

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: 8-A-01-UR

Related File Number:

Application Filed: 6/25/2001

Date of Revision:

Applicant: DEBORAH BALL

Owner:

PROPERTY INFORMATION

General Location: North side of W. Ford Valley Rd., southwest of Easton Rd.

Other Parcel Info.:

Tax ID Number: 123 L K 013

Jurisdiction: City

Size of Tract: 0.82 acre

Accessibility: Access is W. Ford Valley Rd., a local street with 16' of pavement width and 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family house

Surrounding Land Use:

Proposed Use: Permanent make-up and electrolysis

Density:

Sector Plan: South 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: 311 W Ford Valley 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: 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 electrolysis and permanent make-up 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 all stipulations included in the attached "home occupation proposal" 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 by the applicant indicate that the home occupation use will not exceed 25% of the total floor area of the dwelling, there will be no signage and no physical changes to the property will be necessary. A minimal number of clients (3 per day average) and deliveries (2 per month) will visit the property. The existing driveway on the west side of the house, accessed from W. Ford Valley Rd., is sufficient to meet the needs for client parking. The use of part of this house for the requested home occupation will have minimal impact on surrounding property owners.

MPC Action: Approved MPC Meeting Date: 8/9/2001

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 all stipulations included in the attached "home occupation proposal" 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 electrolysis and permanent make-up at this location, subject to 4 conditions:

Date of MPC Approval: 8/9/2001 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: