CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 5-A-02-UR Related File Number:

Application Filed: 3/18/2002 Date of Revision:

Applicant: W. FRED CAMPBELL

Owner:



4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northeast side of Wonderland Ln., north of Ollie Davis Dr.

Other Parcel Info.:

Tax ID Number: 70 E D 16 Jurisdiction: City

Size of Tract: 0.42 acre

Accessibility: Access is via Wonderland Lane, a local street with 50' of right of way and 26' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling

Surrounding Land Use:

Proposed Use: Architect's office Density:

Sector Plan: East City Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This is a residential neighborhood developed under R-1 zoning.

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

Street: 1832 Wonderland Ln

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:

1/31/2007 01:05 PM Page 1 of 2

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the request for an architect's office as a home occupation in the R-1 zone, subject to 4

conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

2. Adhering to the stipulations of the attached letter dated April 16, 2002 and signed by the applicant.

3. Meeting all applicable requirements of the Knoxville Department of Engineering.

4. Meeting all applicable requirements of the Knox County Health Department.

With the conditions noted, this request meets all requirements of the R-1 zoning district, as well as other

criteria for approval of a use on review.

Comments: This site is located at the end of a cul-de-sac in an established residential neighborhood. The

applicant's proposed use of the property for an architect's office, as well as a dwelling, meets all the requirements for approval of a home occupation. As recommended, the use will have minimal impact

on surrounding residential properties.

MPC Action: Approved MPC Meeting Date: 5/9/2002

Details of MPC action:1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

2. Adhering to the stipulations of the attached letter dated April 16, 2002 and signed by the applicant.

3. Meeting all applicable requirements of the Knoxville Department of Engineering.

4. Meeting all applicable requirements of the Knox County Health Department.

Summary of MPC action: APPROVE the request for an architect's office as a home occupation in the R-1 zone, subject to 4

conditions:

Date of MPC Approval: 5/9/2002 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 01:05 PM Page 2 of 2