

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 4-C-18-UR **Related File Number:**
Application Filed: 2/26/2018 **Date of Revision:**
Applicant: CLAY & BOBBIE CREWS THURSTON

PROPERTY INFORMATION

General Location: North side Garden Dr, west side Hardwood Rd.
Other Parcel Info.:
Tax ID Number: 48 M C 045 **Jurisdiction:** City
Size of Tract: 0.3 acres
Accessibility: Access is via Garden Dr., a minor collector street with 20' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This neighborhood is developed with single family residences under R-1 zoning.

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

Street: 3805 Garden Dr
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:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the applicant's request to operate an art studio as a home occupation subject to 1 conditions.

Staff Recomm. (Full):

1. Meeting the requirements of Article 5, Section 12.A. of the Knoxville Zoning Ordinance, standards for a "home occupations", and all other applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the R-1 zoning district, as well as other criteria for approval of a use on review.

Comments:

The applicant is constructing an addition to her house that will contain a 576 square-foot personal art studio. If approved as a home occupation, the sale of the art produced at the premises and teaching one pupil per teacher at any given time can occur at the house. The applicant stated there is no intent to have other employees but the home occupation standards do allow one employee that does not live on premises. In addition, art lessons will take place between 9am and 9pm.

The applicant's home, including the addition, is 3,116 square feet (sqft) so the home occupation will occupy approximately 18.5 percent of the floor area. Home occupations are allowed to occupy a maximum of 25 percent of the floor area.

When a home occupation is approved, there shall not be a change to the outside appearance of the house. An addition is being constructed where the art studio is located, however, the design of the addition is consistent with the appearance of the house and the use of the space is not specific to an art studio. In addition, the applicant does not plan to install a sign for the home business. The zoning standards allow consideration of a non-illuminated, 2 square-foot sign.

Parking for the residents and clients can be accommodated in the driveway or parking area under the new addition.

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

- 1. The proposed home occupation will have no impact on local services since utilities are available to serve this site.
- 2. The proposed home occupation is compatible with the surrounding neighborhood because it is located on a collector street, the number clients visiting at any given time should be limited, and parking can be accommodated on-site.

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

- 1. With the recommended conditions, the proposed home occupation is consistent with all relevant requirements of the R-1 zoning, as well as other criteria for approval of a use on review.
- 2. With the recommended conditions, the use is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The North City Sector Plan and Knoxville One Year Plan propose low density residential (LDR) uses for this site. The proposed development is consistent with the sector plan.
- 2. This site is located within the City of Knoxville on the Knoxville-Knox County-Farragut Growth Policy

Plan map.

Action: Approved **Meeting Date:** 4/12/2018

Details of Action: 1. Meeting the requirements of Article 5, Section 12.A. of the Knoxville Zoning Ordinance, standards for a "home occupations", and all other applicable requirements of the Knoxville Zoning Ordinance.

Summary of Action: APPROVE the applicant's request to operate an art studio as a home occupation subject to 1 conditions.

Date of Approval: 4/12/2018 **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:**