CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:4-D-04-URApplication Filed:3/4/2004Applicant:WILLIAM M. MURDAUGHOwner:

PROPERTY INFORMATION

General Location:	Northwest side Deane Hill Dr., northeast side Golf Club Rd.			
Other Parcel Info .:				
Tax ID Number:	120 E C 014	Jurisdiction: City		
Size of Tract:	0.65 acre			
Accessibility:	Access is via Golf Club Rd., a local street with 50' of right of way and 20' of pavement width.			

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Single family dwelling		
Surrounding Land Use:			
Proposed Use:	Certified public accountant as home occupation		Density:
Sector Plan:	West City	Sector Plan Designation:	Low Density Residential
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This neighborhood is developed with single family residential uses under R-1 zoning.		

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

228 Golf Club Rd

Street: 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

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: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC ACTION AND DISPOSITION		
Planner In Charge:	Michael Brusseau		
Staff Recomm. (Abbr.):	APPROVE the accountant office as a home occupation in the R-1 zoning district, subject to 8 conditions:		
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knoxville Department of Engineering. Meeting all applicable requirements of the Knoxville Zoning Ordinance. Meeting all licensing requirements of the State of Tennessee for operating an accounting office. Adhering to all attached plans and stipulations, as submitted by the applicant for purposes of this review. No additional business signage may be placed anywhere on the subject property. The hours of operation shall be restricted to Monday through Friday between the hours of 8:00am and 6:00pm. No other persons shall work at the business other than the owner/resident of the home and one employee. 		
	With the conditions noted above, this request meets all requirements for approval of a home occupation in the R-1 zoning district, as well as other criteria for approval of a use on review.		
Comments:	The applicant is requesting approval of an accounting office as a home occupation. Home occupations are listed as a use permitted on review in the R-1 zoning district and accounting offices may be permitted as home occupations. The applicant has had this home office since May of 1999, but was recently cited by the City of Knoxville Building Inspection Bureau for operation of a business in the residential zone without MPC use on review approval of a home occupation. He is seeking that approval now. There is neighborhood opposition to this request.		
	 EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE 1. The request will not place any additional demand on schools and the impact on streets is minimal. The property is located on the edge of the neighborhood, adjacent to Deane Hill Dr., a major collector street, which is likely how most clients will get to the property. Public water and sewer utilities are available to serve the site. 2. The request should not have a significant impact on adjacent properties because no changes to the property are being proposed. According to the applicant the home office has been located there for almost five years with no complaints. 		
	 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 development 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 not draw significant additional traffic through residential areas. 2. As proposed by the applicant, the proposal is consistent with the specific requirements of the attached Article 5, Section 12 of the Knoxville Zoning Ordinance, concerning home occupations. CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS 		
	 Both the City of Knoxville One Year Plan and the West City Sector Plan propose low density residential uses for this site, consistent with the R-1 zoning of the subject property. MPC's approval or denial of this request is final, unless the action is appealed to Knoxville City Council. 		

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	The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.				
MPC Action:	Approved MPC Meeting Date: 4/8/2004				
Details of MPC action:	 Meeting all applicable requirements of the Knoxville Department of Engineering. Meeting all applicable requirements of the Knoxville Zoning Ordinance. Meeting all licensing requirements of the State of Tennessee for operating an accounting office. Adhering to all attached plans and stipulations, as submitted by the applicant for purposes of this review. No additional business signage may be placed anywhere on the subject property. The hours of operation shall be restricted to Monday through Friday between the hours of 8:00am and 6:00pm. No more than three customer vehicles may be parked on the site at any one time. No other persons shall work at the business other than the owner/resident of the home and one employee. 				
Summary of MPC action:	APPROVE the accountant office as a home occupation in the R-1 zoning district, subject to 8 conditions				
Date of MPC Approval:	4/8/2004	Date of Denial:	Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?: 4/19/2004				
	LEGISLA	TIVE ACTION AND	DISPOSITION		
Legislative Body:	City Council				
Date of Legislative Action:	5/25/2004	Date of Le	gislative Action, Second Reading:		
Ordinance Number:		Other Ordi	nance Number References:		
Disposition of Case:	Approved appeal	Disposition	n of Case, Second Reading:		
If "Other":		If "Other":			
Amendments:		Amendmer	nts:		
Lies on Deview Denied					

Use on Review Denied

Date of Legislative Appeal:

Effective Date of Ordinance: