

# 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-D-11-UR  
**Application Filed:** 6/29/2011  
**Applicant:** JOSEPH BRUGGER

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Southwest side Haynes-Sterchi Road, northeast side of Ozark Road  
**Other Parcel Info.:**  
**Tax ID Number:** 68 D F 013 **Jurisdiction:** City  
**Size of Tract:** 0.55 acres  
**Accessibility:** Access is via Haynes-Sterchi Rd., a minor collector street with a 20' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** North City **Sector Plan Designation:** Low density residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located in an established residential neighborhood that has developed primarily under low density residential zoning.

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

**Street:** 5221 Haynes-Sterchi Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density 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:

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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the home occupation for digital printing of personalized items, 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 Department of Engineering.
3. There shall be no business sign on the site.

Comments:

With the conditions noted above, this request meets all requirements for approval of a home occupation in the R-1 zoning district, as well as other criteria for approval of a use on review.

The applicant is proposing to utilize his residence at 5221 Haynes-Sterchi Road for a home occupation for digital printing of personalized items such as mugs, coasters, name badges, ceramic tiles, etc. The residence which is located at the intersection of Haynes-Sterchi Road and Ozark Road is zoned R-1 (Low Density Residential) which allows consideration of home occupations as a use permitted on review. Access to the residence is off of Haynes-Sterchi Road, a minor collector street.

The proposed business will be located in the basement of the residence in an area of approximately 252 square feet which is approximately 11% of the 2296 square foot residence. A home occupation may occupy up to 25% of the residence. There will be no non-resident employees for the business. The business is marketed via the internet and locally at craft fairs. There will be no customers coming to the residence.

### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed home occupation will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed home occupation, as outlined in the applicant's attached narrative, will have minimal impact on the residential neighborhood .

### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the recommended conditions, the proposed home occupation is consistent with all requirements for the R-1 zoning district, as well as other criteria for approval of a home occupation as a use on review.
2. The proposed 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 General Plan and the One Year 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.

### **CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The North City Sector Plan and One Year Plan identify this property for low density residential use. The R-1 (Low Density Residential) zoning of the property permits consideration of home occupations as a use on review.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 8/11/2011

**Details of Action:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. There shall be no business sign on the site.

With the conditions noted above, this request meets all requirements for approval of a home occupation in the R-1 zoning district, as well as other criteria for approval of a use on review.

**Summary of Action:**

APPROVE the home occupation for digital printing of personalized items, subject to 3 conditions

**Date of Approval:**

8/11/2011

**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:**