

# 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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**File Number:** 8-C-08-UR                      **Related File Number:**  
**Application Filed:** 7/3/2008              **Date of Revision:**  
**Applicant:** MARTHA DIANE OWEN

## PROPERTY INFORMATION

**General Location:** Southeast side of White Ave., southwest side of Thirteenth St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 M H 018                      **Jurisdiction:** City  
**Size of Tract:** 11200 square feet  
**Accessibility:** Access is via White Ave. and Thirteenth St., both local streets within 40' rights-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Bed & breakfast                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** PI  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This property is located in an area that has a mix of University of Tennessee buildings, apartment buildings and houses that have been converted to student housing.

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

**Street:** 1302 White Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** O-2 (Civic and Institutional) / H-1 (Historic Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** In 2006, the applicant received approval of a 6 bedroom rooming and boarding house (8-H-06-UR).

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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:

Staff Recomm. (Abbr.):

APPROVE the development plan for a 3 bedroom bed and breakfast in the O-2/H-1 (Civic & Institutional/Historic Overlay and Design Guidelines) zoning district, subject to the following 6 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Installing all landscaping, as shown on the development plan, within six months from the beginning of the rooming and boarding house operation.
5. Meeting all applicable requirements of the Knoxville Fire Marshall's Office.
6. Review and approval by the Historic Zoning Commission as may be required.

Comments:

The applicant is seeking approval for a 3-bedroom bed and breakfast. In 2006, the subject property was approved for a 6-bedroom rooming and boarding house that would allow receptions sponsored by patrons staying at the facility (8-H-06-UR). Since that time, the applicant has decided to open a bed and breakfast facility. According to the applicant, she may decide to operate a 6-bedroom rooming and boarding house in the future after operating as a 3-bedroom bed and breakfast. A bed and breakfast is a use considered on review in the O-2 zoning district. The site is located within the H-1 (Historic Overlay) district of Ft. Sanders. The Historic Zoning Commission granted a rezoning request for the subject property on 6/8/2006 from O-2/NC-1 to O-2/H-1, with the understanding that the subject property would be developed as a bed and breakfast. Approval of a bed and breakfast would limit the patron's length of stay at the facility to no longer than 30 days per year and meals would be limited to breakfast.

As part of the previously approved boarding house, the applicant constructed a patio behind the house and provided 7 parking spaces that are accessed from a 12' wide alley. The applicant will be required to provide 5 off-street parking spaces to accommodate the 3 bedroom bed and breakfast. There is currently an adequate amount of parking to accommodate the proposed use. The patio and parking spaces will be screened by landscaping and a concrete retaining wall. In order to comply with standards set forth by the Knoxville Zoning Ordinance, the applicant was also required to obtain three variances from the Knoxville Board of Zoning Appeals (BZA): to allow a rooming and boarding house on a lot not located on an arterial or collector street, to allow back out parking into a substandard alley-aisle less than 26' wide, and to allow the construction of a baggage unloading area drive-thru onto Thirteenth St.

### **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 this development.
2. The proposal will have minimal impact on street and schools.
3. The proposed bed and breakfast 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. With the previously approved BZA variances, the proposal is consistent with all requirements of the O-2/H-1 zoning district, as well as other criteria for approval of a use on review.
2. The proposed use is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the 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 is not intrusive to other uses that surround it, which are fairly intense, university-related uses. The use will not draw substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The One Year Plan proposes Public Institutional uses for this site.

2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map

**MPC Action:**

**MPC Meeting Date:** 8/14/2008

**Details of MPC action:**

**Summary of MPC action:**

**Date of MPC Approval:**

**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:**