

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-07-UR
Application Filed: 12/29/2006
Applicant: SANDY EVANS
Owner:

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southwest side of W. Red Bud Rd., southeast of Sarvis Dr.
Other Parcel Info.:
Tax ID Number: 123 K D 004 **Jurisdiction:** City
Size of Tract: 0.42 acres
Accessibility: 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.

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:

MPC Action: Approved

MPC Meeting Date: 2/8/2007

- Details of MPC action:**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the Knoxville Engineering Department.
 3. Meeting all applicable requirements of the Knox County Health Department.
 4. No more than one person other than members of the household may be engaged in such occupation.
 5. There shall be no sales in connection with such home occupation other than sales of services and products produced on the premises.
 6. 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.

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?:**

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: