CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:4-F-05-URApplication Filed:3/11/2005Applicant:ZACHARY A. HENRYOwner:Comparison

PROPERTY INFORMATION

General Location:	Southeast side Childs Rd., northwest of Idumea Rd.		
Other Parcel Info.:			
Tax ID Number:	15 039	Jurisdiction:	County
Size of Tract:	120 acres		
Accessibility:	Access is via Childs Rd., a major collector street with a 17' pavement width within a 40' right-of-way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Residence		
Surrounding Land Use:			
Proposed Use:	Bed and breakfast with four bedrooms for eight guests		Density:
Sector Plan:	Northeast County	Sector Plan Designation: Ag / RR and SLPA	A Contract of the second se
Growth Policy Plan:	Rural Area		
Neighborhood Context:	This site is located in an agricultural/rural residential area with large acreage tracts of land.		

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

6407 Childs Rd

Street: Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:A (Agricultural)Former Zoning:Previous Requests:Previous Requests:Previous Requests:Extension of Zone: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 development plan for the bed and breakfast inn with four guest bedrooms subject to 3 conditions.	
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements of the Knox County Health Department. 	
	With the conditions noted above, this request meets all requirements for approval in the A (Agricultural) zoning district, as well as other criteria for approval of a use on review.	
Comments:	The applicant is proposing to utilize an existing 3500 square foot residence on a 120 acre tract as a bed and breakfast inn. The residence which has four bedrooms will serve approximately eight guests. Parking will be provided in the existing detached two car garage, existing paved parking and a proposed parking area for four vehicles. The owner/manager for the facility lives in a residence across Childs Rd. from the inn. There may be a resident manager living on site from time to time.	
	While bed and breakfast inns are not a listed use within the Zoning Ordinance, lodging and boarding houses are listed within the A (Agricultural zoning district as uses permitted on review.	
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE1. Existing utilities are in place to serve the facility.2. This request will have no impact on schools and minimal impact to adjacent properties due to the size of the property and the rural surroundings.	
	 CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE 1. The proposal is consistent with all requirements of the A (Agricultural) zoning district, as well as other criteria for approval of a use on review. 2. The proposed use 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 location of the existing residence on the site will minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use. 	
	CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS 1. The Northeast County Sector Plan identifies this area as agricultural and rural residential with slope protectiion. Being located on a 120 acre site, the rural character of the area will be maintained. 2. The site is located within the Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan.	
MPC Action:	Approved MPC Meeting Date: 4/14/2005	
Details of MPC action:	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements of the Knox County Health Department. 	
	With the conditions noted above, this request meets all requirements for approval in the A (Agricultural)	

	zoning district, as well as other criteria for approval of a use on review.				
Summary of MPC action:	APPROVE the development plan for the bed and breakfast inn with four guest bedrooms subject to 3 conditions.				
Date of MPC Approval:	4/14/2005	Date of Denial:	Postponements:		
Date of Withdrawal:		Withdrawn prior to publication?: 🗌 Action Appealed?:			
LEGISLATIVE ACTION AND DISPOSITION					
Legislative Body:	Knox County Board of Zoning Appeals				
Date of Legislative Action:	Date of Legislative Action, Second Reading:				
Ordinance Number:	ce Number: Other Ordinance Number References:		e Number References:		
Disposition of Case: Disposit		Disposition of C	on of Case, Second Reading:		
If "Other":		If "Other":			
Amendments:		Amendments:			

Date of Legislative Appeal:

Effective Date of Ordinance: