

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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400 Main Street
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www.knoxmpc.org

File Number: 6-Q-01-UR **Related File Number:**
Application Filed: 5/14/2001 **Date of Revision:**
Applicant: LOUIS LAPOLLA JR.
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Marconi Dr., south of Westmere Dr.
Other Parcel Info.:
Tax ID Number: 106 G E 009 **Jurisdiction:** City
Size of Tract: 0.26 acre
Accessibility: Access is via Marconi Dr., a local street with 50' of right of way and 26' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling with addition in rear
Surrounding Land Use:
Proposed Use: Office for home repairs business and approval of house as a duplex **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
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: 1532 Marconi 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: MAB

Staff Recomm. (Abbr.): DENY the request for approval of a duplex at this location.

APPROVE the request for an office for a home repairs business 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. No more than one vehicle associated with the home occupation may be parked at the site at any time. This would include parking on the street as well as on-site.

With the conditions noted, this plan meets all requirements for approval of a home occupation in the R-1 district and the other criteria for approval of a use on review. The request does not meet the requirements of the City of Knoxville One Year Plan for approval of a duplex in the district designated for low density residential uses (see attached).

Comments:

The recommendation for denial of the duplex is based on the fact that there are no other known duplexes in the subdivision and the additional driveway serving the additional dwelling unit in the rear is incompatible in appearance with surrounding properties. If the duplex is denied, this driveway will have to be removed and the addition in the rear of the house will have to either be removed or altered to meet the City Inspection Bureau's requirements so as not to be considered a duplex. David Giles of the City Inspection Bureau has stated that a building permit was issued for a rear addition, not a duplex. Brian Hubbs of the City Engineering Department has stated that no driveway permit was issued for its construction.

The approval recommendation for the home occupation is based upon the fact that the office is less than 25% of the total floor area of the house. The applicant has stated that there are no customers at any time that come to the house and the home occupation does not cause the house to look out of character with surrounding properties in the neighborhood. It has been reported to staff that multiple vehicles have been parked at the site, either in the driveway or on the road. The condition regarding vehicles has been included for this reason.

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.
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Summary of MPC action:

DENY the request for approval of a duplex at this location.
APPROVE the request for an office for a home repairs business 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?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: