

▶ **FILE #:** 5-A-11-UR

AGENDA ITEM # 32

AGENDA DATE: 5/12/2011

▶ **APPLICANT:** **DAVID RONALD HUTCHINS**
 OWNER(S): David Ronald & Connie Hutchins

TAX ID NUMBER: 107 M A 033

JURISDICTION: City Council District 2

▶ **LOCATION:** **East side of Mellen Ave., just south of Eutaw Pl.**

▶ **APPX. SIZE OF TRACT:** **35600 square feet**

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Mellen Ave., 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

WATERSHED: Tennessee River

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

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

▶ **PROPOSED USE:** **Residence and home occupation for residential and interior design business.**

HISTORY OF ZONING: None noted

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

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

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

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

NEIGHBORHOOD CONTEXT: The proposed home occupation is located within an established detached residential neighborhood.

STAFF RECOMMENDATION:

▶ **APPROVE the home occupation for a residential and interior design business, subject to 3 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. No more than one employee, other than family members residing in the dwelling, shall engage in the home occupation.
3. There shall be no business sign on the site identifying the business

With the conditions noted above, this request meets all 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 proposing to utilize his residence at 504 Mellen Ave. for a home occupation that includes design services for new homes, interiors and additions. The applicant currently has a business license from the City of Knoxville for this site under the name of Temptations Inc. The residence is located on a 0.82 acre (35600 square foot) lot that is zoned R-1 (Low Density Residential) which allows consideration of home occupations as a use permitted on review.

The proposed office area is located in an area of approximately 400 square feet in the basement of this two story residence (with basement) and occupies approximately 7.5% of the 5300 square foot residence. A home occupation may occupy up to 25% of the residence. In addition to the two residents that operate the design business, there is one non-resident employee that works on site. One non-resident employee is allowed under the home occupation regulations. As identified in the application package, the majority of clients are met at the job locations and there is minimal traffic associated with the business. There are no proposed changes to the existing access driveways or parking.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed home occupation will have minimal impact on local services since all utilities are in place to serve this 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 will have minimal impact on the residential neighborhood if operated within the recommended conditions outlined above.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed home occupation is consistent with all requirements for the R-1 zoning district, as well as other criteria for approval of a home occupation as a use on review.
2. With the recommended conditions, 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 General Plan and the One Year 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.

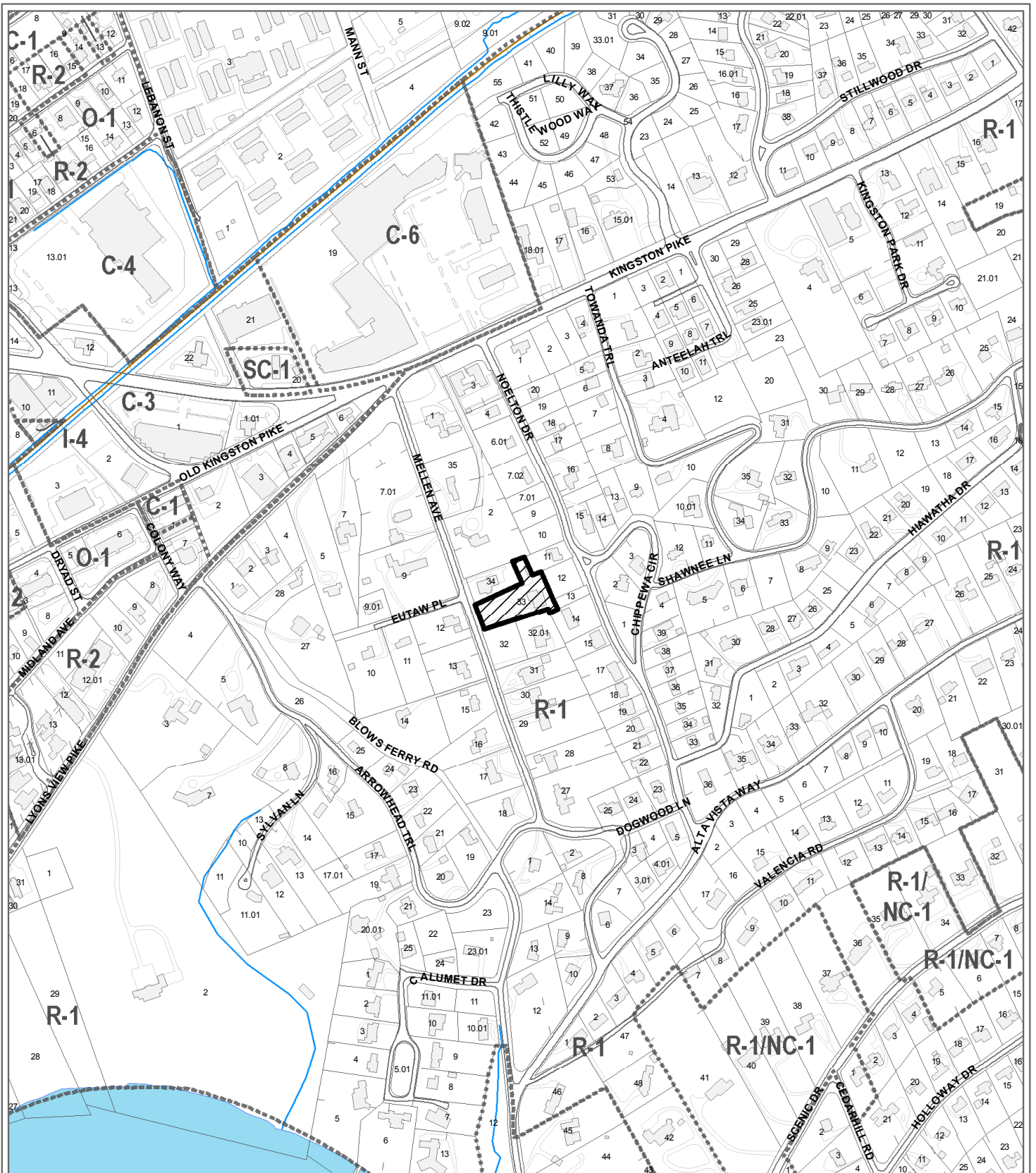
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The West City Sector Plan and One Year Plan identify this property as low density residential use. The R-1 (Low Density Residential) zoning of the property permits consideration of home occupations as a use on review.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

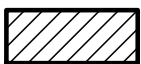
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**5-A-11-UR
USE ON REVIEW**

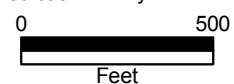


Home Occupation in R-1 (Low Density Residential)

Original Print Date: 4/27/2011
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Hutchins, David Ronald

Map No: 107
 Jurisdiction: City



5-A-11-JR

Home Occupation Request
And
Statement of Operations

My wife and I request the use of a small portion of our home at 504 Mellen Avenue, for our residential design business called Temptations Inc. We have been incorporated for 25 years, and our goal is to remain a small, personal business.

We have one full-time employee, who works with us from 9 to 5, Monday through Friday. The emphasis of our business is the design of new homes, interiors, and additions

In most cases we meet our clients at the job location and therefore there is little traffic associated with the business. There are occasional deliveries by UPS, FedEx, etc. to the business, but these are no more frequent than expected in a neighborhood setting.

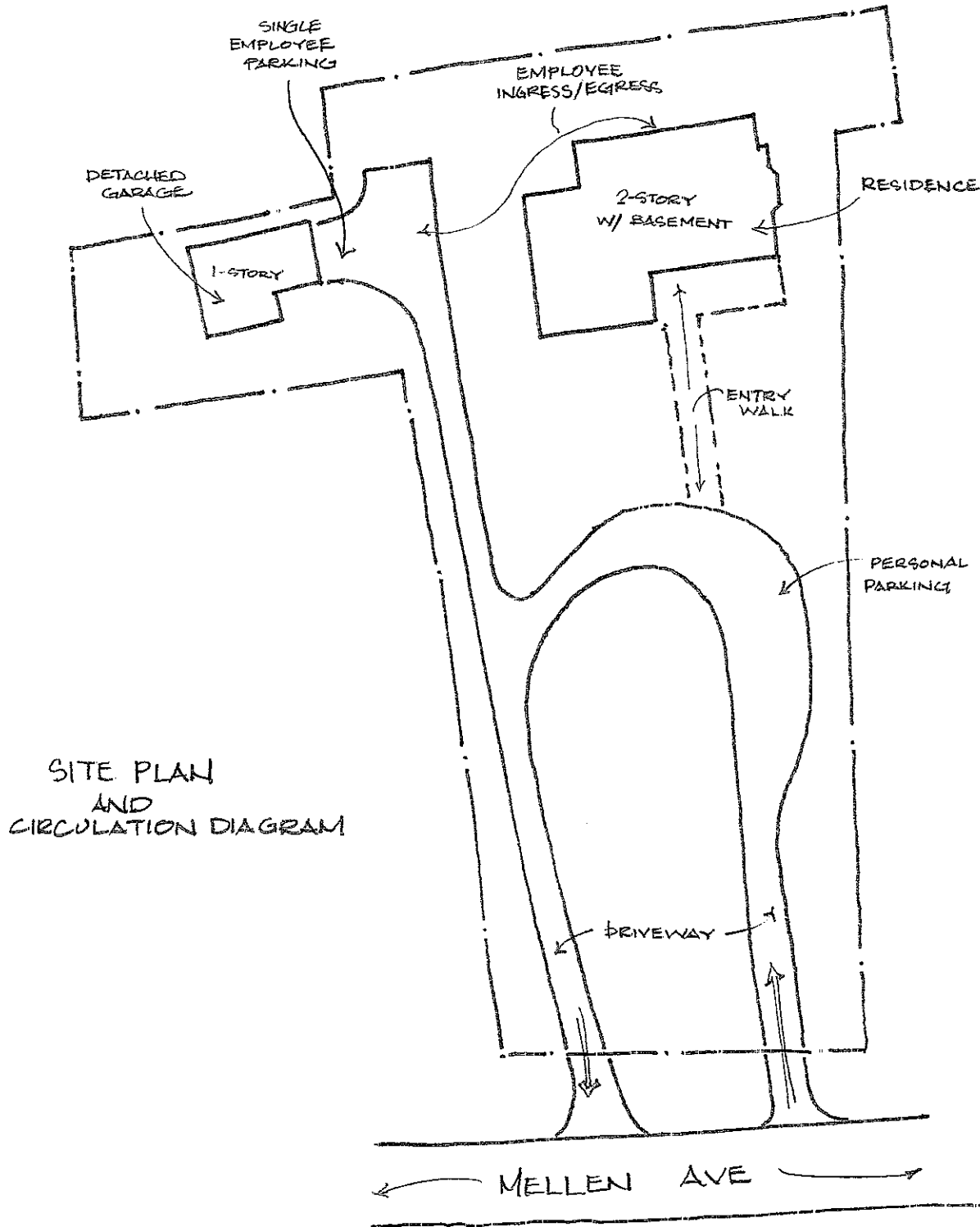
We acquire our clients through "word of mouth", and therefore do not advertise in any form. There is no business signage, or special considerations on our property, nor is it our desire to have any.

Respectfully,

Ron and Connie Hutchins

504 MELLEN AVE.

5-A-11-UR



SITE PLAN AND CIRCULATION DIAGRAM

504 MELLEN AVE.

5-A-11-UR

