

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: 3-F-15-UR
Application Filed: 1/26/2015
Applicant: MARY SETZER

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Chickamauga Ave., west of Huron St.
Other Parcel Info.:
Tax ID Number: 69 N E 058 **Jurisdiction:** City
Size of Tract: 25000 square feet
Accessibility: Access is via Chickamauga Ave., a local street with a pavement width of 26' within a 60' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Duplex
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located adjacent to a heavily used Norfolk-Southern rail line. To the north of the site is an area that has warehousing and industrial type uses. A church is across the street from the site. Zoning in the area is R-2 residential and I-4 heavy industrial. The IH-1 infill housing overlay covers the entire neighborhood.

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

Street: 813 Chickamauga Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential) / IH-1 (Infill Housing 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:

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request of the applicant for a loan originators office as a home occupation, subject to the following 8 conditions

- Staff Recomm. (Full):
1. Meeting all requirements of Article 5, Section 12 of the Knoxville Zoning Ordinance
 2. Maintaining the appropriate licenses from the State of Tennessee and any other state in which the business operates
 3. No client meetings be conducted on the premises with the applicant
 4. This use on review for a home occupation shall terminate at the time this applicant vacates the premises. No other home occupation may be conducted at this location unless approved by MPC through the use on review process
 5. No signage will be permitted.
 6. Meeting all other applicable requirements of the Knoxville Zoning Ordinance
 7. Meeting all applicable requirements of the Knoxville Engineering Dept.
 8. Failure to adhere to these conditions of approval and all other applicable requirements of the Knoxville Zoning Ordinance will, after due process, result in revocation of the approval of this use on review for a home occupation

With the conditions noted, the request meets the requirements for approval in the R-2/IH-1 zones and the other criteria for approval of a use on review

Comments: Ms. Setzer is requesting permission to operate a loan origination business as a home occupation. She states in the information provided with the application that she will meet all of the requirements of a home occupation contained in the Zoning Ordinance. The site has non residential uses on three sides. The structure in which the business will be located is a duplex. The applicant owns both of the units of the duplex. She will operate her business from the unit in which she resides. The other unit is occupied by a renter.

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

1. The proposal will have no impact on schools.
2. Public water and sewer utilities are available to serve the site
3. The property is located along a local street. No negative traffic impact is anticipated.

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

1. The proposed home occupation is consistent with the general standards for uses permitted on review: The proposed use 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 draw a minimal amount of additional traffic through this residential area.
2. The proposal meets all relevant requirements of the R-2/IH-1 zoning districts, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the Central City Sector Plan and One Year plan for the area which

proposes LDR (Low Density Residential)

Action: Approved

Meeting Date: 3/12/2015

Details of Action:

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Summary of Action:

APPROVE the request of the applicant for a loan originators office as a home occupation, subject to the following 8 conditions

Date of Approval: 3/12/2015

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: