



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

▶ **FILE #:** 3-F-15-UR

AGENDA ITEM #: 40

AGENDA DATE: 3/12/2015

▶ **APPLICANT:** MARY SETZER

OWNER(S): Mary Setzer

TAX ID NUMBER: 69 N E 058

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 813 Chickamauga Ave

▶ **LOCATION:** North side of Chickamauga Ave., west of Huron St.

▶ **APPX. SIZE OF TRACT:** 25000 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Chickamauga Ave., a local street with a pavement width of 26' within a 60' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** R-2 (General Residential) / IH-1 (Infill Housing Overlay)

▶ **EXISTING LAND USE:** Duplex

▶ **PROPOSED USE:** Home office for a loan originator

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: I-4 / IH-1 / Furniture warehouse/sales

South: R-2 / IH-1 / Church

East: R-2 / IH-1 / Detached dwellings

West: R-2 / IH-1 / Detached dwellings

NEIGHBORHOOD CONTEXT: The site is located adjacent to a heavily used Norfolk-Southern rail line. To the north of the site is an area that has warehousing and industrial type uses. A church is across the street from the site. Zoning in the area is R-2 residential and I-4 heavy industrial. The IH-1 infill housing overlay covers the entire neighborhood.

STAFF RECOMMENDATION:

▶ **APPROVE** the request of the applicant for a loan originators office as a home occupation, subject to the following 8 conditions

1. Meeting all requirements of Article 5, Section 12 of the Knoxville Zoning Ordinance
2. Maintaining the appropriate licenses from the State of Tennessee and any other state in which the business operates
3. No client meetings be conducted on the premises with the applicant
4. This use on review for a home occupation shall terminate at the time this applicant vacates the premises.

No other home occupation may be conducted at this location unless approved by MPC through the use on review process

5. No signage will be permitted.
6. Meeting all other applicable requirements of the Knoxville Zoning Ordinance
7. Meeting all applicable requirements of the Knoxville Engineering Dept.
8. Failure to adhere to these conditions of approval and all other applicable requirements of the Knoxville Zoning Ordinance will, after due process, result in revocation of the approval of this use on review for a home occupation

With the conditions noted, the request meets the requirements for approval in the R-2/IH-1 zones and the other criteria for approval of a use on review

COMMENTS:

Ms. Setzer is requesting permission to operate a loan origination business as a home occupation. She states in the information provided with the application that she will meet all of the requirements of a home occupation contained in the Zoning Ordinance. The site has non residential uses on three sides. The structure in which the business will be located is a duplex. The applicant owns both of the units of the duplex. She will operate her business from the unit in which she resides. The other unit is occupied by a renter.

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 local street. No negative traffic impact is anticipated.

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-2/IH-1 zoning districts, as well as other criteria for approval of a use-on-review.

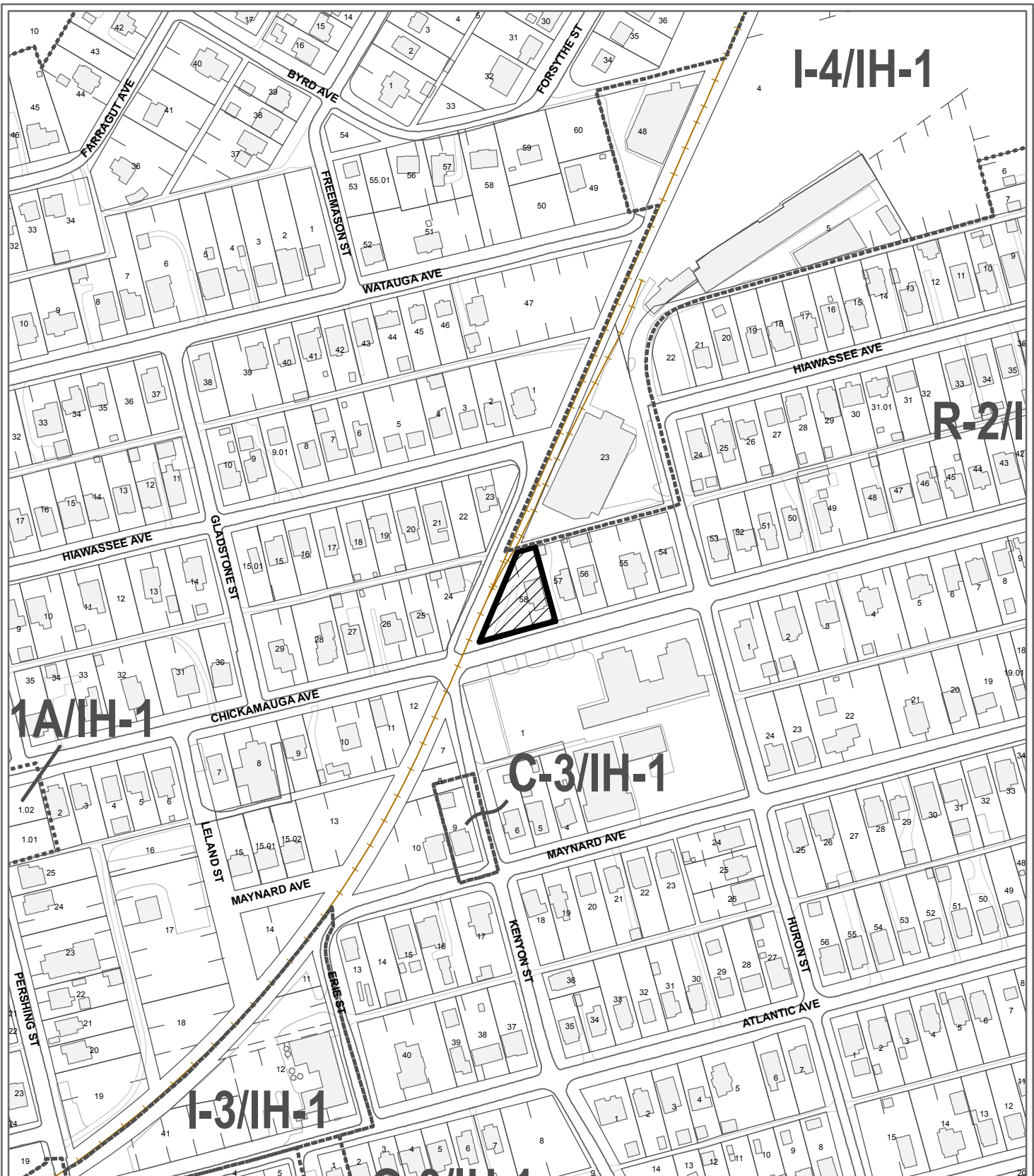
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the Central City Sector Plan and One Year plan for the area which proposes LDR (Low 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.



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USE ON REVIEW**

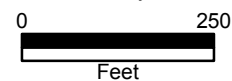
Petitioner: Setzer, Mary



Undefined in R-2 (General Residential) / IH-1 (Infill Housing Overlay)

Map No: 69

Jurisdiction: City



Original Print Date: 2/20/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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PROPOSED USE

The purpose of the home office is to print applications for loan applicants that qualify for the Lender's loan programs. Most of the work will be done outside of my home; so there is no need for additional parking. The paper work would be signed in a realtor's office, or other professional establishment. It will not generate any additional traffic in the neighborhood. All of the processing of the loans is done at the Lender's main office. My job would be to visit realtor's offices for applicant referrals and collecting paper work. I would be using less than 100 square feet of floor space in my den; just enough for a desk and a computer. I will not require any signage, since no one will be coming to my home.

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NARRATIVE

The property is existing. I plan to use less than 100 square feet of my home for office space. I will only require a desk and a computer. No one will be coming to my home. So there is no need for signage.

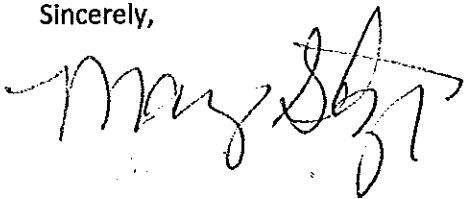
The home office will not generate any additional traffic in the neighborhood. Most of my work will be done outside of the home. All meetings will take place in a realtor's office or other professional building.

Below is a list of the items included with this request:

- 1) Proposed Use
- 2) Off Street Parking Diagram
- 3) Building Foot Print
- 4) Floor Plan
- 5) Proposed Signage Addendum
- 6) Garbage Location

Thank you for your consideration in this matter.

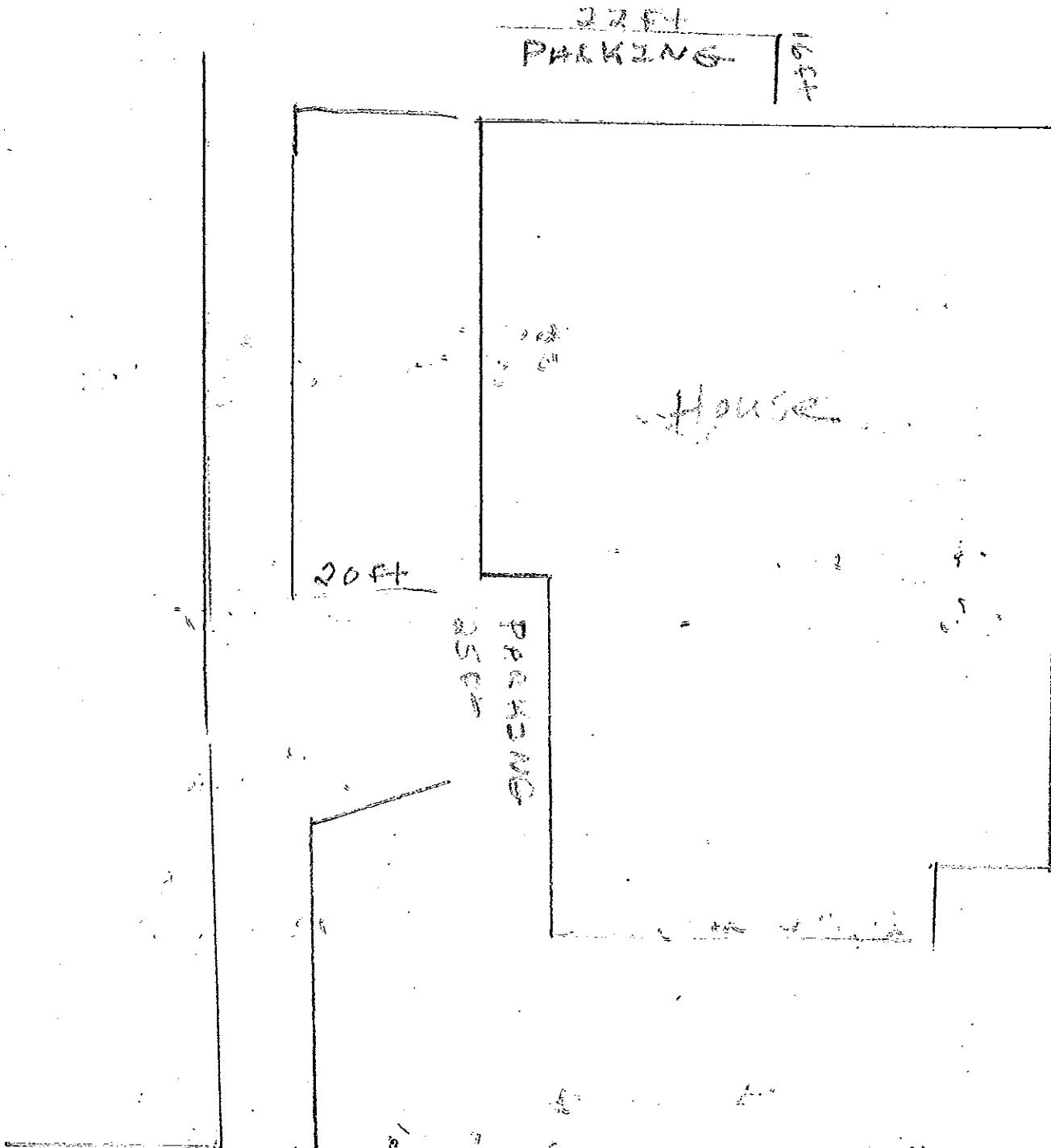
Sincerely,



813 Chickamauga Avenue

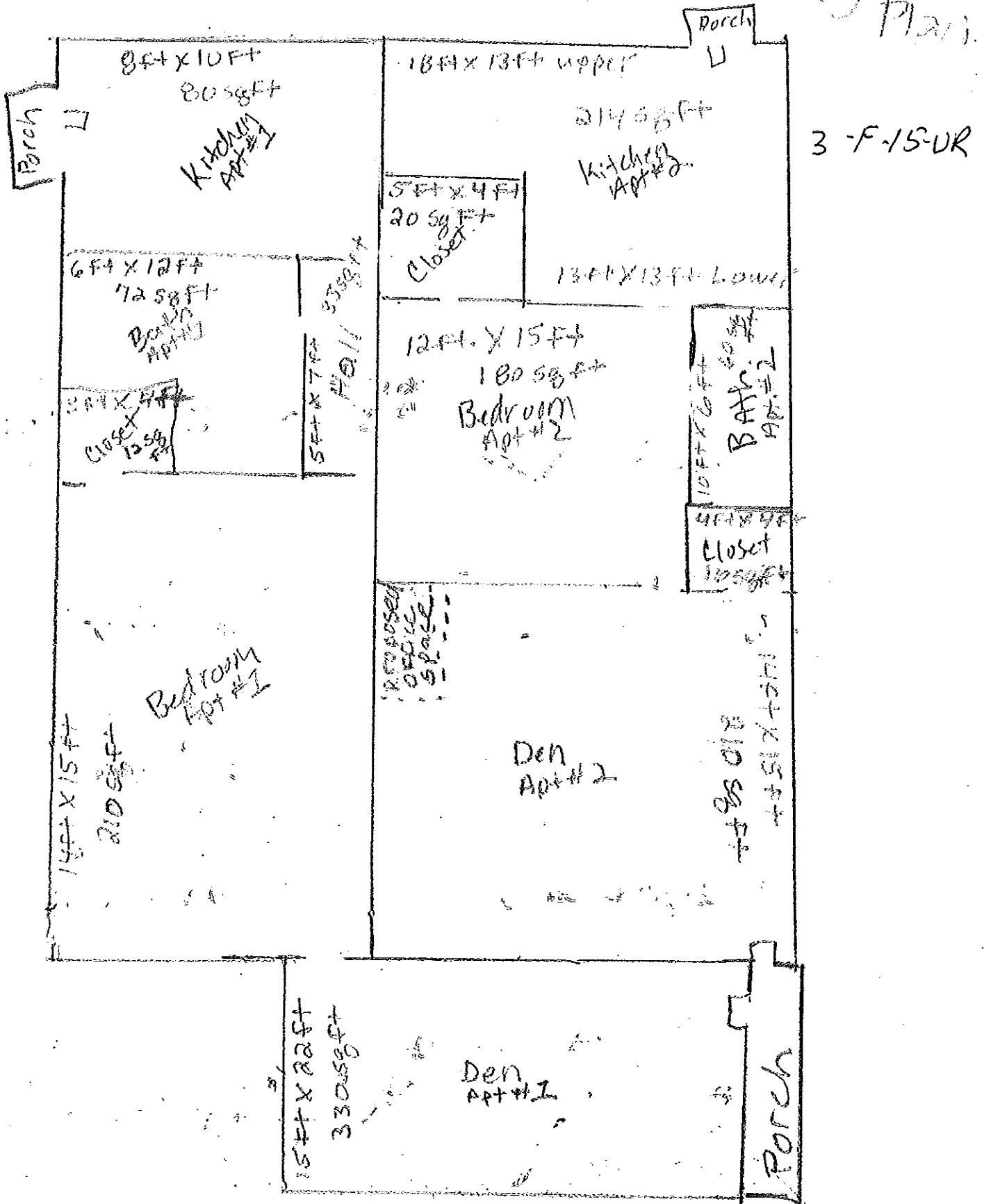
off street parking

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Chickamauga Avenue

813 Chickamauga Avenue - Existing Floor Plan



Total sqft = 1,439