

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: 6-C-15-UR
Application Filed: 4/23/2015
Applicant: JOSEPH CANDLISH R

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side of East Glenwood Ave., west of N. Fourth Ave.
Other Parcel Info.:
Tax ID Number: 81 L J 013 & 015 **Jurisdiction:** City
Size of Tract: 12650 square feet
Accessibility: Access is via East Glenwood Ave., a minor collector street with a 26' pavement width within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Bed and Breakfast Inn **Density:**
Sector Plan: Central City **Sector Plan Designation:** TDR, LDR (One Year Plan)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This section of E. Glenwood Ave. is primarily developed with low to medium density residential uses under R-1A and R-2 zoning. Commercial uses are located to the west at the intersection with N. Broadway, with commercial and industrial uses located to the east at the intersection with N. Sixth Ave.

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

Street: 214 E Glenwood Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential) / H-1 (Historic Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The H-1 (Historic Overlay) was approved for this site by Knoxville City Council in January 2007.

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 development plan for a bed and breakfast inn with up to two guest rooms in the R-1A/H-1 zoning districts, subject to 4 conditions:

- Staff Recomm. (Full):
1. Installation of the parking lot improvements located off the alley behind the residence in compliance with the Knoxville Zoning Ordinance. The parking area with 4 parking stalls and required turnaround area shall be paved. A paved apron shall be provided for transition from the edge of pavement of East Glenwood Ave. to the gravel alley. All improvements shall meet the requirements of the Knoxville Department of Engineering.
 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
 3. Obtaining approval from the Knoxville Historic Zoning Commission and the Knoxville Sign Inspector for the proposed sign for the bed and breakfast inn.
 4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all requirements of the R-1A/H-1 zone, as well as other criteria for approval of a use on review.

Comments: The applicant is seeking use on review approval to operate a bed and breakfast inn at their residence that is located on the south side of East Glenwood Ave., west of N. Fourth Ave. A bed and breakfast inn may be operated in the R-1A zoning district, provided that it is also located within an historical overlay district. The H-1 (Historic Overlay) was approved for this site by Knoxville City Council in January 2007.

The applicant is proposing to operate a bed and breakfast inn with up to two guest bedrooms. Parking improvements will be included in the rear yard of the residence that will allow for four parking spaces that will meet the parking requirements for the residence and two guest rooms.

A one and a half square foot wall-mounted sign identifying the bed and breakfast inn is proposed. The sign must be approved by the Knoxville Historic Zoning Commission.

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

1. Public water and sewer utilities are in place to serve this development.
2. This proposal will have minimal impact on streets and schools.
3. The proposed bed and breakfast is compatible with the scale and intensity of the surrounding residential development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposal is consistent with all relevant requirements of the R-1A and H-1 zoning districts, as well as other criteria for approval of a use on review.
2. The proposed use is consistent with the general standards for uses permitted on review: The proposed development 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 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. Both the Central City Sector Plan and Knoxville One Year Plan propose traditional neighborhood residential uses for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 6/11/2015

Details of Action:

Summary of Action: APPROVE the development plan for a bed and breakfast inn with up to two guest rooms in the R-1A/H-1 zoning districts, subject to 4 conditions:

Date of Approval: 6/11/2015

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: