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:					
	LEGISLA	TIVE ACTION AND L	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:		Amendmen	ts:			
Date of Legislative Appeal:		Effective Da	ate of Ordinance:			