

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: 7-M-05-UR

Related File Number:

Application Filed: 6/13/2005

Date of Revision:

Applicant: JOE TOUCHTON

Owner:

PROPERTY INFORMATION

General Location: South side of Chalmers Dr., east side of Adelia Dr.

Other Parcel Info.:

Tax ID Number: 123 N D 22.01

Jurisdiction: City

Size of Tract: 1.39 acres

Accessibility: Access is via Adelia Dr., a local street with a pavement width of 17' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling (under construction)

Surrounding Land Use:

Proposed Use: Engineering / land surveyor's office

Density:

Sector Plan: South City

Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The site is located on a local street within an established single family residential neighborhood.

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

Street: 6017 Chalmers 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: Use on Review approved for the same home occupation at 6006 Adelia Dr. on January 2005. MPC's of that request was appealed to City Council. The matter has been postponed a number of times and is still pending at City Council.

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for an engineering / land surveyors office as a home occupation at this location as shown on the development plan subject to 3 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Engineering Dept.
3. Meeting all applicable requirements of the Knox County Health Dept.

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

Comments: The applicant is requesting use on review approval of a home occupation for an engineering / land surveyors office in an R-1 (Single Family Residential) district. Because there are no changes to the structure proposed and there is no equipment or other evidence that this occupation will be occurring at this location, the use will be in character with the surrounding uses.

On January 13, 2005, the MPC approved a use on review for the same request by this applicant at a nearby location (6006 Adelia Dr.). MPC's approval of that request was appealed the Knoxville City Council. The matter has been postponed a number of times at City Council and is still pending before that body.

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 the site.
2. The proposal will have minimal impact on the street and school systems.
3. The proposed home occupation is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposal meets all requirements of the R-1 zoning district and Article 5 Section 12 of the Knoxville Zoning Ordinance which deals specifically with home occupations as well as the general criteria for approval of a use on review.
2. The proposed engineering / land surveyor's as a home occupation is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the One Year Plan, 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 City of Knoxville One Year Plan and the South City Sector Plan propose low density residential uses for the site.

MPC Action: Approved

MPC Meeting Date: 7/14/2005

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Engineering Dept.
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Removing current home occupation approval at separate location. (Added by MPC 7/14/2005)

With the conditions noted, this plan 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 engineering / land surveyors office as a home occupation at this location as shown on the development plan subject to 4 conditions.

Date of MPC Approval: 7/14/2005

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: