



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT

▶ FILE #: 5-A-14-UR

AGENDA ITEM #: 36

AGENDA DATE: 5/8/2014

▶ APPLICANT: CHRIS F. VOLLMAR

OWNER(S): Christine F. Vollmar

TAX ID NUMBER: 70 B B 005

JURISDICTION: City Council District 4

STREET ADDRESS: 3521 Luwana Rd

▶ LOCATION: Southwest side of Luwana Rd., southeast side of Valley View Dr.

▶ APPX. SIZE OF TRACT: 19750 square feet

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Valley View Dr., a collector street with a pavement width of 19'-20' within a 40'-60' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

▶ ZONING: R-1 (Low Density Residential)

▶ EXISTING LAND USE: Residence

▶ PROPOSED USE: Tax preparation service/accounting practice

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / R-1 & RP-1 residential

South: Detached dwellings / R-1 residential

East: Detached dwellings / R-1 residential

West: Detached dwellings / R-1 residential

NEIGHBORHOOD CONTEXT: The site is located on Luwana Rd. at Valley Vie Dr. It is surrounded by other detached dwellings that have been developed in the R-1 (Low Density Residential) or RP-1 (Planned Residential) Districts. Other uses found in the immediate area include apartments, a church and Whittle Springs Golf Course.

STAFF RECOMMENDATION:

▶ **APPROVE the request to permit a tax preparation service/accounting practice as a home occupation at this location as shown on the site plan subject to conditions**

1. Meeting all requirements of Article 5 Section 12 of the Knoxville Zoning Ordinance (Home Occupations)
2. Meeting all other applicable requirements of the Knoxville Zoning Ordinance
3. Meeting all applicable requirements of the Knoxville Engineering Dept.

With the conditions noted, this request meets the requirments of the R-1 (Low Density Residential) and the

other criteria required for approval of a use on review.

COMMENTS:

The applicant is requesting permission to establish a tax preparation/accounting practice as a home occupation. The site is located on the southwest corner of Luwana Rd. at Valley View Dr. The driveway that will provide access to the proposed client parking area will be located off of Valley View Dr. As noted earlier, Valley View Dr. is a collector street that serves as a connecting road between Whittle Springs Rd. and Washington Pk.

This is a small scale practice that specializes in tax preparation. Most of the clients will be seen during the months of January through April. Ms. Vollmar has no employees and expects no more than two clients on site at anytime. With the site having access to a collector street and the small scale nature of the proposed business, staff believes this home occupation can be accommodated at this location with no negative impact on the surrounding area.

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

1. The proposal will have no impact on schools.
2. Public water and sewer utilities are available to serve the site
3. The property is located along a collector street.. No negative traffic impact is anticipated.
5. The applicant will be able to provide the required off-street parking for both the dwelling and the home occupation.

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

1. The proposed home occupation is consistent with the general standards for uses permitted on review: The proposed use 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 draw a minimal amount of additional traffic through this residential area.
2. The proposal meets all relevant requirements of the R-1 zoning district, as well as other criteria for approval of a use-on-review.

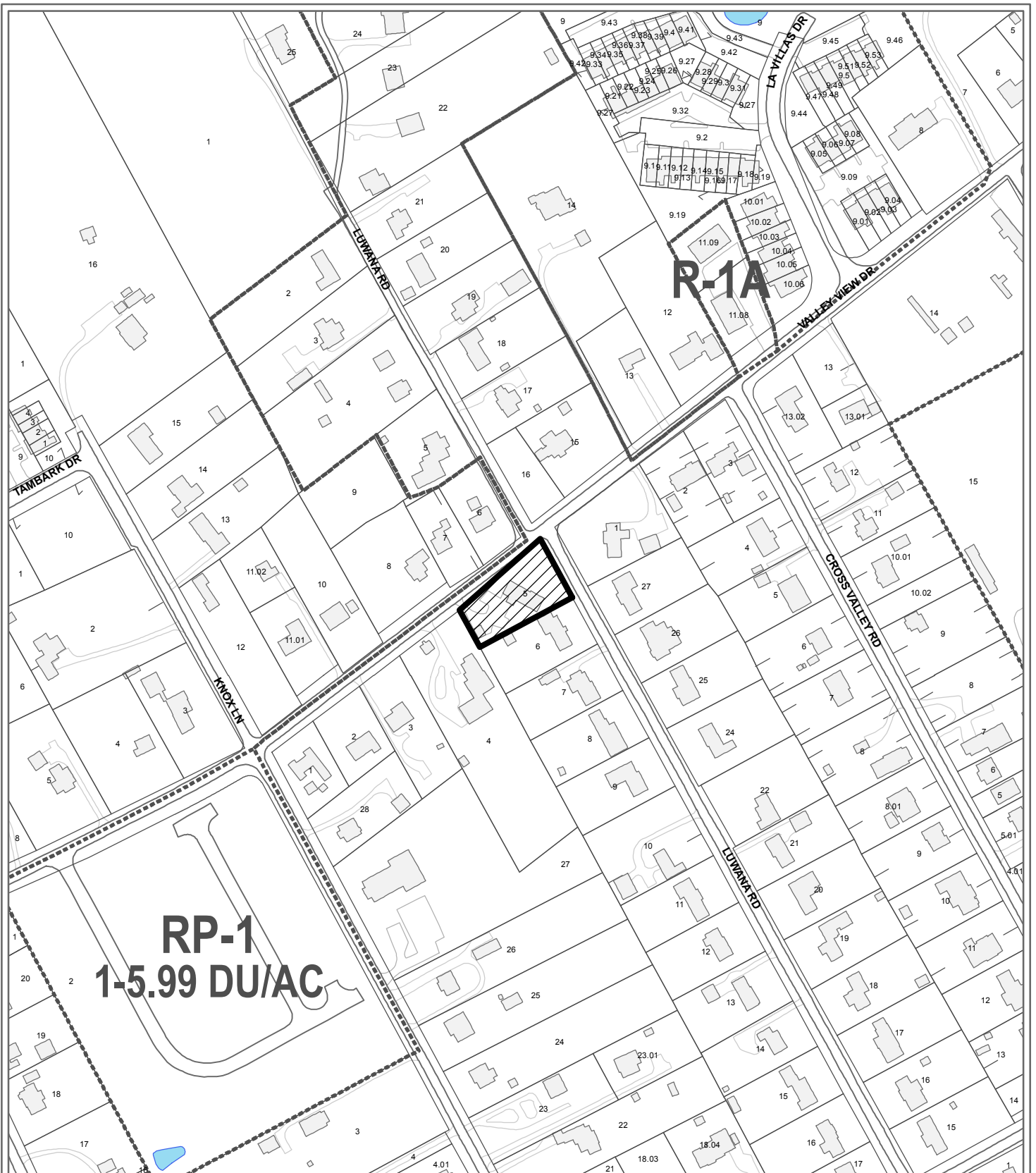
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the East City Sector Plan and One Year plan for the area which proposes LDR (Low Density Residential) for the area south of Valley View Dr. The area north of Valley View Dr. is designated for MDR (Medium Density Residential)

ESTIMATED TRAFFIC IMPACT: Not required.

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-14-UR
USE ON REVIEW**

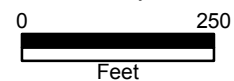


Tax preparation service as a home occupation in an R-1 (Low Density Residential) zone

Petitioner: Vollmar, Chris F.

Map No: 70

Jurisdiction: City



Original Print Date: 4/11/2014

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



March 2,2014

Christine F Vollmar E.A.
3521 LuWana Lane
Knoxville, Tn. 37917

Metropolitan Planning Commission
City County Building
400 Main Street
Knoxville, Tn. 37902

To Whom it may Concern.

My name is Christine F Vollmar and I live at the above address and I am applying for a Home Occupant permit to be allowed to Operate my Small Tax Business from my home.

I am a Enrolled Agent (Licensed by the Internal Revenue Service)

I am a one person office and only operate my business from Approximately January 15th thur April 15th.

I have one client at a time and usually no more than two a day.

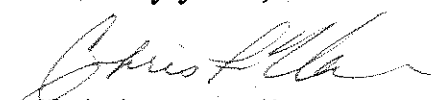
I have ample parking behind my home in a gated area
No one parks in the front of the house or in the road.

My office consist of a desk, one computer a filing cabinet and two chairs in my family room.

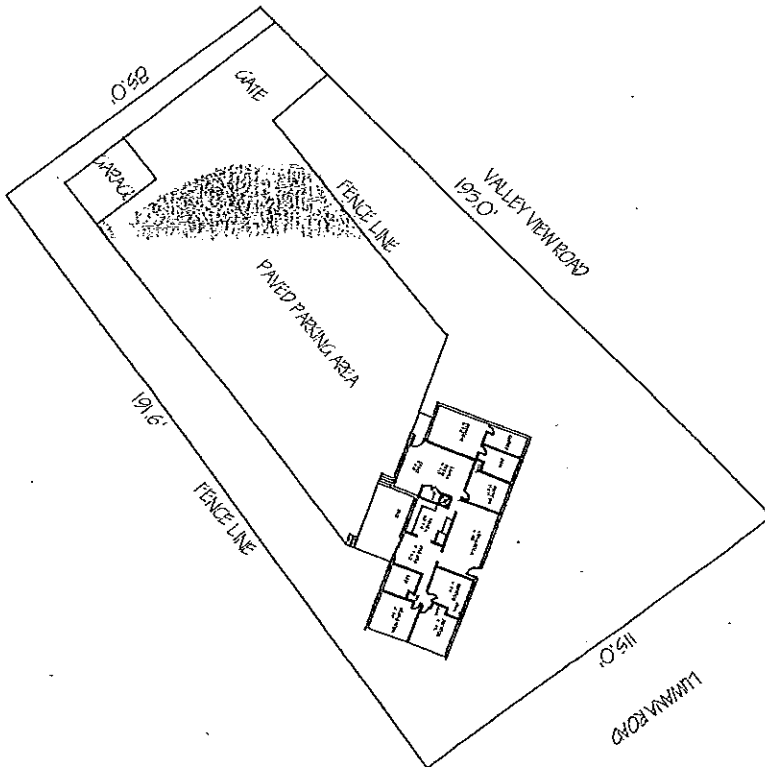
My intention is not to disrupt the neighbors in any way.

Thank you for your consideration in this matter.

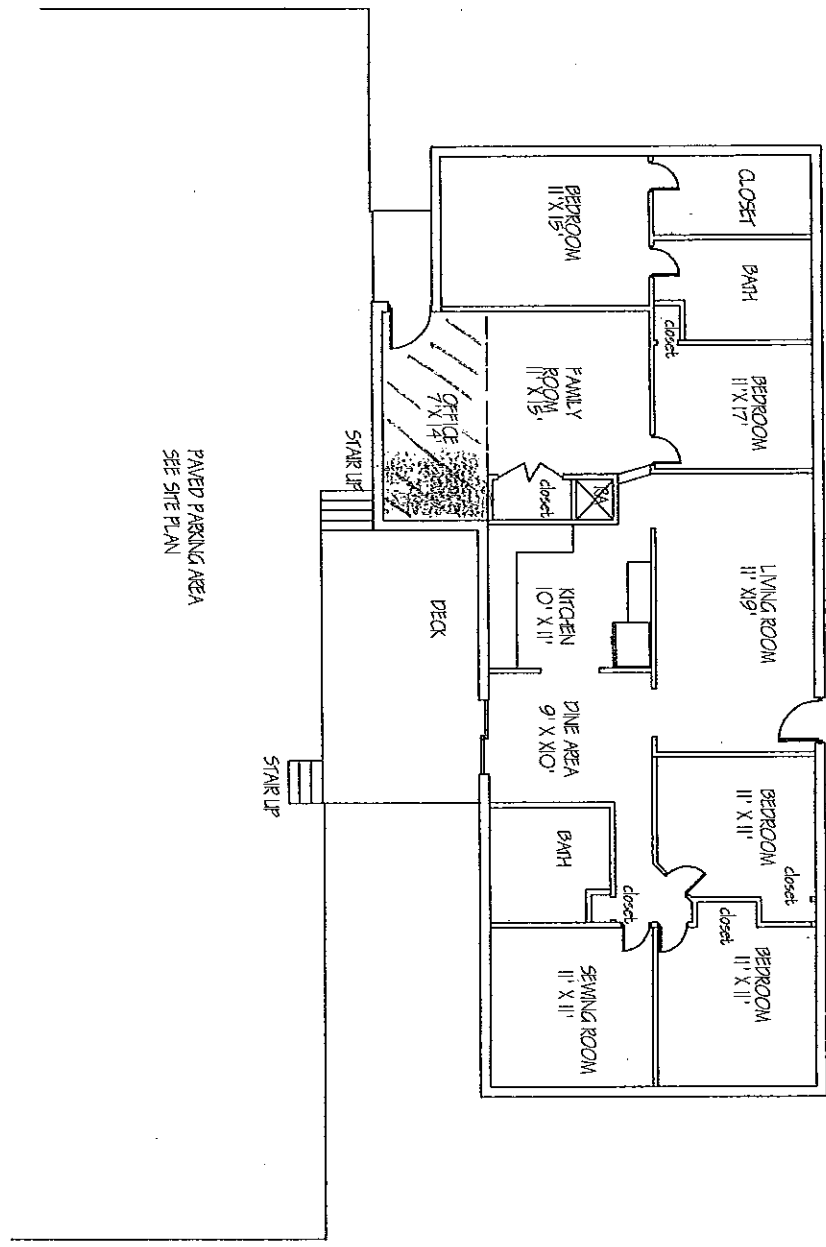
Sincerely yours,


Christine F. Vollmar E.A.

SITE PLAN
1/16" = 1'-0"



NOTES:
LOCATION 3521 LUMIANA RD
CITY MAP TO PARCEL ID 07038005
CITY BLOCK 55550 RECORD PLAT 18-112



REV 3 - - -

VOLLMAR / WILSON
 3521 LUWANA RD
 KNOXVILLE, TN 37918
 May 8, 2014

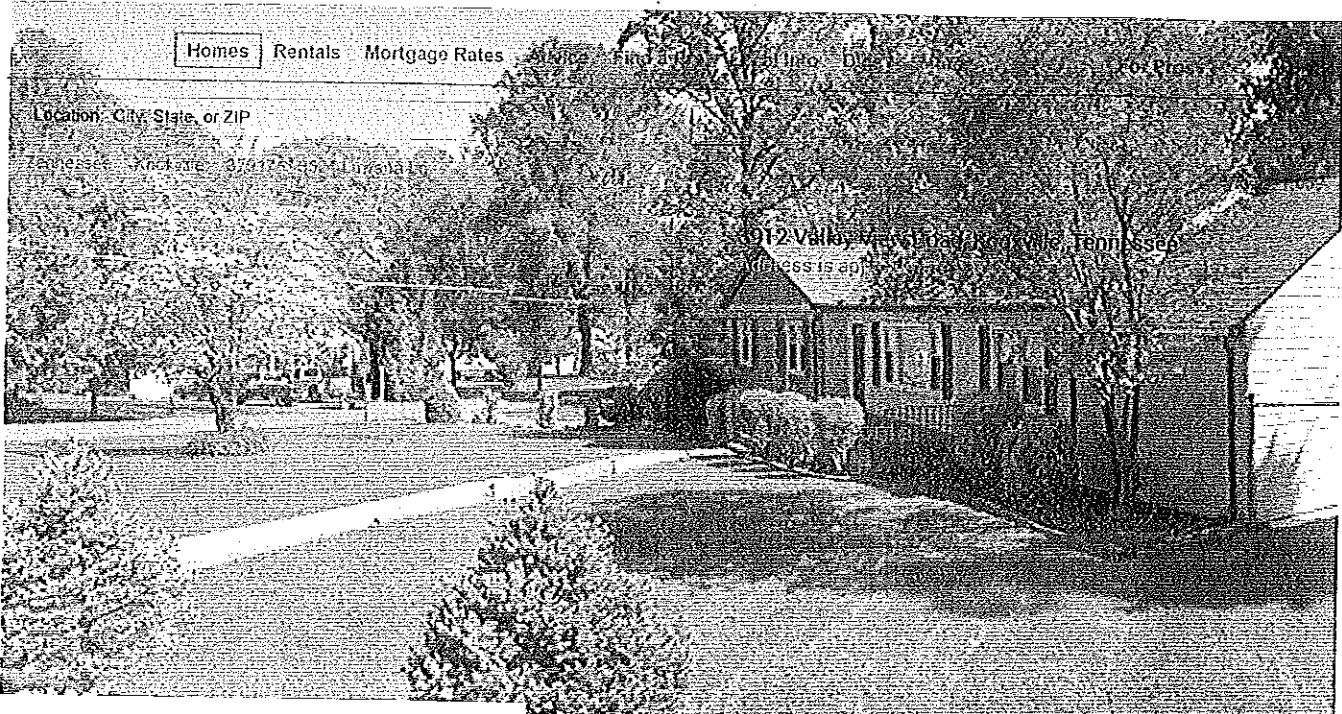
FLOOR PLAN

DAVE HUNTER ARCHITECT
 2318 SCANLON COURT
 POWELL TN. 37068

DH
 Agenda Item # 3

A-1
 1" = 8'-0"
 DRAWING NUMBER

SCALE



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Location: City, State, or ZIP
 Tennessee Knoxville 37917 3521 Luwana Ln
 3521 Luwana Ln, Knoxville, Tennessee
 (Business is open)

Heating Type: Heat pump

front



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3521 Lullana Lane
Knoxville, TN
37917

Parking Area in an Enclosed Fence