

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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www.knoxmpc.org

File Number: 6-A-05-UR
Application Filed: 4/20/2005
Applicant: CHRIS RABB
Owner:

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Mineral Springs Av., east of Walker Bv.
Other Parcel Info.:
Tax ID Number: 69 E B 031 **Jurisdiction:** City
Size of Tract: 20600 square feet
Accessibility: Access is via Mineral Springs Av., a local street with a pavement width of 16' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Designated driver dispatching service **Density:**
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located near the eastern dead-end of Mineral Springs Av. The site is located in the area where single family dwellings are still in place along this street. Property to west of this site has been zoned O-1 office, and has been developed with business and professional offices.

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

Street: 2811 Mineral Springs Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was zoned RP-1 in the mid 1970's

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: Dan Kelly

Staff Recomm. (Abbr.): DENY the request for a home occupation for a dispatching service for designated drivers.

Staff Recomm. (Full):

Comments: The business as described can be compared to a taxi service. Staff has reviewed the listing of taxi cab companies in the yellow pages of the telephone book. It appears that most if not all cab companies are located in commercial zones. This business could expand beyond what we typically think of as a home occupation, and the number of employees would exceed the number of outside employees permitted by the Knoxville Zoning Ordinance. The applicant has stated that no cars will be at this location, however this would be a very hard stipulation to enforce. Recent requests for home occupations with multiple off-site employees have been an issue that caused neighboring residents to object to the home occupation.

MPC Action: Denied MPC Meeting Date: 6/9/2005

Details of MPC action:

Summary of MPC action: DENY the request for a home occupation for a dispatching service for designated drivers.

Date of MPC Approval: Date of Denial: 6/9/2005 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: