



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT**

▶ **FILE #:** 2-S-07-UR

**AGENDA ITEM #:**

**AGENDA DATE:** 2/8/2007

▶ **APPLICANT:** JAMIE DENISE HATCHER

OWNER(S): SAME

TAX ID NUMBER: 120 E G 001

JURISDICTION: City Council District 2

▶ **LOCATION:** Northeast side of Cheshire Dr., southeast side of Cresthill Dr.

▶ **APPX. SIZE OF TRACT:** 0.5 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Cresthill Dr. and Cheshire Dr., both local streets with 26' pavement widths within 50' rights-of-way.

UTILITIES: Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Extension of office uses in RP-1/RP-2 districts to include this lot for a modeling agency.

HISTORY OF ZONING: In 2004 MPC approved a use on review application for a tri-plex for this site, which was denied by City Council on appeal. (11-A-04-UR). One Year Plan request and Rezoning to office were withdrawn in January of 2007.

SURROUNDING LAND USE AND ZONING: North: Office / RP-2 (Planned Residential)  
South: Residences / RP-1 (Planned Residential)  
East: Residences / R-1 (Low Density Residential)  
West: Apartments / RP-2 (Planned Residential)

NEIGHBORHOOD CONTEXT: This developed residence is within a mixed use area that includes single family, apartment and office uses developed under R-1, RP-1, RP-2, O-1 and O-3 zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE Office use for this residential structure subject to the following:**

1. Meeting all applicable requirements of the Knoxville Department of Engineering.
2. Connecting the development to sanitary sewer, and meeting all other applicable requirements of the Knox County Health Department.
3. Meeting all requirements of the Knoxville Zoning Ordinance.
4. Providing parking as per requirements of the Knoxville Zoning Ordinance.

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

## COMMENTS:

### 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 proposal will have no impact on schools and minimal impact on streets. There will be 2 full-time and 7 part-time employees on site. It is expected that most of the traffic would access the site from Kingston Pike.
3. The proposed use is compatible with the scale and intensity of the surrounding development and zoning pattern.
4. A more detailed site plan of the property will need to be stamped by staff as complying with the conditions of this approval, including a, parking layout for the site, as part of an occupancy permit submittal to the Codes Department.

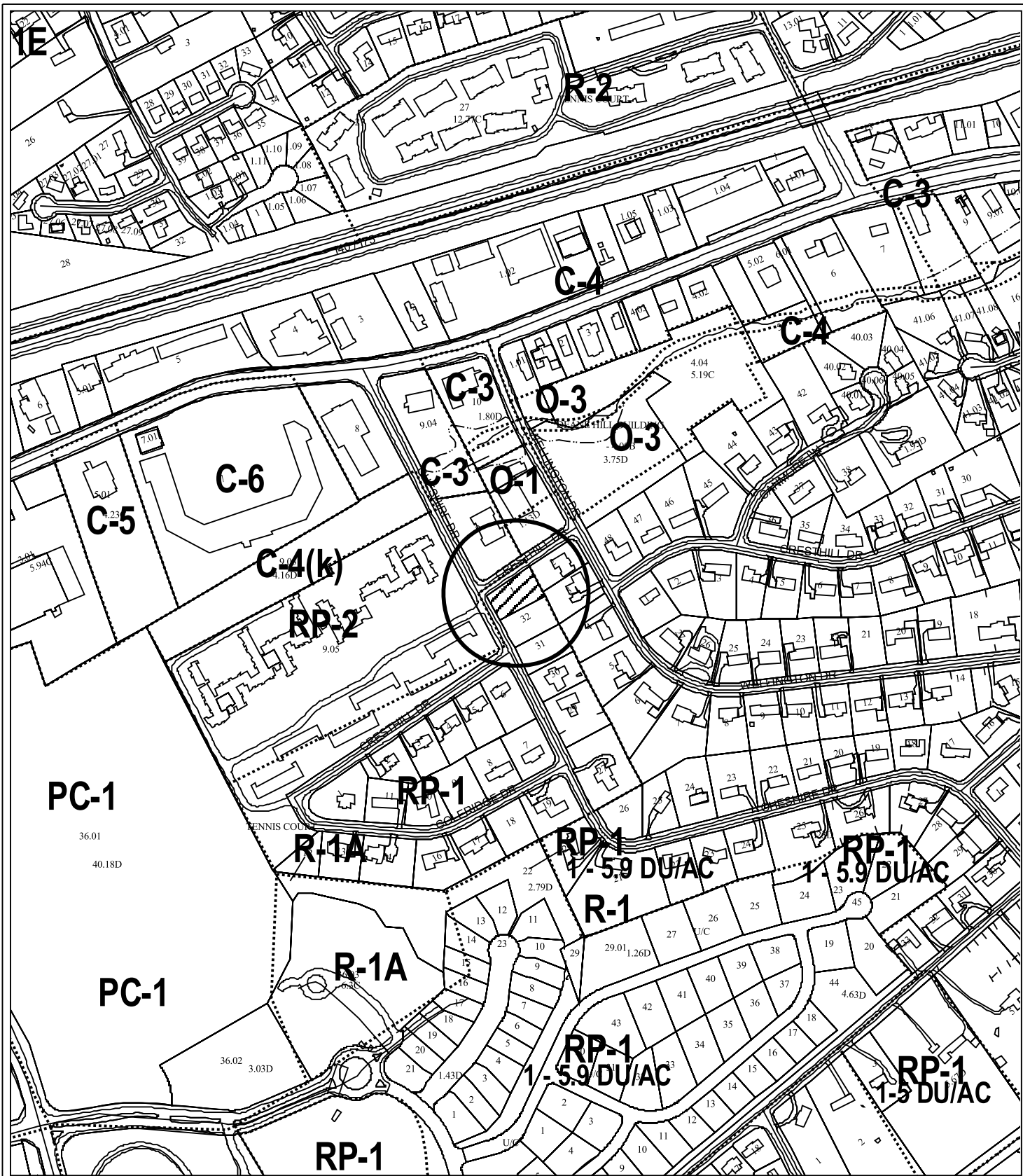
### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The RP-1 and RP-2 District permit consideration of one acre of commercial or office use per 100 residential units within developments greater than 20 acres in size. This site is part of a 45 acre site that was zoned RP-1 and RP-2 and developed by the Testermans in the early 1970's with apartments, townhouses and single family lots. In 1993 an office use within a planned residential district was approved for the property at 320 Cheshire Dr., across Cresthill Dr. from this site. This request will extend that office area to include this lot. With the conditions of the approval, the proposal meets all requirements of the RP-1 zoning district and the Knoxville Zoning Ordinance, as well as other criteria for approval of a use on review, being on the edge of a neighborhood adjoining both multi-family and office uses.
2. The proposed use 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 PLANS

1. The City of Knoxville One Year Plan proposes LDR (Low Density Residential) for the subject parcel, with LDR and MDR uses on other surrounding properties.
2. The West City Sector Plan proposes medium density and low density residential uses for this area.

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-S-07-UR  
USE ON REVIEW



Extension of office uses in RP-1/RP-2 districts to include this lot for a modeling agency. in RP-1 (Planned Residential)

Original Print Date: 01/24/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Jamie Denise Hatcher

Map No: 120

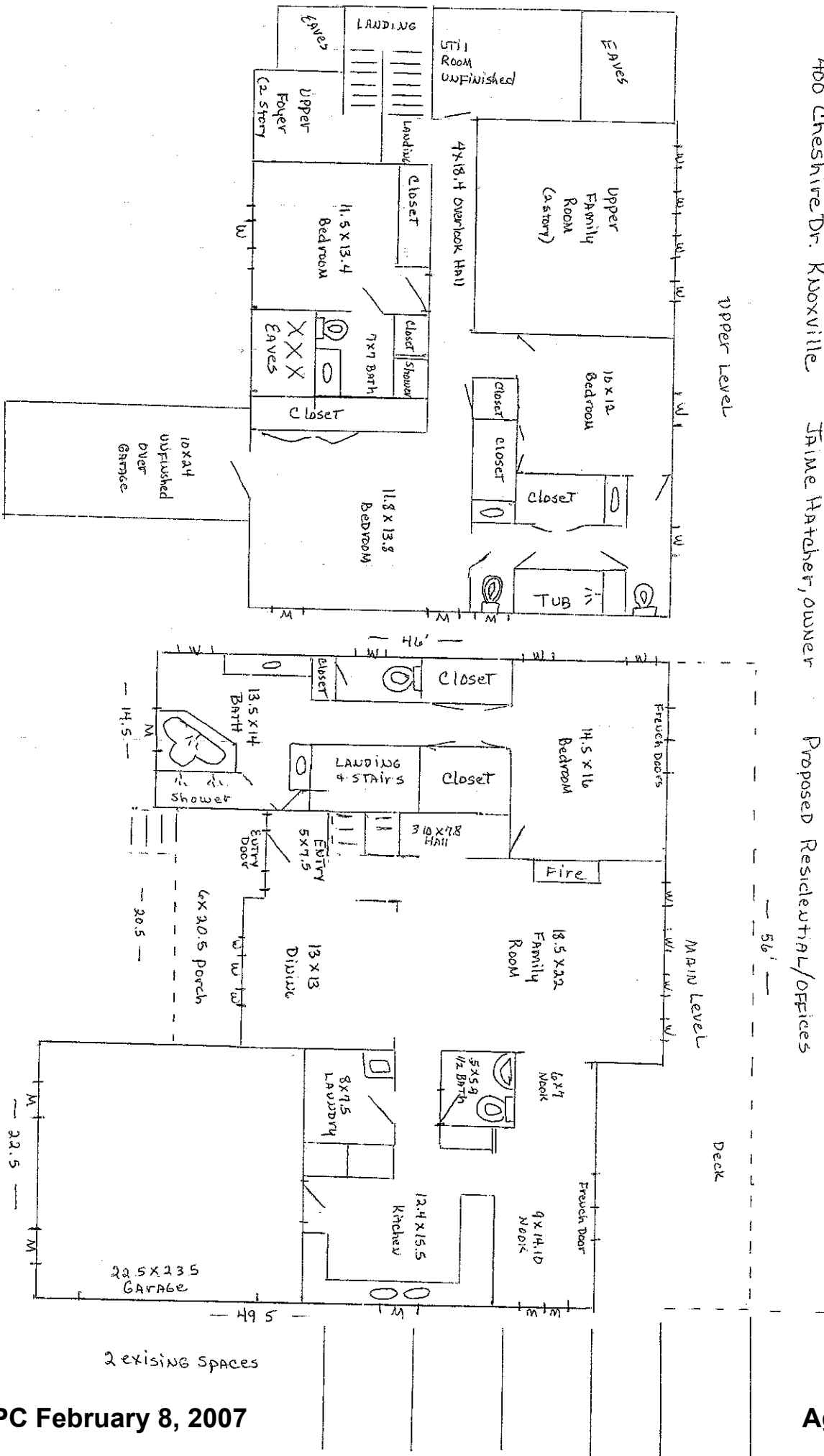
Jurisdiction: City



400 Chesshire Dr. Knoxville

Trime Hatcher, owner

Proposed Residential/Offices



25-01-UP

2 existing spaces