

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-K-01-UR **Related File Number:**
Application Filed: 5/14/2001 **Date of Revision:**
Applicant: BALLOON CAPERS GIFTS & THINGS
Owner:

PROPERTY INFORMATION

General Location: South side of Lavender Ln., east of Ridgedale Rd.
Other Parcel Info.:
Tax ID Number: 79 K B 017 **Jurisdiction:** City
Size of Tract: 0.31 acre
Accessibility: Access is via Lavender Ln. or Ridgedale Rd. Both are local streets with 50' of right of way and 20-22' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family house
Surrounding Land Use:
Proposed Use: Balloon and gift delivery (professional decorating) **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This neighborhood has been developed with single family residential uses.

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

Street: 7116 Lavender Ln
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: MAB

Staff Recomm. (Abbr.): APPROVE the request for balloon and gift delivery at this location, subject to 5 conditions:

Staff Recomm. (Full): 1. Meeting all requirements of the City of Knoxville Zoning Ordinance. 2. Meeting all requirements of the City of Knoxville Engineering Department. 3. Meeting all requirements of the Knox County Health Department. 4. Adherence to the attached narrative and plan submitted by applicant. 5. Storing the delivery truck off the premises or painting it in a manner that reflects no advertising on any portion of the truck.

With the above conditions, this request meets the requirements for approval in the R-1 district and the other criteria for approval of a use on review.

Comments: The subject property is located on a corner lot along Ridgedale Dr. just north of Ridgedale School. It is not located deep in the interior of the neighborhood, and therefore produces no excess traffic on local neighborhood streets. The area of the house to be used for the home occupation does not exceed the maximum 25% of total floor area. With the condition to remove or paint over the delivery truck, the house will not have the visual appearance of a home occupation. The use of the basement space for inflating and silk screen printing of balloons is no more obnoxious a use than some other permitted home occupations listed in Article 5, Section 12 of the Knoxville Zoning Ordinance. Article 5, Section 12 lists "any other similar use which the Planning Commission deems to be a home occupation" as a permitted home occupation. The most similar specifically listed items would include "dressmaker, milliner, seamstress, tailor, interior decorator" or "cooking and preserving." It is staff's opinion that the requested home occupation may be permitted as a home occupation.

MPC Action: Approved MPC Meeting Date: 6/14/2001

Details of MPC action: 1. Meeting all requirements of the City of Knoxville Zoning Ordinance. 2. Meeting all requirements of the City of Knoxville Engineering Department. 3. Meeting all requirements of the Knox County Health Department. 4. Adherence to the attached narrative and plan submitted by applicant. 5. Storing the delivery truck off the premises or painting it in a manner that reflects no advertising on any portion of the truck.

With the above conditions, this request meets the requirements for approval in the R-1 district and the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the request for balloon and gift delivery at this location, subject to 5 conditions:

Date of MPC Approval: 6/14/2001 Date of Denial: Postponements: Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: 6/19/2001

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 7/10/2001 Date of Legislative Action, Second Reading: 7/24/2001

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Denied Disposition of Case, Second Reading: Denied

If "Other": If "Other":

Amendments:

UOR denied

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: