

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: 9-A-09-UR **Related File Number:**
Application Filed: 7/15/2009 **Date of Revision:**
Applicant: RONALD L. MORTON

PROPERTY INFORMATION

General Location: South side of S. Northshore Dr., west side of Duncan Rd.
Other Parcel Info.:
Tax ID Number: 134 B A 011 **Jurisdiction:** City
Size of Tract: 32000 square feet
Accessibility: Access is via Duncan Rd., a collector street with a pavement width of 19' to 20' within a 40' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Home occupation for internet marketing concern **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located the intersection of Duncan Rd. and S. Northshore Dr. It is surrounded by detached dwellings in an area that is zoned R-1 or RB residential

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

Street: 6602 S Northshore Dr
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: Dan Kelly

Staff Recomm. (Abbr.): DENY the request because the applicant does not live at this location and the number of employees exceeds that permitted by the Zoning Ordinance

Staff Recomm. (Full):

Comments:

The applicant has requested consideration of a home occupation for an internet marketing company. The applicant has been operating the business at this location for some time. After receiving a complaint from a citizen, the City Building Inspections Department informed the applicant that he would need to seek approval of a use on review for a home occupation or seek rezoning of the property. Since he has filed the application staff has come to the conclusion that no one is living in the home at this time. Mr. Morton has stated that his family consists of himself and his wife and their three children. The site plan as presented shows the subject property to be a one bedroom dwelling. Additionally, Knox County tax records indicate that the property tax bills are sent to another residence located on Aldenwood Dr. As further evidence that no one is living in the dwelling, staff has noted that there are a number of vehicles parked at this locating during business hours and none during the night or early morning. The regulations also require that not more than one individual not living in the home be employed in the business. The staff visited the site and was greeted by two employees that stated that they did not live in the dwelling nor were they related to the applicant.

At last months MPC meeting, staff stated that they would recommend the request be denied unless sufficient supporting evidence is submitted that shows the request meets the requirements for a home occupation as contained in the Knoxville Zoning Ordinance. Since that time, staff has not received any further information from the applicant or his attorney.

Action: Denied (Withdrawn)

Meeting Date: 11/12/2009

Details of Action:

Summary of Action:

Date of Approval:

Date of Denial:

Postponements: 9/10/2009-10/8/2009

Date of Withdrawal: 11/12/2009

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: