CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:5-B-05-URApplication Filed:3/23/2005Applicant:RONNI A. FORDHAMOwner:Comparison

PROPERTY INFORMATION

	-		
General Location:	Southeast side Garden Dr., northeast of Briercliff Ln.		
Other Parcel Info.:			
Tax ID Number:	49 P A 042	Jurisdiction:	City
Size of Tract:	1.6 acres		
Accessibility:	Access is via Garden Dr., a minor collector street with 20' of pavement width within 60' of right of way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Single family residence		
Surrounding Land Use:			
Proposed Use:	Non-medical senior companion care administrative office as home Density: occupation		
Sector Plan:	North 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 residences under R-1 zoning.		

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

Street:

4004 Garden Dr

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:

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 non-medical senior companion care administrative office use as a home occupation in the R-1 zone, subject to 3 conditions:
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knoxville Department of Engineering. Meeting all applicable requirements of the Knoxville Zoning Ordinance. Adhering to all attached plans and stipulations, as submitted by the applicant for purposes of this review.
	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 a non-medical senior companion care administrative office as a home occupation. A home occupation is listed as a use permitted on review in the R-1 zoning district and a home based office may be considered as a home occupation. The materials submitted by the applicant indicate that there are two people living in the house that are involved in the business. The only business activity conducted at the residence is of an administrative nature, such as paperwork, phone communication, faxing, and filing. No alterations to the premises are required, no signage is proposed and no customer traffic will be generated by the proposal. The proposed floor area to be utilized for the home occupation is much less than the 25% maximum allowed by the ordinance.
	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 along a minor collector street.Public water and sewer utilities are available to serve the site.The request should not have a significant impact on adjacent properties because no changes to the property are being proposed.
	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 proposal 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 area 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use. 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 1. Both the City of Knoxville One Year Plan and the North City Sector Plan propose low density residential uses for this site, consistent with the R-1 zoning of the subject property.
MPC Action:	Approved MPC Meeting Date: 5/12/2005
Details of MPC action:	 Meeting all applicable requirements of the Knoxville Department of Engineering. Meeting all applicable requirements of the Knoxville Zoning Ordinance. Adhering to all attached plans and stipulations, as submitted by the applicant for purposes of this review.
Summary of MPC action:	APPROVE the non-medical senior companion care administrative office use as a home occupation in the R-1 zone, subject to 3 conditions:

Date of MPC Approval:

5/12/2005

Date of Denial:

Postponements:

Date of Withdrawal:

LEGISLATIVE ACTION AND DISPOSITION

Withdrawn prior to publication?:
Action Appealed?:

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:	