

# 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-H-02-UR                      **Related File Number:**  
**Application Filed:** 5/13/2002              **Date of Revision:**  
**Applicant:** BARBARA C. SIMPSON  
**Owner:**

## PROPERTY INFORMATION

**General Location:** East side of Luttrell St., north side of Camp Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 L K 014                      **Jurisdiction:** City  
**Size of Tract:** 15223 square feet  
**Accessibility:** Access is via Camp Ave., a local street with a 20' pavement width within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Certified Public Accountant Office as a Home Occupation              **Density:**  
**Sector Plan:** Central City              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located at the north end of the 4th and Gill Historic Neighborhood and adjacent to the interstate and public and office uses.

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

**Street:** 1302 Luttrell St  
**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:** 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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for a certified public accountant office as a home occupation, subject to 4 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Adherence to all stipulations included in the attached home occupation proposal and plans submitted by the applicant.

With the conditions noted, this plan meets the requirements for approval of a home occupation in an R-1A (Low Density Residential) zone and the other criteria for approval of a Use-on-Review.

Comments: The applicant is requesting approval to operate a certified public accountant office as a home occupation at her residence located at 1302 Luttrell St.. An accounting office is one of the uses specifically listed for consideration as a home occupation. The office in this 3012 square foot house will take up 673 square feet, which is approximately 22% of the living space. This falls within the maximum limit of 25%. There will be one part-time employee that does not reside on the premises. Proposed hours of operation are 9:00 am - 5:00 p.m. Most of the applicant's work is done at her client's place of business except during tax season when she anticipates no more than eight clients a day visiting her home. The only deliveries to the residence are by U.S. Mail with an occasional UPS or Fed-Ex delivery. The off-street parking available for clients is located to the rear of the residence off Camp Ave. A sign is proposed in compliance with the regulations.

MPC Action: Approved MPC Meeting Date: 6/13/2002

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Adherence to all stipulations included in the attached home occupation proposal and plans submitted by the applicant.

With the conditions noted, this plan meets the requirements for approval of a home occupation in an R-1A (Low Density Residential) zone and the other criteria for approval of a Use-on-Review.

Summary of MPC action: APPROVE the request for a certified public accountant office as a home occupation, subject to 4 conditions

Date of MPC Approval: 6/13/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

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:**