

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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File Number: 5-A-11-UR

Related File Number:

Application Filed: 3/17/2011

Date of Revision:

Applicant: DAVID RONALD HUTCHINS

PROPERTY INFORMATION

General Location: East side of Mellen Ave., just south of Eutaw Pl.

Other Parcel Info.:

Tax ID Number: 107 M A 033

Jurisdiction: City

Size of Tract: 35600 square feet

Accessibility: Access is via Mellen Ave., a local street with a 19' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Residence and home occupation for residential and interior design business.

Density:

Sector Plan: West City

Sector Plan Designation: LDR & HP

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

Neighborhood Context: The proposed home occupation is located within an established detached residential neighborhood.

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

Street: 504 Mellen Ave

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the home occupation for a residential and interior design business, subject to 3 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. No more than one employee, other than family members residing in the dwelling, shall engage in the home occupation.
3. There shall be no business sign on the site identifying the business

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 proposing to utilize his residence at 504 Mellen Ave. for a home occupation that includes design services for new homes, interiors and additions. The applicant currently has a business license from the City of Knoxville for this site under the name of Temptations Inc. The residence is located on a 0.82 acre (35600 square foot) lot that is zoned R-1 (Low Density Residential) which allows consideration of home occupations as a use permitted on review.

The proposed office area is located in an area of approximately 400 square feet in the basement of this two story residence (with basement) and occupies approximately 7.5% of the 5300 square foot residence. A home occupation may occupy up to 25% of the residence. In addition to the two residents that operate the design business, there is one non-resident employee that works on site. One non-resident employee is allowed under the home occupation regulations. As identified in the application package, the majority of clients are met at the job locations and there is minimal traffic associated with the business. There are no proposed changes to the existing access driveways or parking.

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

1. The proposed home occupation will have minimal impact on local services since all utilities are in place to serve this site.
2. The request will not place any additional demand on schools and will have a minimal impact on street traffic.
3. The proposed home occupation will have minimal impact on the residential neighborhood if operated within the recommended conditions outlined above.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed home occupation is consistent with all requirements for the R-1 zoning district, as well as other criteria for approval of a home occupation as a use on review.
2. With the recommended conditions, the proposed home occupation 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 the One Year 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 substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The West City Sector Plan and One Year Plan identify this property as low density residential use. The R-1 (Low Density Residential) zoning of the property permits consideration of home occupations as a use on review.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 5/12/2011

Details of Action:

Summary of Action: APPROVE the home occupation for a residential and interior design business, subject to 3 conditions

Date of Approval: 5/12/2011 **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:**