

# 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

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
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

**File Number:** 5-A-14-UR  
**Application Filed:** 2/27/2014  
**Applicant:** CHRIS F. VOLLMAR

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Southwest side of Luwana Rd., southeast side of Valley View Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 70 B B 005 **Jurisdiction:** City  
**Size of Tract:** 19750 square feet  
**Accessibility:** Access is via Valley View Dr., a collector street with a pavement width of 19'-20' within a 40'-60' wide right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** East City **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located on Luwana Rd. at Valley Vie Dr. It is surrounded by other detached dwellings that have been developed in the R-1 (Low Density Residential) or RP-1 (Planned Residential) Districts. Other uses found in the immediate area include apartments, a church and Whittle Springs Golf Course.

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

**Street:** 3521 Luwana Rd  
**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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request to permit a tax preparation service/accounting practice as a home occupation at this location as shown on the site plan subject to conditions

Staff Recomm. (Full):  
1. Meeting all requirements of Article 5 Section 12 of the Knoxville Zoning Ordinance (Home Occupations)  
2. Meeting all other applicable requirements of the Knoxville Zoning Ordinance  
3. Meeting all applicable requirements of the Knoxville Engineering Dept.

With the conditions noted, this request meets the requirements of the R-1 (Low Density Residential) and the other criteria required for approval of a use on review.

Comments: The applicant is requesting permission to establish a tax preparation/accounting practice as a home occupation. The site is located on the southwest corner of Luwana Rd. at Valley View Dr. The driveway that will provide access to the proposed client parking area will be located off of Valley View Dr. As noted earlier, Valley View Dr. is a collector street that serves as a connecting road between Whittle Springs Rd. and Washington Pk.

This is a small scale practice that specializes in tax preparation. Most of the clients will be seen during the months of January through April. Ms. Vollmar has no employees and expects no more than two clients on site at anytime. With the site having access to a collector street and the small scale nature of the proposed business, staff believes this home occupation can be accommodated at this location with no negative impact on the surrounding area.

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

1. The proposal will have no impact on schools.
2. Public water and sewer utilities are available to serve the site
3. The property is located along a collector street.. No negative traffic impact is anticipated.
5. The applicant will be able to provide the required off-street parking for both the dwelling and the home occupation.

**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 use 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 draw a minimal amount of additional traffic through this residential area.
2. The proposal meets all relevant requirements of the R-1 zoning district, as well as other criteria for approval of a use-on-review.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The use is in conformity with the East City Sector Plan and One Year plan for the area which proposes LDR (Low Density Residential) for the area south of Valley View Dr. The area north of Valley View Dr. is designated for MDR (Medium Density Residential)

Action: Approved

Meeting Date: 5/8/2014

**Details of Action:**

- 1. Meeting all requirements of Article 5 Section 12 of the Knoxville Zoning Ordinance (Home Occupations)
- 2. Meeting all other applicable requirements of the Knoxville Zoning Ordinance
- 3. Meeting all applicable requirements of the Knoxville Engineering Dept.

With the conditions noted, this request meets the requirements of the R-1 (Low Density Residential) and the other criteria required for approval of a use on review.

**Summary of Action:**

APPROVE the request to permit a tax preparation service/accounting practice as a home occupation at this location as shown on the site plan subject to conditions

**Date of Approval:**

5/8/2014

**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:**