

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: 4-C-01-UR **Related File Number:**
Application Filed: 3/14/2001 **Date of Revision:**
Applicant: RICHARD R. FERON
Owner:

PROPERTY INFORMATION

General Location: South side of Deane Hill Dr., east of Morrell Rd.
Other Parcel Info.:
Tax ID Number: 120 L A 017 **Jurisdiction:** City
Size of Tract: 0.4 acre
Accessibility: Access is via Deane Hill Dr., a 2-lane major collector street with 20' of pavement width and 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling.
Surrounding Land Use:
Proposed Use: Massage therapy **Density:**
Sector Plan: West City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with single family homes. The vacant land north of Deane Hill Drive was formerly a golf course, but is now being developed as a single family detached neighborhood..

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

Street: 7204 Deane Hill Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family 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: MAB

Staff Recomm. (Abbr.): APPROVE the request for a massage therapy business at this location subject to 2 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

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

Comments: The applicant's proposed plans state that their business service is by appointment only, for only one client at a time. Usually, there would be one client present at a time with the possibility of five in a day's time. The driveway of the property has an extension on the northeast side of it, which will allow for one parking space and a turn around area for clients, so as to prevent backing onto Deane Hill Drive. The proposed area of the house to be used for the business is 481 sq. ft. This area comprises 22.2% of the 2,164 sq. ft. of floor area in the house, which is under the 25% maximum allowed. The proposed 2 sq. ft. sign meets home occupation sign requirements, and will be mounted flat against the front wall of the house. The impacts of the home occupation on the surrounding neighborhood will be minimal with adherence to the approved plans.

MPC Action: Approved

MPC Meeting Date: 4/12/2001

Details of MPC action:
1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

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

Summary of MPC action: APPROVE the request for a massage therapy business at this location subject to 2 conditions.

Date of MPC Approval: 4/12/2001

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: