

▶ **FILE #:** 6-C-15-UR

AGENDA ITEM #: 33

AGENDA DATE: 6/11/2015

▶ **APPLICANT:** JOSEPH CANDLISH R

OWNER(S): Joseph R. Candlish

TAX ID NUMBER: 81 L J 013 & 015

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 214 E Glenwood Ave

▶ **LOCATION:** South side of East Glenwood Ave., west of N. Fourth Ave.

▶ **APPX. SIZE OF TRACT:** 12650 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 26' pavement width within a 60' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** R-1A (Low Density Residential) / H-1 (Historic Overlay)

▶ **EXISTING LAND USE:** Residence

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

HISTORY OF ZONING: The H-1 (Historic Overlay) was approved for this site by Knoxville City Council in January 2007.

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

South: N. Hall of Fame Dr. / R-2 (General Residential)

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

West: N. Hall of Fame Dr. / R-2 (General Residential)

NEIGHBORHOOD CONTEXT: This section of E. Glenwood Ave. is primarily developed with low to medium density residential uses under R-1A and R-2 zoning. Commercial uses are located to the west at the intersection with N. Broadway, with commercial and industrial uses located to the east at the intersection with N. Sixth Ave.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a bed and breakfast inn with up to two guest rooms in the R-1A/H-1 zoning districts, subject to 4 conditions:**

1. Installation of the parking lot improvements located off the alley behind the residence in compliance with the Knoxville Zoning Ordinance. The parking area with 4 parking stalls and required turnaround area shall be paved. A paved apron shall be provided for transition from the edge of pavement of East Glenwood Ave. to the gravel alley. All improvements shall meet the requirements of the Knoxville Department of Engineering.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.

3. Obtaining approval from the Knoxville Historic Zoning Commission and the Knoxville Sign Inspector for the proposed sign for the bed and breakfast inn.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all requirements of the R-1A/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 south side of East Glenwood Ave., west of N. Fourth Ave. A bed and breakfast inn may be operated in the R-1A zoning district, provided that it is also located within an historical overlay district. The H-1 (Historic Overlay) was approved for this site by Knoxville City Council in January 2007.

The applicant is proposing to operate a bed and breakfast inn with up to two 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.

A one and a half 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-1A 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.

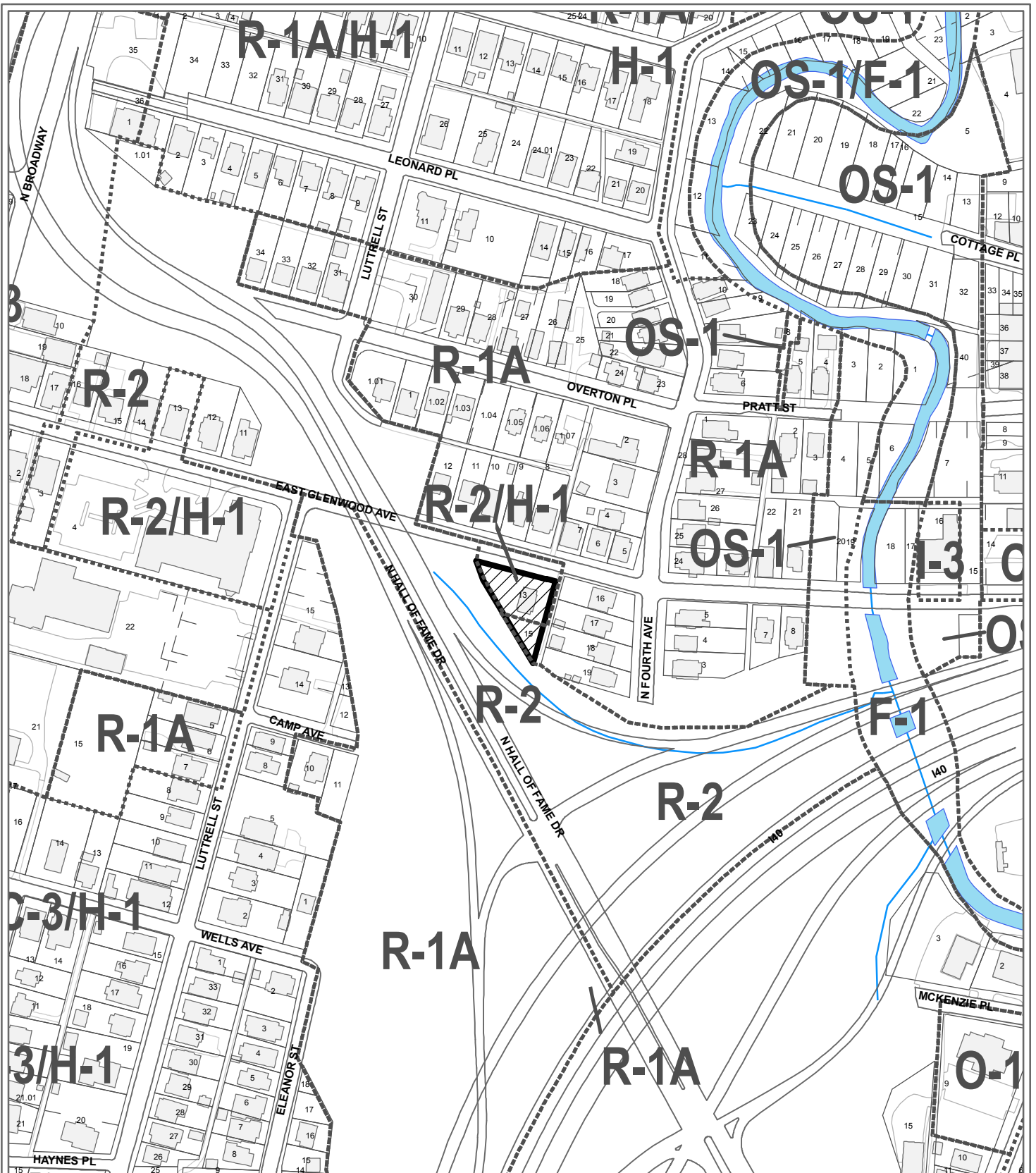
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. Both the Central City Sector Plan and Knoxville One Year Plan propose traditional neighborhood 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: 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.



**6-C-15-UR
USE ON REVIEW**



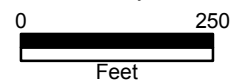
Bed and Breakfast Inn in R-1A (Low Density Residential) / H-1 (Historic Overlay)

Original Print Date: 5/21/2015
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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

Petitioner: Candlish, Joseph, R

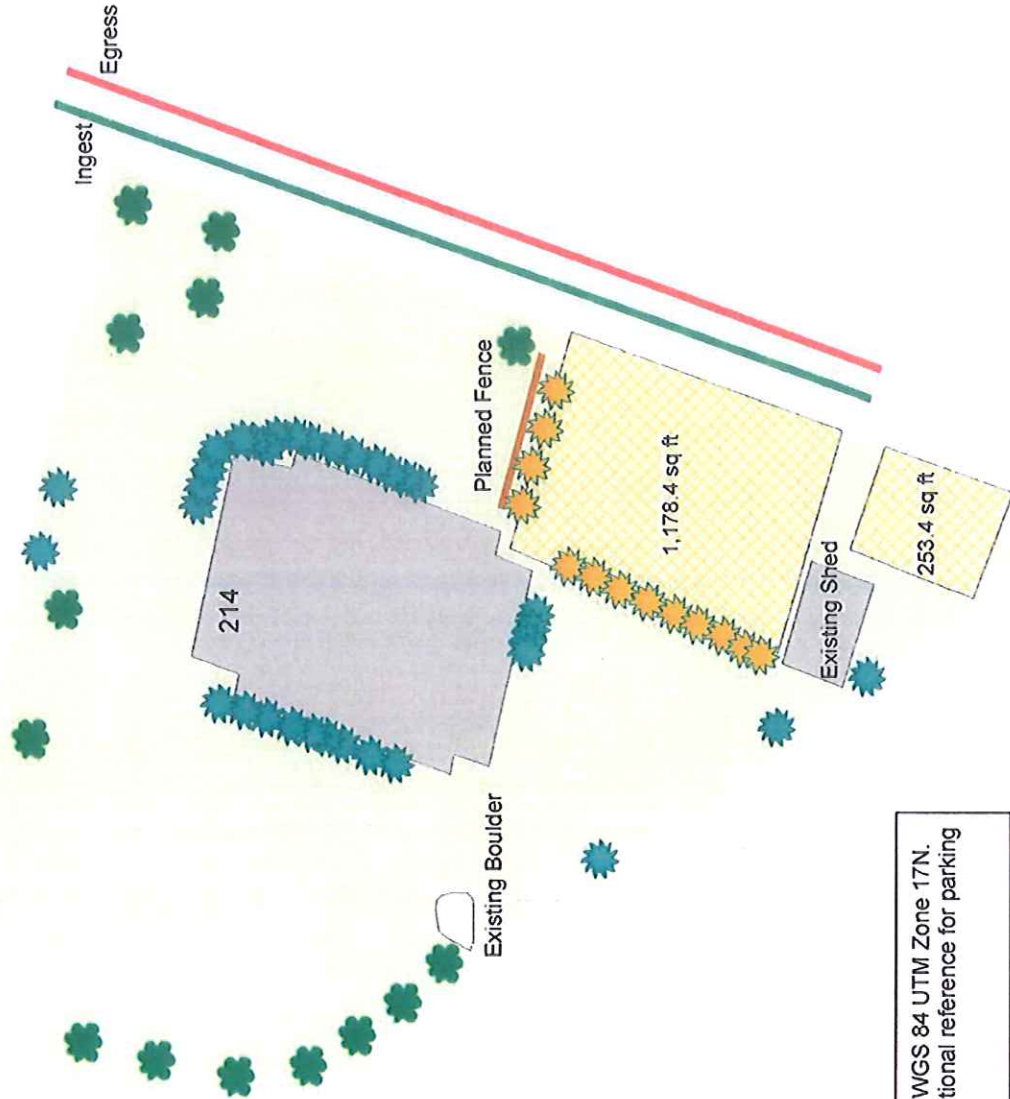
Map No: 81
Jurisdiction: City



6-C-15-UR

Parking, Ingest, Planned Landscaping Map
214 E. Glenwood Ave. 37917

E. Glenwood Ave



Legend

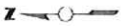
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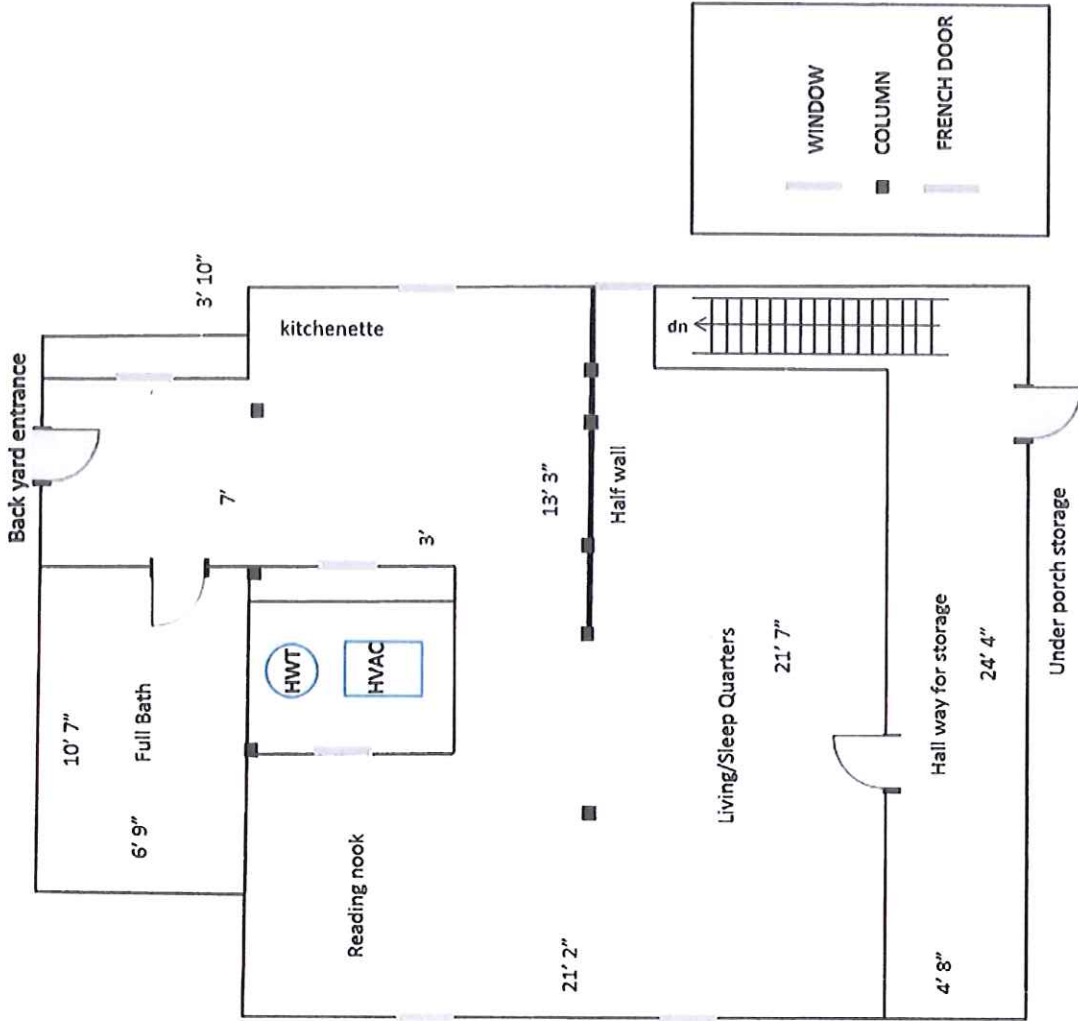
- Parking
- Property
- House; Shed
- Rock
- Planned Fence
- Ingest
- Egress

Landscaping

- Existing
- Planned
- Existing Trees

Area for parking based on WGS 84 UTM Zone 17N.
 Aerial photos used as additional reference for parking space availability.

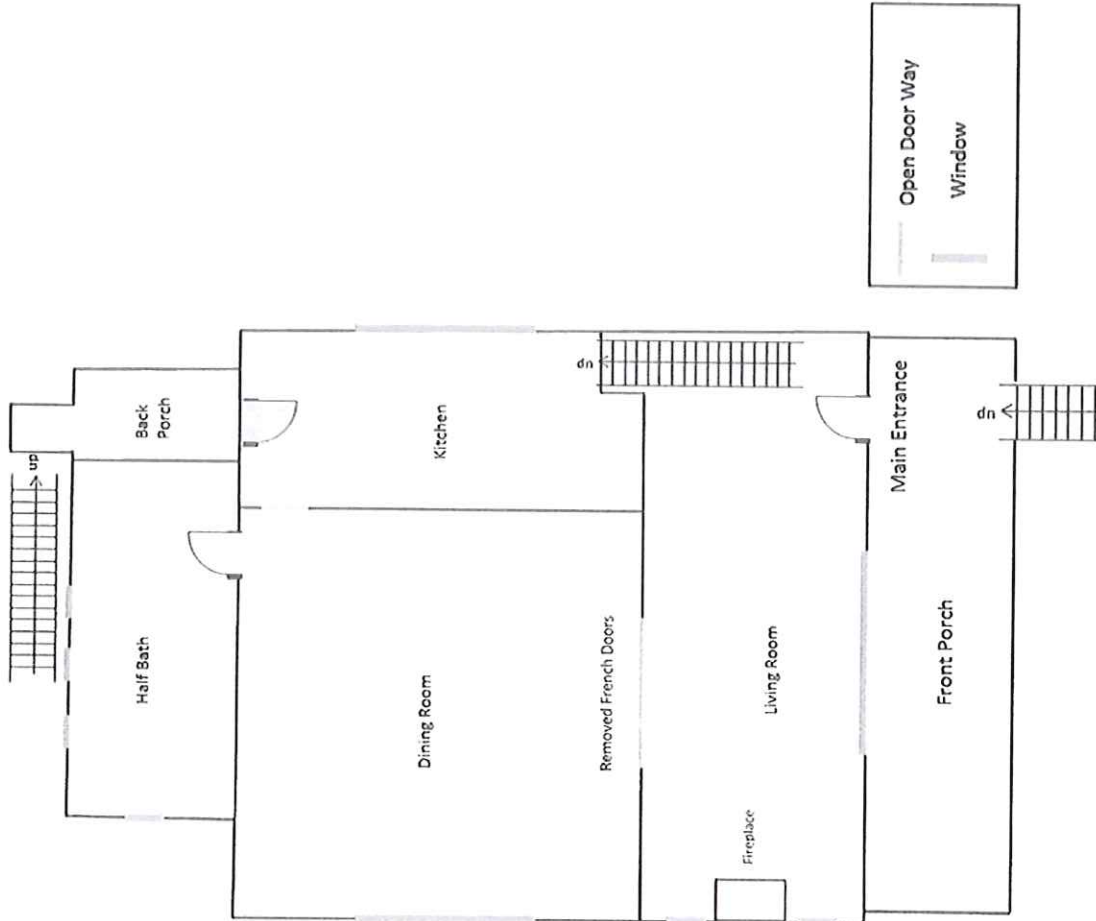




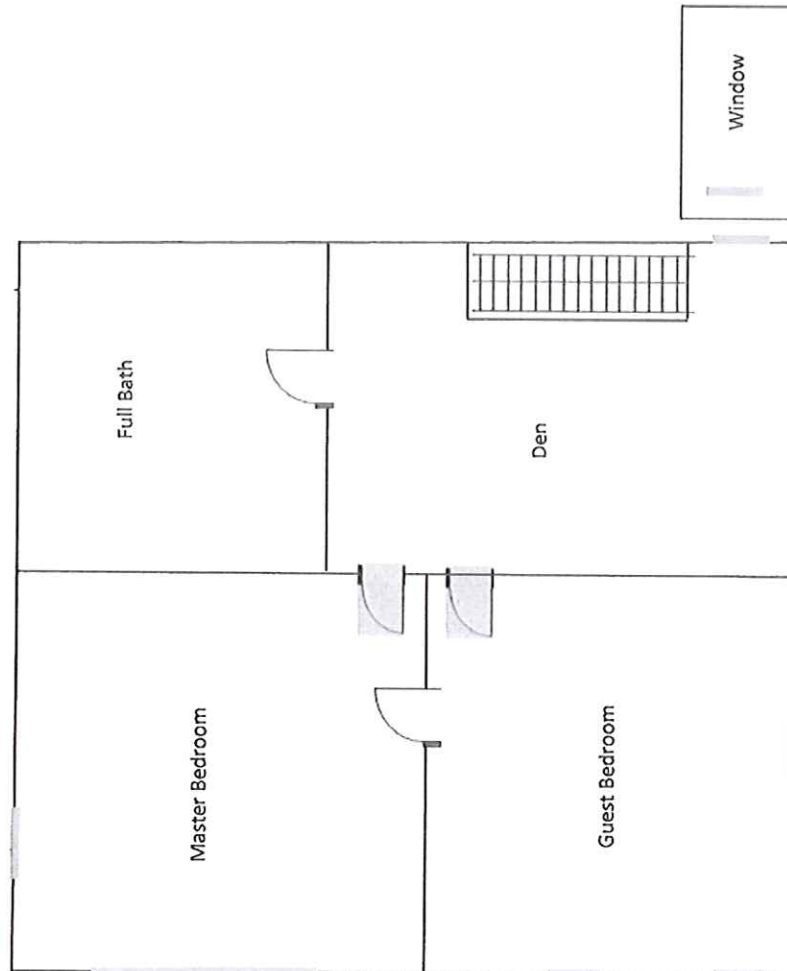
Basement :
 Open Room ~ 450 sq ft
 Bathroom ~ 72 sq ft

Ceilings:
 Tallest 8' 1.5"
 Shortest 7' 6" (boxed around duct)

Main Floor ~1,100 sq ft



Second Floor ~700 sq ft



Proposed Use Overview & Justification

The purpose of the this Use on Review application is to get approval as an official Bed and Breakfast at 214 E. Glenwood Ave. 37917 (H-1 zoned). The unfinished basement is planned to be roughed-in and



finished-out the summer of 2015 as an open floor plan suite consisting of: 1 full bath, kitchenette, and 1 large open living/bedroom. The entire area of the space is approximately 500 sq ft. The basement space would be offered as part of the inn, as well as the guest bedroom and master bedroom of the main portion of the house. If occupants stayed in the main portion of the house (both rooms upstairs), my wife and I would stay in the basement space.

To ensure the historic preservation and aesthetics of the home, there will be no structural changes done to the house or within the basement. All construction will be cosmetic and no separate electrical service will need to be installed. Drainage pipes already exist in the basement and were installed the basement was poured when the house was saved by Knox Heritage.

Our personal belief is that a second Bed and Breakfast on Glenwood Ave near the Brownlow Building would bring more tourism to the historic area and 4th and Gill, continuing to raise the value of homes in the area. Small businesses in the immediate area would also benefit, being a close walking distance from the Inn (e.g., K Brew, German Bakery, several antique shops, and Happy Holler). Greenlees Bike Shop could also facilitate a new program to rent bicycles to encourage utilization of greenways and transportation to downtown.

We look forward to adding equity to the home and bringing another small business into the area as an inn. We understand the historical value our home and would love to share its story with future occupants that visit our awesome town.

Sincerely,

A handwritten signature in black ink, appearing to read "J. R. Candlish".

J. R. Candlish

Proposed Sign

The proposed sign would be placed on the exterior wall next to the front door of the house. We will not be proposing to put a sign in the front yard.

