KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT

▶ **FILE #:   8-C-08-UR**

AGENDA ITEM #:   76

AGENDA DATE: 8/14/2008

▶ **APPLICANT:**   **MARTHA DIANE OWEN**

OWNER(S):   MARTHA DIANE OWEN

TAX ID NUMBER:	94 M H 018
JURISDICTION:	City Council District 1

▶ **LOCATION:**   **Southeast side of White Ave., southwest side of Thirteenth St.**

▶ **APPX. SIZE OF TRACT:**   **11200 square feet**

SECTOR PLAN:	Central City
GROWTH POLICY PLAN:	Urban Growth Area
ACCESSIBILITY:	Access is via White Ave. and Thirteenth St., both local streets within 40' rights-of-way.
UTILITIES:	Water Source: Knoxville Utilities Board
	Sewer Source: Knoxville Utilities Board
WATERSHED:	Second Creek

▶ **ZONING:**   **O-2 (Civic and Institutional) / H-1 (Historic Overlay)**

▶ **EXISTING LAND USE:**   **Residence**

▶ **PROPOSED USE:**   **Bed & breakfast**

HISTORY OF ZONING:	In 2006, the applicant received approval of a 6 bedroom rooming and boarding house (8-H-06-UR).
SURROUNDING LAND USE AND ZONING:	North: Apartments / O-2 (Office, Medical & Related Services) / NC-1 (Neighborhood Conservation Overlay)
	South: Parking lot / O-2 (Office, Medical & Related Services)
	East: Apartments / O-2 (Office, Medical & Related Services)
	West: Residences / O-2 (Office, Medical & Related Services) / NC-1 (Neighborhood Conservation Overlay)
NEIGHBORHOOD CONTEXT:	This property is located in an area that has a mix of University of Tennessee buildings, apartment buildings and houses that have been converted to student housing.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a 3 bedroom bed and breakfast in the O-2/H-1 (Civic & Institutional/Historic Overlay and Design Guidelines) 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 Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Installing all landscaping, as shown on the development plan, within six months from the beginning of the rooming and boarding house operation.

5. Meeting all applicable requirements of the Knoxville Fire Marshall's Office.
6. Review and approval by the Historic Zoning Commission as may be required.

COMMENTS:

The applicant is seeking approval for a 3-bedroom bed and breakfast. In 2006, the subject property was approved for a 6-bedroom rooming and boarding house that would allow receptions sponsored by patrons staying at the facility (8-H-06-UR). Since that time, the applicant has decided to open a bed and breakfast facility. According to the applicant, she may decide to operate a 6-bedroom rooming and boarding house in the future after operating as a 3-bedroom bed and breakfast. A bed and breakfast is a use considered on review in the O-2 zoning district. The site is located within the H-1 (Historic Overlay) district of Ft. Sanders. The Historic Zoning Commission granted a rezoning request for the subject property on 6/8/2006 from O-2/NC-1 to O-2/H-1, with the understanding that the subject property would be developed as a bed and breakfast. Approval of a bed and breakfast would limit the patron's length of stay at the facility to no longer than 30 days per year and meals would be limited to breakfast.

As part of the previously approved boarding house, the applicant constructed a patio behind the house and provided 7 parking spaces that are accessed from a 12' wide alley. The applicant will be required to provide 5 off-street parking spaces to accommodate the 3 bedroom bed and breakfast. There is currently an adequate amount of parking to accommodate the proposed use. The patio and parking spaces will be screened by landscaping and a concrete retaining wall. In order to comply with standards set forth by the Knoxville Zoning Ordinance, the applicant was also required to obtain three variances from the Knoxville Board of Zoning Appeals (BZA): to allow a rooming and boarding house on a lot not located on an arterial or collector street, to allow back out parking into a substandard alley-aisle less than 26' wide, and to allow the construction of a baggage unloading area drive-thru onto Thirteenth St.

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. The proposal will have minimal impact on street and schools.
3. The proposed bed and breakfast 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. With the previously approved BZA variances, the proposal is consistent with all requirements of the O-2/H-1 zoning district, 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 is not intrusive to other uses that surround it, which are fairly intense, university-related uses. The use will not draw substantial additional traffic through residential areas.
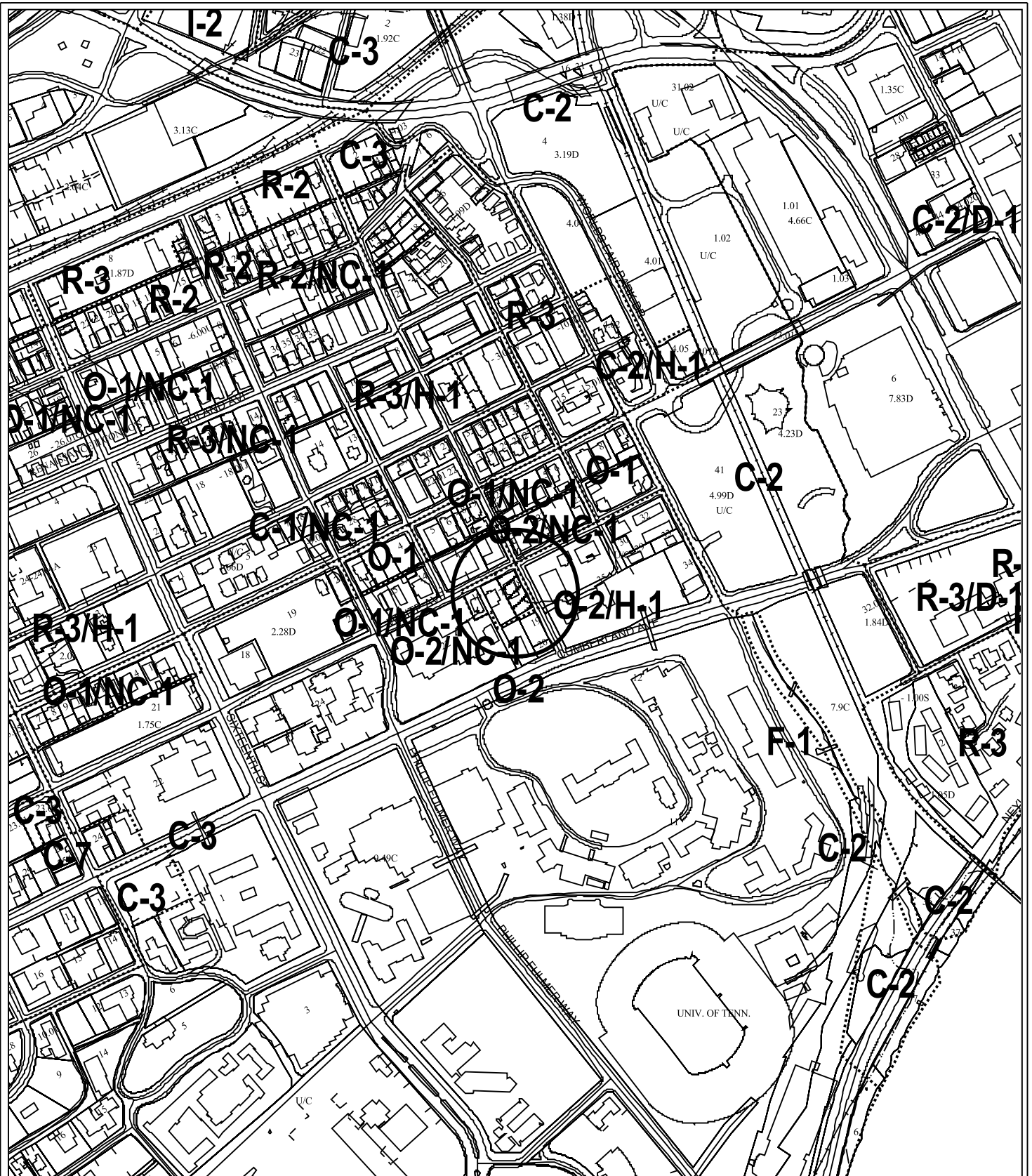
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS
1. The One Year Plan proposes Public Institutional uses for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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.

I-2
C-3
C-2
C-3
R-2
C-3
R-3
R-2
R-2
R-2/NC-1
R-3
O-1/NC-1
O-1/NC-1
C-2/H-1
R-3/H-1
R-3/NC-1
O-1/NC-1
O-T
C-1/NC-1
O-1
O-2/NC-1
C-2
O-1/NC-1
O-2/H-1
R-3/H-1
O-2/NC-1
R-3/D-1
R-
O-1/NC-1
O-2
C-3
F-1
R-3
C-7
C-3
C-2
C-3
C-2
UNIV. OF TENN.
C-2
C-2/D-1

8-C-08-UR
USE ON REVIEW

Bed & breakfast in O-2 (Civic and Institutional) / H-1 (Historic Overlay)
and Design Guidelines

Original Print Date: 07/21/08   Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Martha Diane Owen

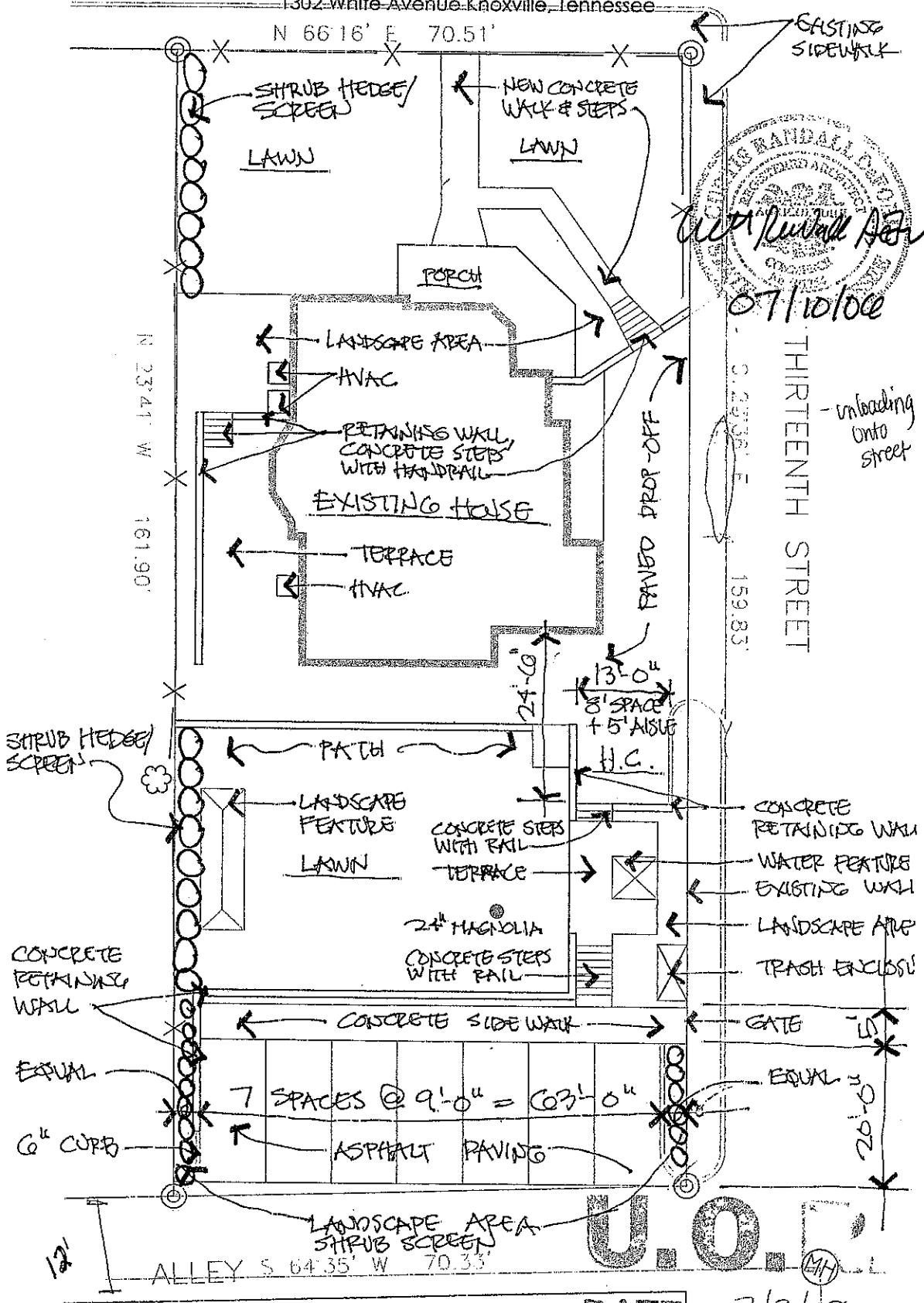Map No: 94

Jurisdiction: City

0'   500'

N

C. RANDALL DE FORD ARCHITECTURE

1511 LAUREL AVENUE KNOXVILLE, TENNESSEE 37916 TELEPHONE 865.673.0743 FACSIMILE 865.525.6949

FORT SANDERS INN
1302 White Avenue Knoxville, Tennessee

WHITE AVENUE

N 66°16' E   70.51'

EXISTING SIDEWALK

SHRUB HEDGE/ SCREEN

NEW CONCRETE WALK & STEPS

LAWN

LAWN

07/10/06

PORCH

LANDSCAPE AREA

HVAC

THIRTEENTH STREET

159.83'

unloading onto street

RETAINING WALL, CONCRETE STEPS WITH HANDRAIL

EXISTING HOUSE

PAVED DROP-OFF

TERRACE

HVAC

N 23°41' W   161.90'

24'-0"

13'-0"

8' SPACE + 5' AISLE

H.C.

SHRUB HEDGE/ SCREEN

PATH

LANDSCAPE FEATURE

CONCRETE STEPS WITH RAIL

CONCRETE RETAINING WALL

LAWN

TERRACE

WATER FEATURE

EXISTING WALL

24" MAGNOLIA

LANDSCAPE AREA

CONCRETE STEPS WITH RAIL

TRASH ENCLOSE

CONCRETE RETAINING WALL

CONCRETE SIDEWALK

GATE

EQUAL

EQUAL

7 SPACES @ 9'-0" = 63'-0"

6" CURB

ASPHALT PAVING

LANDSCAPE AREA SHRUB SCREEN

U.O.E.

ALLEY S 64°35' W   70.33'

12'

DATE   7/3/08

Site Plan	1/16" = 1'-0"	July 10, 2006