

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-D-02-UR **Related File Number:**
Application Filed: 3/11/2002 **Date of Revision:**
Applicant: BETTY SHERROD
Owner:

PROPERTY INFORMATION

General Location: East side of Overhill Rd., south of Holston Dr.
Other Parcel Info.:
Tax ID Number: 71 K C 008 **Jurisdiction:** City
Size of Tract: 17500 square feet
Accessibility: Access is via Overhill Rd., a local street with a 19' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family residence
Surrounding Land Use:
Proposed Use: Fitting service for mastectomy prostheses **Density:**
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The proposed home occupation is located in an established single-family neighborhood.

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

Street: 414 Overhill Rd
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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the home occupation, subject to 4 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance. 2. Meeting all applicable requirements of the Knoxville Department of Engineering. 3. Meeting all applicable requirements of the Knox County Health Department. 4. Adherence to all stipulations included in the attached home occupation proposal and plans submitted by the applicant.

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

Comments: The owner of this house located at 414 Overhill Rd., is requesting approval to operate a fitting service for mastectomy prostheses as a home occupation. The home occupation in this 1600 square foot house will take up 165 square feet, which is approximately 11% of the living space. This falls within the maximum limit of 25%. The home owner is the only employee for the business. The applicant will only meet with clients by appointment, and on average, meets with less than three clients a week. The applicant provides a fitting service that includes taking measurement for her clients and ordering the prostheses and related items from a catalog. In many cases, due to the age of her clients, the service is provided at the client's home. There is off-street parking available on site for the clients. There will be no signage for the home occupation.

MPC Action: Approved MPC Meeting Date: 4/11/2002

Details of MPC action: 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance. 2. Meeting all applicable requirements of the Knoxville Department of Engineering. 3. Meeting all applicable requirements of the Knox County Health Department. 4. Adherence to all stipulations included in the attached home occupation proposal and plans submitted by the applicant.

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

Summary of MPC action: APPROVE the home occupation, subject to 4 conditions

Date of MPC Approval: 4/11/2002 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:

