

# 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:** 9-D-14-UR                      **Related File Number:**  
**Application Filed:** 7/28/2014              **Date of Revision:**  
**Applicant:** FAITH & DOUGLAS MCDANIEL

## PROPERTY INFORMATION

**General Location:** North side of East Glenwood Ave., east of N Broadway.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 L F 013                      **Jurisdiction:** City  
**Size of Tract:** 8775 square feet  
**Accessibility:** Access is via East Glenwood Ave., a minor collector street with a 28' pavement width within a 60' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Bed and Breakfast Inn                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This short section of E. Glenwood Ave. is primarily developed with low to medium density residential uses under R-2 and R-2/H-1 zoning. Commercial uses are located to the west at the intersection with N. Broadway, zoned C-3.

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

**Street:** 125 East Glenwood Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential) / H-1 (Historic Overlay) - H-1 pending  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** See comments.

## 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 development plan for a bed and breakfast inn with up to three guest rooms in the R-2/H-1 zoning districts, subject to 5 conditions:

- Staff Recomm. (Full):
1. Obtaining approval from Knoxville City Council of the recommended H-1 (Historic Overlay) designation for this property.
  2. Installation of the parking lot improvements as designated on the development plan.
  3. The third guest room is only allowed if the applicant obtains approval of a variance from the Knoxville Board of Zoning Appeals to reduce the number of required parking spaces from 5 to 4 or obtains approval for off-site parking.
  4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
  5. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted above, this request meets all requirements of the R-2/H-1 zone, as well as other criteria for approval of a use on review.

Comments: The applicant is seeking use on review approval to operate a bed and breakfast inn at their residence that is located on the north side of East Glenwood Ave., east of N Broadway. A bed and breakfast inn may be operated in the R-2 zoning district, provided that it is also located within an historical overlay district. The Planning Commission had recommended on August 14, 2014 that Knoxville City Council approve the H-1 overlay with the design guidelines based on the Secretary of Interior Standards. Knoxville City Council will consider the overlay district request on first reading on September 16, 2014.

The applicant is proposing to operate a bed and breakfast inn with up to three guest bedrooms. Parking improvements will be included in the rear yard of the residence that will allow for four parking spaces that will meet the parking requirements for the residence and two guest rooms. The third guest room will only be allowed if the applicant obtains approval of a variance from the Knoxville Board of Zoning Appeals to reduce the number of required parking spaces from 5 to 4 or obtains approval for off-site parking.

A two square foot wall-mounted sign identifying the bed and breakfast inn is proposed. The sign must be approved by the Knoxville Historic Zoning Commission.

**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. This proposal will have minimal impact on streets and schools.
3. The proposed bed and breakfast is compatible with the scale and intensity of the surrounding residential development and zoning pattern.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. With the recommended conditions, the proposal is consistent with all relevant requirements of the R-2 and H-1 zoning districts, 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 will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable

environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. Both the Central City Sector Plan and Knoxville One Year Plan propose low density residential uses for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 9/11/2014

- Details of Action:**
1. Obtaining approval from Knoxville City Council of the recommended H-1 (Historic Overlay) designation for this property.
  2. Installation of the parking lot improvements as designated on the development plan.
  3. The third guest room is only allowed if the applicant obtains approval of a variance from the Knoxville Board of Zoning Appeals to reduce the number of required parking spaces from 5 to 4 or obtains approval for off-site parking.
  4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
  5. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted above, this request meets all requirements of the R-2/H-1 zone, as well as other criteria for approval of a use on review.

**Summary of Action:** APPROVE the development plan for a bed and breakfast inn with up to three guest rooms in the R-2/H-1 zoning districts, subject to 5 conditions:

**Date of Approval:** 9/11/2014 **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:**