

▶ **FILE #:** 2-D-07-UR

AGENDA ITEM #: 88

AGENDA DATE: 2/8/2007

▶ **APPLICANT:** SANDY EVANS

OWNER(S): SANDY EVANS

TAX ID NUMBER: 123 K D 004

JURISDICTION: City Council District 1

▶ **LOCATION:** Southwest side of W. Red Bud Rd., southeast of Sarvis Dr.

▶ **APPX. SIZE OF TRACT:** 0.42 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via W. Red Bud Rd., a local street with a 19' pavement width within a 40' right-of-way, and Sarvis Dr., a local street with a 19' pavement width within a 40' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Detached dwelling

▶ **PROPOSED USE:** Bakery

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residence / R-1 (Low Density Residential)

South: Residence / R-1 (Low Density Residential)

East: Residence / R-1 (Low Density Residential)

West: Residence / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: The site is located on a local street within an established single family residential neighborhood.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a home based bakery as a home occupation at this location in the R-1 zoning district, subject to the following 6 conditions:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Engineering Department.
3. Meeting all applicable requirements of the Knox County Health Department.
4. No more than one person other than members of the household may be engaged in such occupation.
5. There shall be no sales in connection with such home occupation other than sales of services and products produced on the premises.
6. Adhering to all attached plans and stipulations for operation of the home occupation, as submitted by the applicant for the purposes of this review.

With the conditions noted, this plan meets the 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.

COMMENTS:

The applicant is requesting approval of a home based bakery as a home occupation at this residence on W. Red Bud Rd. Home occupations are listed as a use permitted on review in the R-1 zoning district, and cooking and preserving services may be permitted as a home occupation. The applicant is in the process of remodeling her house. Once complete, the total square footage of her house will be approximately 2,210 square feet. The bakery will use approximately 215.75 square feet in this 2,210 square foot house, which is approximately 10% of the total floor area of the house. The maximum area allowed for a home occupation is 25% of the total floor area. The applicant will be the only person who will work at the home occupation.

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 the site.
2. The request will not place any additional demand on schools and will have a minimal impact on street traffic.
3. The proposed home occupation is compatible with the scale and intensity of the surrounding development and zoning pattern.

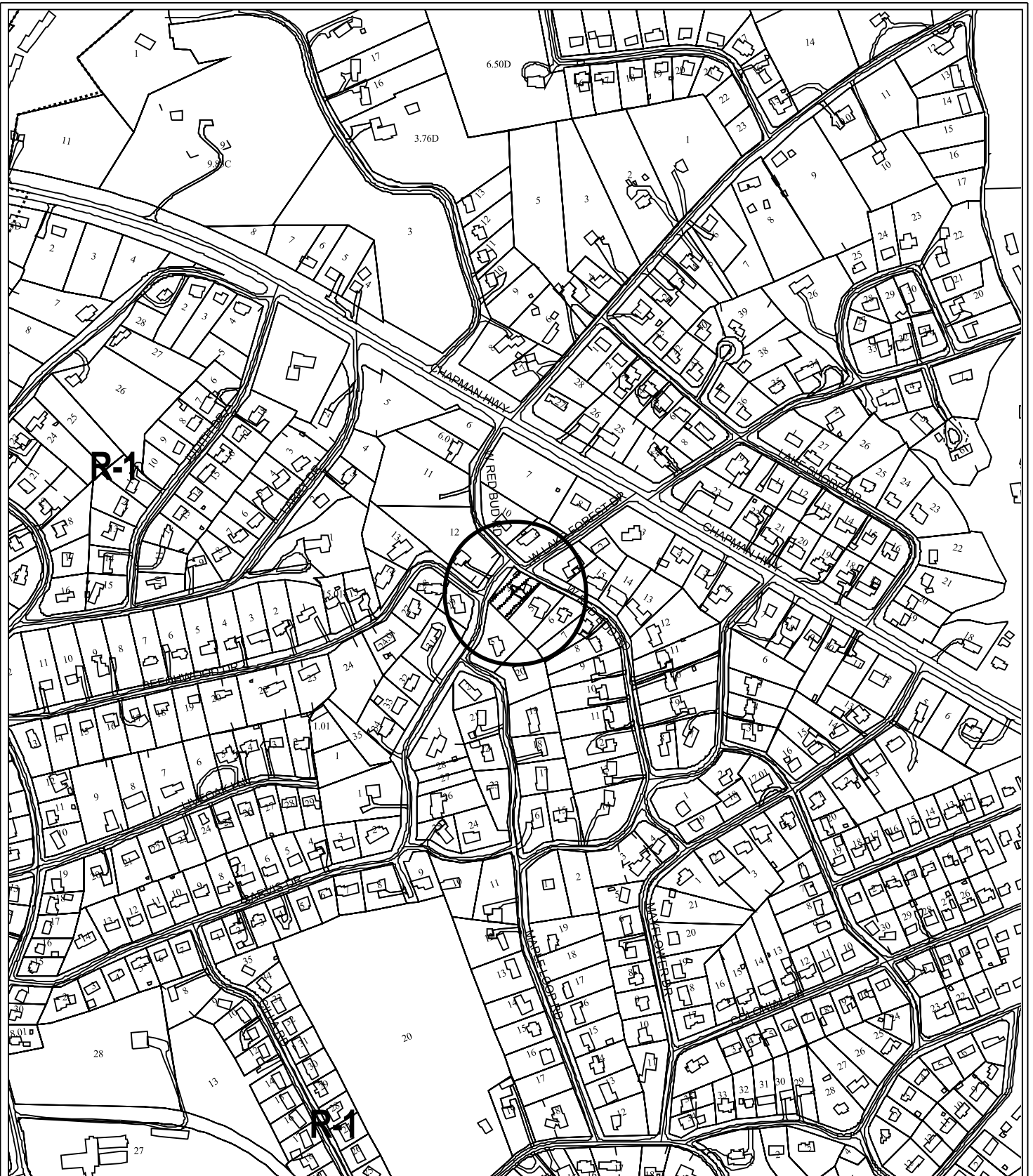
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposal meets all requirements of the R-1 zoning district and Article 5 Section 12 of the Knoxville Zoning Ordinance which deals specifically with home occupations as well as the general criteria for approval of 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 One Year Plan, 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 City of Knoxville One Year Plan and the South City Sector Plan propose low density residential uses for the site.
2. The current R-1 zoning of the property permits consideration of home occupations as a use on review.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



2-D-07-UR
USE ON REVIEW



Bakery in R-1 (Low Density Residential)

Original Print Date: 01/23/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Sandy Evans

Map No: 123

Jurisdiction: City



201 West Red Bud
Knoxville, Tennessee 37920

2-D-01-UR
#88

Metropolitan Planning Commission
City County Building
400 Main Street
Suite 403
Knoxville, Tennessee 37902

December 29, 2006

Dear Sir or Madam,

I am requesting a zoning variance for my residence at 201 West Red Bud Knoxville, Tennessee 37920 in order to build an addition onto my house for a commercial kitchen.

The total living area square footage of the house is 2075 square feet. The existing room is 80 75 square feet or 8.5 X 9.5. I want to expand it 135 square feet so that the room will be approximately 215 75 square feet.

I want to start a home-based bakery business. I primarily want to sell my baked goods at fairs and festivals around East Tennessee. I will also sell to friends, neighbors, and family. Hopefully, I will sell to small country markets and mom and pop owned restaurants. I would also like to sell my products at the Farmer's Market on Market Square in downtown Knoxville on Saturday mornings during the growing season. I will not have a retail outlet and only occasionally will have customers pick up their orders from my house. I will use my personal vehicle to deliver my baked goods. I do not anticipate any extra traffic in my neighborhood due to my business.

I have spoken with Joe Harrison, the president of our neighborhood association, and he has informed me that Colonial Village has no covenants and that several of our neighbors also run businesses out of their homes. I have shared my plans with my immediate neighbors and they have no problem with it.

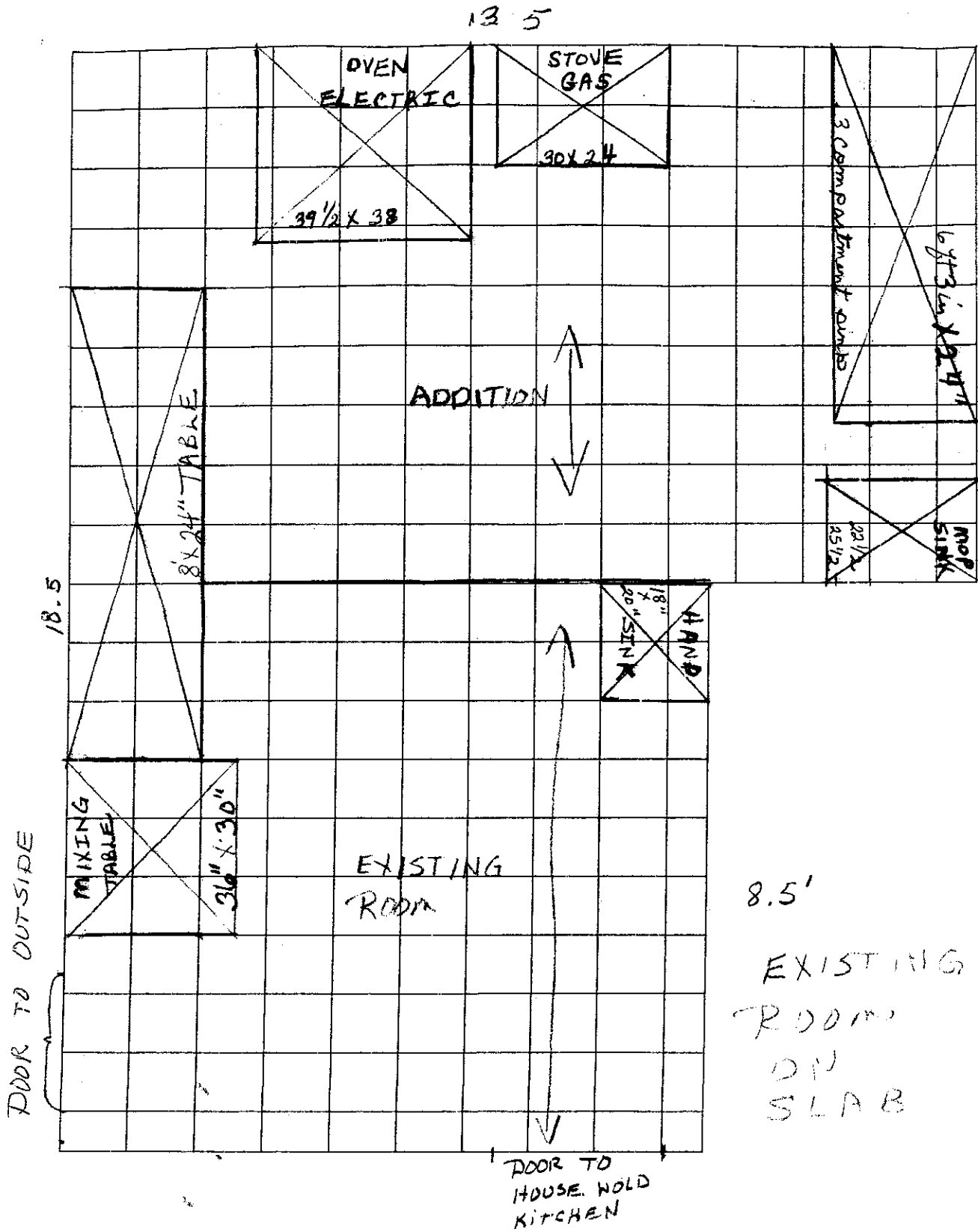
According to the appraisal report the lot is 42 + acres. The house is on the corner of West Red Bud and Sarvis. There are two driveways, one in the front on West Red Bud that leads into the double garage and one on Sarvis that leads into the basement. The addition will go straight back and be no closer to my next door neighbor than the existing house is now.

Please find enclosed my personal check # 2193 in the amount of \$290 00 for the application fee, 10 copies of the building plans and 10 copies of the site map from the appraisal report. If you need anything else please do not hesitate to call me at my home. My home phone number is 609-8606. My cell phone number is 696-5319.

Yours truly,

Sandy Evans

Sandy Evans



10 ft.



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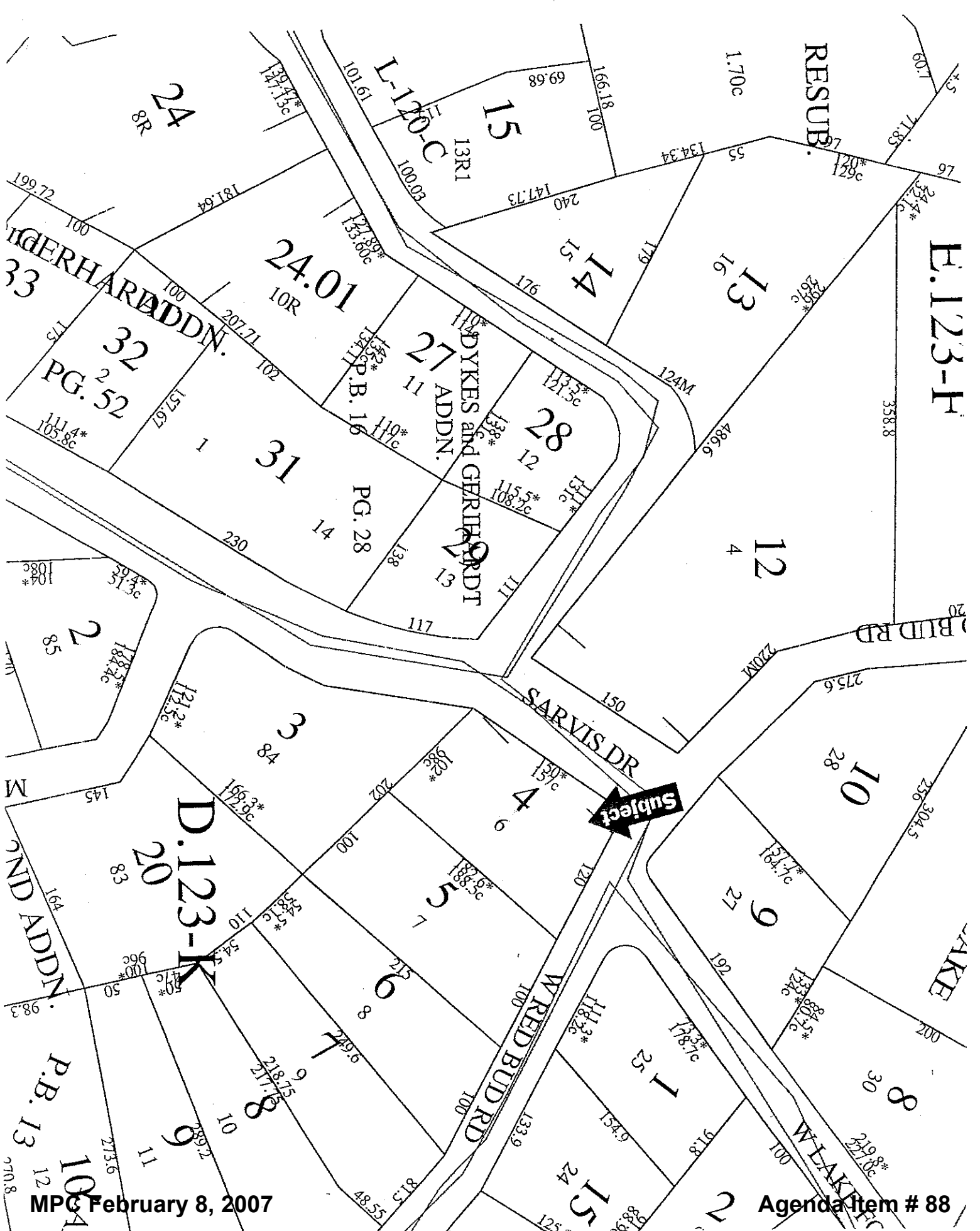
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KGIS Map

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - www.kgis.org

Printed: Fri Dec 29 2006

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Subject