# **CASE SUMMARY**

### APPLICATION TYPE: USE ON REVIEW

File Number: 8-C-01-UR Related File Number:

**Application Filed:** 7/9/2001 **Date of Revision:** 

Applicant: KATHLEEN S. PARKS

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

#### **PROPERTY INFORMATION**

General Location: North side of Kingston Pike, east side of the western end of Forest Glen Dr.

Other Parcel Info.:

Tax ID Number: 107 L A 11 Jurisdiction: City

Size of Tract: 16815 square feet

Accessibility: Access is via Forest Glen Dr., a local street with 24' of pavement within a 40' right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Single-family residence

**Surrounding Land Use:** 

Proposed Use: Home occupation - financial planning office Density:

Sector Plan: West City Sector Plan Designation:

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

Neighborhood Context: The proposed home occupation is located in an area along Kingston Pike that is predominantly single-

family residences.

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

**Street:** 4073 Kingston Pike

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:** 

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### 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: TPB

Staff Recomm. (Abbr.): DENY the Use-on-Review request for a financial planning business as a home occupation.

Staff Recomm. (Full): With the site alteration that would be needed to accommodate the parking for this home occupation, the

appearance of the premises would change and would not be in keeping with the residential

neighborhood.

Comments: The applicant who is presently under contract to purchase a home at 4073 Kingston Pike, is proposing

to operate a financial planning office at this location as a home occupation. The office space in this 1030 square foot home will take up approximately 192 square feet, which is 19% of the living space. This falls within the maximum limit of 25%. There will be one additional employee that will not reside on the premises. Proposed office hours are 8:00 am - 5:00 pm. They will see only one client at a time. Parking for the home is presently located off Forest Glen Dr., approximately 80' from Kingston Pike. The driveway provides parking for two vehicles that have to back out into the street. The Zoning Ordinance requires all parking to be off the street and located out of the front yard setbacks (along Kingston Pike, Forest Glen Dr. and Stillwood Dr.). A minimum of four parking spaces would be required to serve the residence, the one outside employee and the customers. Due to the close proximity of the driveway to the intersection of Forest Glen Dr. with Kingston Pike, a turnaround area needs to be provided on site to eliminate the need to back out into the street. With the steep slope of the property, an area of approximately 800 square feet would have to be cut and filled to accommodate the four spaces. As presently designed, parking would not be available for four vehicles, allowing for a

turnaround on site.

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

**Details of MPC action:** With the site alteration that would be needed to accommodate the parking for this home occupation, the

appearance of the premises would change and would not be in keeping with the residential

neighborhood.

Summary of MPC action: DENY the Use-on-Review request for a financial planning business as a home occupation.

Date of MPC Approval:

Date of Denial: 8/9/2001 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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