

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

▶ **FILE #:** 3-G-17-UR

AGENDA ITEM #: 54

AGENDA DATE: 3/9/2017

▶ **APPLICANT:** **BOB'S TRAILS, TREES, AND GARDENS ROBERT RICHARDS**

OWNER(S): Bob's Trails, Trees, and Gardens

TAX ID NUMBER: 121 B D 019

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 318 Layden Dr

▶ **LOCATION:** **North side Layden Dr., east of Grandview Dr.**

▶ **APPX. SIZE OF TRACT:** **0.6 acres**

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Layden Dr., a local street with a pavement width of 15' within a 40' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

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

▶ **EXISTING LAND USE:** **Detached house**

▶ **PROPOSED USE:** **Consulting business**

HISTORY OF ZONING: In 1996 the Lyons View neighborhood was rezoned from R-2 to R-1 (3-P-96-RZ).

SURROUNDING LAND USE AND ZONING: North: Detached house, Office building / R-1 (low density residential) and O-1 (office, medical, and related services)

South: Detached house, Condos / R-1 (low density residential) and R-2 (general residential)

East: Cherokee Country Club / R-2 (general residential)

West: Detached house / R-1 (low density residential)

NEIGHBORHOOD CONTEXT: The Lyons View neighborhood is located north of Lyons View Pike, east of S Northshore Drive and west of Cherokee Country Club. The residential neighborhood primarily consists of detached houses in the R-1 zone. There are also multi-dwelling condo buildings, offices, retail, and commercial enterprises developed in the R-2, O-1, C-3 and I-3 zones.

STAFF RECOMMENDATION:

▶ **APPROVE the applicant's request to operate a consulting business as a home occupation subject to 3 conditions.**

1. No signage for the business.

2. Meeting all requirements of Article 5, Section 12 of the Knoxville Zoning Ordinance dealing with home

occupations.

3. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.

COMMENTS:

The applicant owns and is the sole employee of a consulting business that he wishes to operate from his home. The business includes project management, grant administration, trail project development, trail design and route flagging, and technical assistance. The business will be primarily computer and phone based, and will meet clients off-site and does not anticipate clients visiting his residence.

The applicant's home is a two bedroom house that is located at the eastern terminus of Layden Drive. The home based office will occupy approximately 36 sqft of the 841 sqft house.

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

1. The proposed home occupation will have no impact on local services since utilities are available to serve this site.
2. The proposed home occupation compatible with the surrounding development because it will not be seen nor will it any create additional traffic.

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

1. With the recommended conditions, the proposed home occupation is consistent with all relevant requirements of the R-1 zoning, as well as other criteria for approval of a use on review.
2. The use 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 Sector Plan. The use in is harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the applicant does not have outside employees and does not anticipate clients visiting his residence.

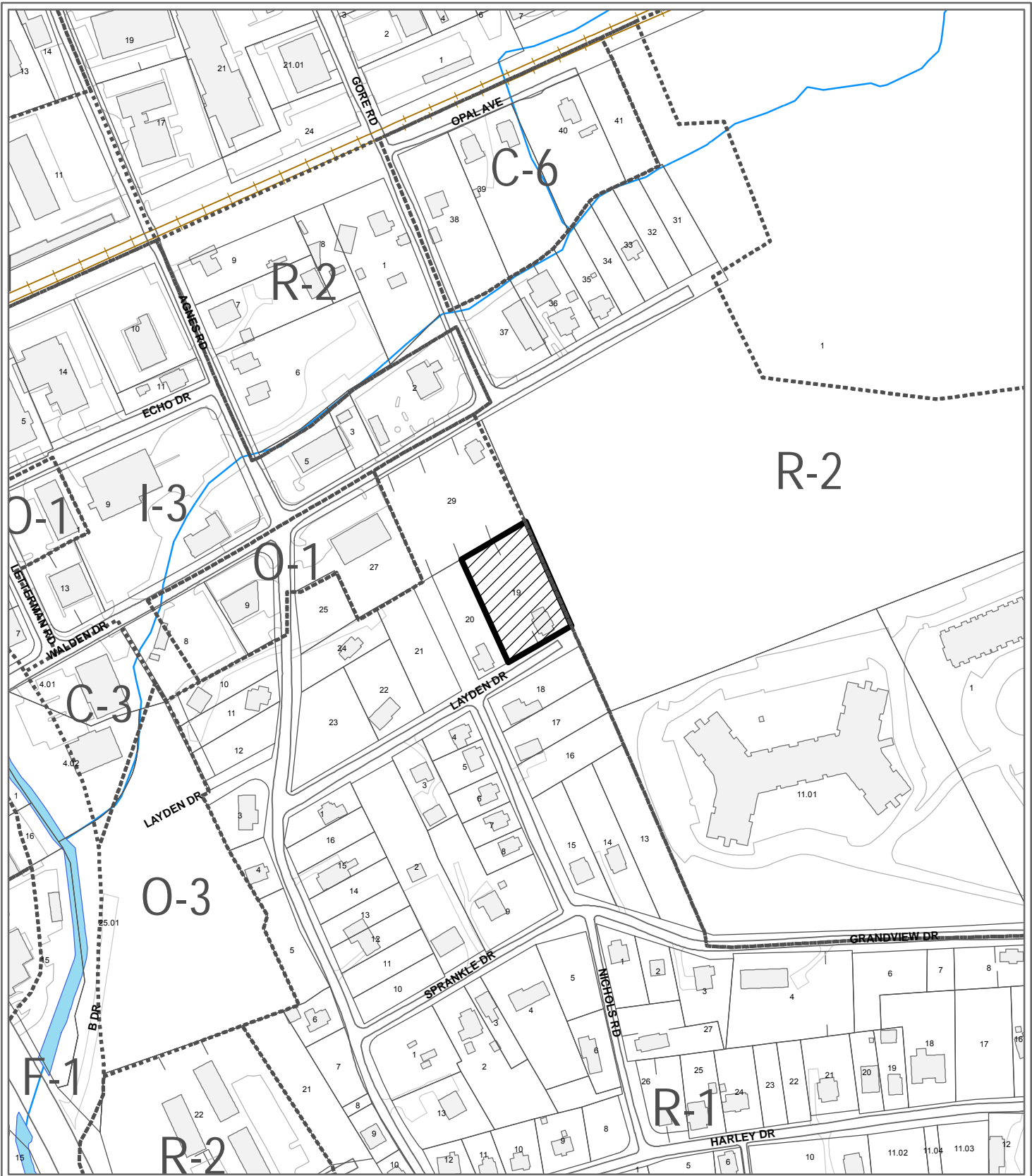
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The West City Sector Plan and Knoxville One Year Plan propose low density residential (LDR) uses for this site. The proposed development is consistent with the sector plan.
2. This site is located within the City of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

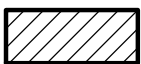
ESTIMATED STUDENT YIELD: Not applicable.

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.



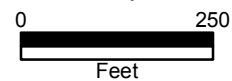
**3-G-17-UR
USE ON REVIEW**

Petitioner: Bob's Trails, Trees, and Gardens, Robert Richards



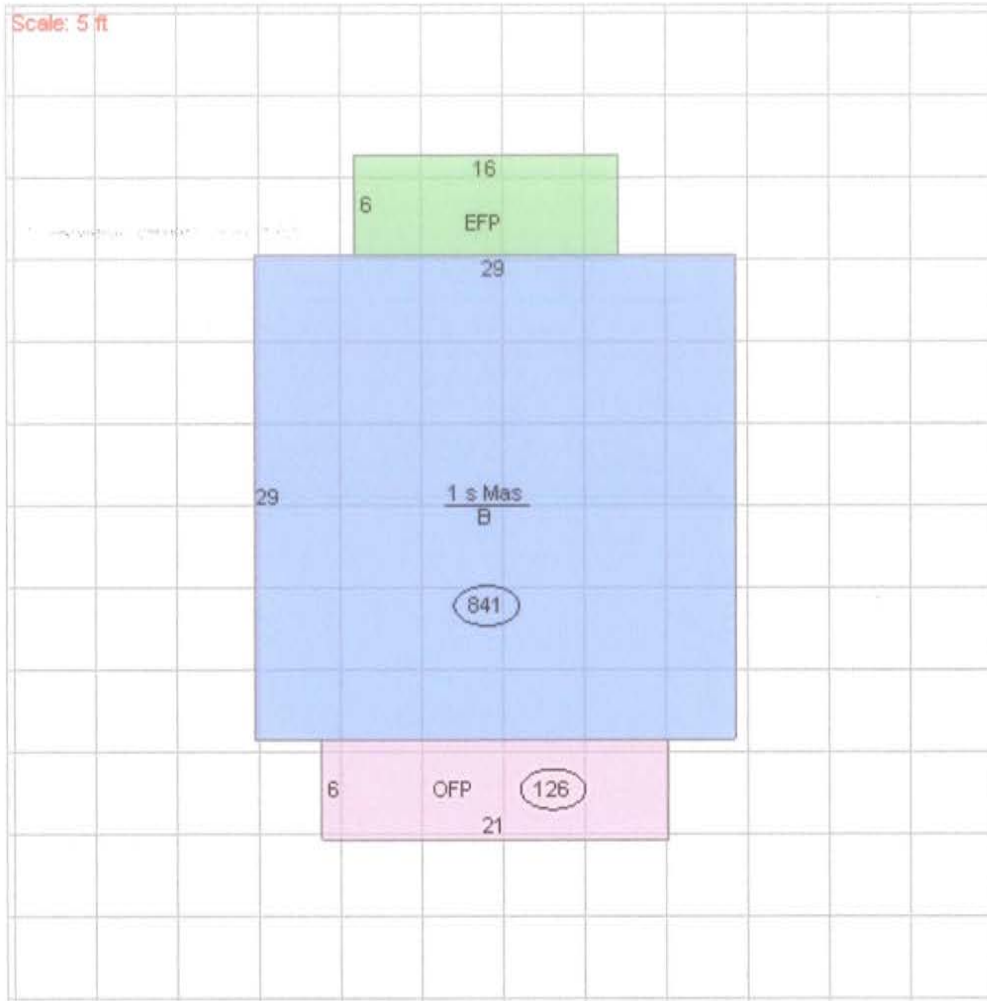
Home occupation in R-1 (Low Density Residential)

Map No: 121
Jurisdiction: City



Original Print Date: 2/15/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

318 Layden Drive
Knoxville, TN 37919



Home-based Office $6' \times 6' = 365F$

Residence = 841 sq. ft.

Use on Review Development Plan

Name of Applicant: Robert (Bob) Richards

Date Filed: January 23 2017 Meeting Date: March 9, 2017

Application Accepted by: Thomas Brecko

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: \$450.00 File Number: Use on Review 3-6-17-UR



PROPERTY INFORMATION

Address: 318 Layden Drive 37919
 General Location: Lyon's View Bearden
N side Layden Dr. east of Agnes Rd.
 Tract Size: 0.6 acre No. of Units: _____
 Zoning District: 49
 Existing Land Use: SFR

Planning Sector: West City
 Sector Plan Proposed Land Use Classification: LDR
 Growth Policy Plan Designation: Urban
 Census Tract: 71
 Traffic Zone: 114
 Parcel ID Number(s): 121BD019
 Jurisdiction: City Council 2 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Robert (Bob) Richards
 Company: Bob's Trails, Trees and Gardens
 Address: 318 Layden Drive
 City: Knoxville State: TN Zip: 37919
 Telephone: 615-210-1932
 Fax: _____
 E-mail: Trailbob51@outlook.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Bob Richards
 Company: Bob's Trails Trees and Gardens
 Address: 318 Layden Drive
 City: Knoxville State: TN Zip: 37919
 Telephone: 615-210-1932
 Fax: _____
 E-mail: Trailbob51@outlook.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation)
Consulting Business
 Other (Be Specific)

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]
 PLEASE PRINT
 Name: Robert E. Richards
 Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 E-mail: _____

