

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-V-01-UR **Related File Number:**
Application Filed: 5/14/2001 **Date of Revision:**
Applicant: ADRIANE E. & ROBERT H. DOBBINS
Owner:

PROPERTY INFORMATION

General Location: South side of Kingsdale Dr., west of Noragate Rd.
Other Parcel Info.:
Tax ID Number: 133 G A 005 **Jurisdiction:** City
Size of Tract: 0.35 acre
Accessibility: Access is via Kingsdale Dr. or Noragate Rd. Both are local streets with 50' of right of way and 26' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family house
Surrounding Land Use:
Proposed Use: Accounting and computer programming office **Density:**
Sector Plan: West City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This is a single family residential neighborhood.

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

Street: 8153 Kingsdale Rd
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: Annexations by the City of Knoxville have changed this and some other surrounding properties' zoning from RA to R-1.

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 an accounting and computer programming office at this location subject to 4 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 the applicant.

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 materials submitted to staff by the applicant indicate that the office use will not exceed 25% of the total floor area of the home, no signage is required and no physical changes to the property are necessary. A minimal number of clients (1-2 per week during tax season) will visit the property. The existing driveway, accessed from Noragate Rd., is sufficient to meet the needs for client parking. The use of part of this home as an office will have minimal impact on surrounding property owners.

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 the applicant.

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 an accounting and computer programming office at this location subject to 4 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:

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: