



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

▶ **FILE #:** 9-D-14-UR

AGENDA ITEM #: 28

AGENDA DATE: 9/11/2014

▶ **APPLICANT:** FAITH & DOUGLAS MCDANIEL

OWNER(S): Faith & Douglas McDaniel

TAX ID NUMBER: 81 L F 013

JURISDICTION: City Council District 4

STREET ADDRESS: 125 East Glenwood Ave

▶ **LOCATION:** North side of East Glenwood Ave., east of N Broadway.

▶ **APPX. SIZE OF TRACT:** 8775 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via East Glenwood Ave., a minor collector street with a 28' pavement width within a 60' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** R-2 (General Residential) / H-1 (Historic Overlay) - H-1 pending

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Bed and Breakfast Inn

HISTORY OF ZONING: See comments.

SURROUNDING LAND USE AND ZONING: North: Hall of Fame Dr. / R-2 (General Residential)

South: Brownlow Lofts multi-dwelling development / R-2 (General Residential) / H-1 (Historic Overlay)

East: Residences / R-2 (General Residential)

West: Residences / R-2 (General Residential)

NEIGHBORHOOD CONTEXT: This short section of E. Glenwood Ave. is primarily developed with low to medium density residential uses under R-2 and R-2/H-1 zoning. Commercial uses are located to the west at the intersection with N. Broadway, zoned C-3.

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for a bed and breakfast inn with up to three guest rooms in the R-2/H-1 zoning districts, subject to 5 conditions:

1. Obtaining approval from Knoxville City Council of the recommended H-1 (Historic Overlay) designation for this property.
2. Installation of the parking lot improvements as designated on the development plan.
3. The third guest room is only allowed if the applicant obtains approval of a variance from the Knoxville Board of Zoning Appeals to reduce the number of required parking spaces from 5 to 4 or obtains approval for off-site

parking.

4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted above, this request meets all requirements of the R-2/H-1 zone, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is seeking use on review approval to operate a bed and breakfast inn at their residence that is located on the north side of East Glenwood Ave., east of N Broadway. A bed and breakfast inn may be operated in the R-2 zoning district, provided that it is also located within an historical overlay district. The Planning Commission had recommended on August 14, 2014 that Knoxville City Council approve the H-1 overlay with the design guidelines based on the Secretary of Interior Standards. Knoxville City Council will consider the overlay district request on first reading on September 16, 2014.

The applicant is proposing to operate a bed and breakfast inn with up to three guest bedrooms. Parking improvements will be included in the rear yard of the residence that will allow for four parking spaces that will meet the parking requirements for the residence and two guest rooms. The third guest room will only be allowed if the applicant obtains approval of a variance from the Knoxville Board of Zoning Appeals to reduce the number of required parking spaces from 5 to 4 or obtains approval for off-site parking.

A two square foot wall-mounted sign identifying the bed and breakfast inn is proposed. The sign must be approved by the Knoxville Historic Zoning Commission.

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. This proposal will have minimal impact on streets and schools.
3. The proposed bed and breakfast is compatible with the scale and intensity of the surrounding residential development and zoning pattern.

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

1. With the recommended conditions, the proposal is consistent with all relevant requirements of the R-2 and H-1 zoning districts, 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 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 Central City Sector Plan and Knoxville One Year Plan propose low density residential uses for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

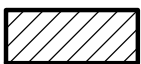
Schools affected by this proposal: Christenberry Elementary, Whittle Springs Middle, and Fulton High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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.



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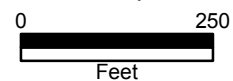
Bed and Breakfast Inn in R-2 (General Residential) / H-1 (Historic Overlay)
- H-1 pending

Original Print Date: 8/25/2014
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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

Petitioner: McDaniel, Faith & Douglas

Map No: 81
Jurisdiction: City



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South Elevation

125 East Glenwood Avenue
proposed Bed and Breakfast
Marble Hill Inn, also known as The Buffat-Bailey House.

Homeowners seek to establish licensed Bed and Breakfast, operating with up 2-3 guest rooms. Home is compliant with B&B under R-2 zoning subject to MPC Use on Review, along with final approval of H-1 Historic Overlay, approved by Historic Zoning Commission on July 17, 2014.

- B&B will be owner occupied, as required by City of Knoxville B&B ordinance.
- Home is a six-bedroom, 4 bath home with 4,200 square feet. Up to six guest rooms are permissible under the B&B ordinance.
- B&B to initially operate with up to two (2) guest rooms, with one additional room possibly added.
- Guest and Homeowner offstreet parking is available for up to four (4) parking spaces (2 for guests, 2 for homeowners). Parking is fenced and screened from neighbors. Two additional offstreet, gated, fenced parking spaces are available per a written agreement with Brownlow Lofts, across the street.
- Parking plan is included in this package.

Parking Plan

125 E. Glenwood

4 cars + turnaround

76'

8' Fence

Landscaping

Shed

9x15½ 9x15½ 9x15½ 9x15½

grass

37'

asphalt + concrete



Pool 18'

14' wall

Patio

gate

34'

gate

House

11'

Driveway

36'

65'

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Driveway at curb.



Driveway.



Gate.



Gate to rear parking.



Current.



Proposed rear parking with 4 spaces 9 ft x 15 ½ ft.

12"

Marble
Hill
Inn

3/4" bronze or
marble plaque

1915
The Historic
Buffat-Bailey House
125 East Glenwood Ave

24"

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