

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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400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 3-D-01-UR

Related File Number:

Application Filed: 2/5/2001

Date of Revision:

Applicant: DAVID VOGEL

Owner:

PROPERTY INFORMATION

General Location: Southeast side of E. Scott Ave., northeast side of Harvey St.

Other Parcel Info.:

Tax ID Number: 81 L C 001

Jurisdiction: City

Size of Tract: 0.33 acres

Accessibility: Access is via Harvey St., a collector street with a pavement width of 30' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Two-family dwelling

Surrounding Land Use:

Proposed Use: Bed and breakfast inn

Density:

Sector Plan: Central City

Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

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

Street: 502 E. Scott 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: Property zoned R-1A in the mid 1980's

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: dk

Staff Recomm. (Abbr.): APPROVE the request for a bed and breakfast inn at this location subject to 5 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Health Dept.
2. Providing no more than three guest rooms as requested.
3. Providing three off street parking places for the exclusive use of the inn guests. These parking spaces are to be constructed to provide angle parking off of the existing southern most driveway. The parking is to be screened from adjoining residences by installation of a evergreen landscape buffer. Parking in the required front yard setback is not permitted unless a variance from the Knoxville Board of Zoning Appeals is granted.
4. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.
5. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval in the R-1A district and the other criteria for approval of a Use on Review.

Comments:

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The applicant is proposing a bed and breakfast inn with three guest rooms. The dwelling had previously been divided into seven apartments. Currently, the dwelling is a two-family dwelling. The site is located at the corner of Harvey St. and E. Scott Av. Harvey St. is classified as a collector street within the historic district of Old North Knoxville. A certificate of appropriateness for the proposed use has been granted by the Knoxville Historic Zoning Commission.

The applicant will have to provide three spaces for guest parking. This will be accomplished by constructing angled parking spaces off of the southern driveway. This will require the guests to back into the street. The City Engineer will have to review the proposed parking plan to determine if any variances will be required. The angled parking is proposed in order to maintain green space on the property.

MPC Action: Approved

MPC Meeting Date: 3/8/2001

Details of MPC action:
1. Meeting all applicable requirements of the Knox County Health Dept.
2. Providing no more than three guest rooms as requested.
3. Providing three off street parking places for the exclusive use of the inn guests. These parking spaces are to be constructed to provide angle parking off of the existing southern most driveway. The parking is to be screened from adjoining residences by installation of a evergreen landscape buffer. Parking in the required front yard setback is not permitted unless a variance from the Knoxville Board of Zoning Appeals is granted.
4. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.
5. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval in the R-1A district and the

other criteria for approval of a Use on Review.

Summary of MPC action: APPROVE the request for a bed and breakfast inn at this location subject to 5 conditions

Date of MPC Approval: 3/8/2001

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: