

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

▶ **FILE #:** 4-C-18-UR

**AGENDA ITEM #:** 63

**AGENDA DATE:** 4/12/2018

▶ **APPLICANT:** CLAY & BOBBIE CREWS THURSTON

OWNER(S): Bobbie Crews Thurston

TAX ID NUMBER: 48 M C 045

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3805 Garden Dr

▶ **LOCATION:** North side Garden Dr, west side Hardwood Rd.

▶ **APPX. SIZE OF TRACT:** 0.3 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Garden Dr., a minor collector street with 20' of pavement width within 50' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

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

▶ **EXISTING LAND USE:** Single Family Residential

▶ **PROPOSED USE:** Art Studio

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential / R-1 (Low Density Residential)

South: Garden Dr., Single family residential / R-1 (Low Density Residential)

East: Hardwood Rd., Single family residential / R-1 (Low Density Residential)

West: Single family residential / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This neighborhood is developed with single family residences under R-1 zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the applicant's request to operate an art studio as a home occupation subject to 1 conditions.

1. Meeting the requirements of Article 5, Section 12.A. of the Knoxville Zoning Ordinance, standards for a "home occupations", and all other applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the R-1 zoning district, as well as other criteria for approval of a use on review.

**COMMENTS:**

The applicant is constructing an addition to her house that will contain a 576 square-foot personal art studio. If approved as a home occupation, the sale of the art produced at the premises and teaching one pupil per teacher at any given time can occur at the house. The applicant stated there is no intent to have other employees but the home occupation standards do allow one employee that does not live on premises. In addition, art lessons will take place between 9am and 9pm.

The applicant's home, including the addition, is 3,116 square feet (sqft) so the home occupation will occupy approximately 18.5 percent of the floor area. Home occupations are allowed to occupy a maximum of 25 percent of the floor area.

When a home occupation is approved, there shall not be a change to the outside appearance of the house. An addition is being constructed where the art studio is located, however, the design of the addition is consistent with the appearance of the house and the use of the space is not specific to an art studio. In addition, the applicant does not plan to install a sign for the home business. The zoning standards allow consideration of a non-illuminated, 2 square-foot sign.

Parking for the residents and clients can be accommodated in the driveway or parking area under the new addition.

#### 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 is compatible with the surrounding neighborhood because it is located on a collector street, the number clients visiting at any given time should be limited, and parking can be accommodated on-site.

#### 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. With the recommended conditions, 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 is in 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.

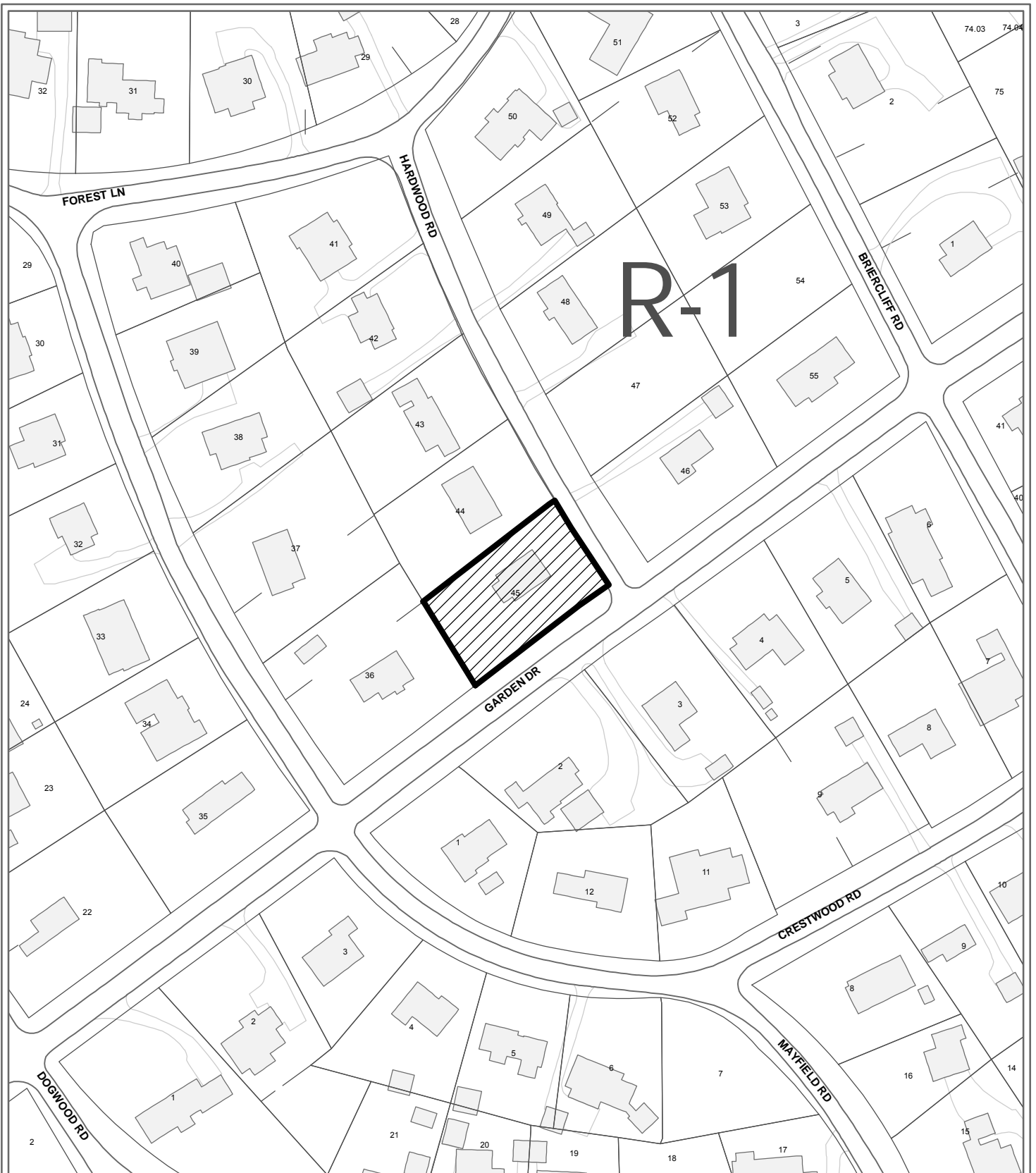
#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North 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.

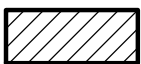
ESTIMATED STUDENT YIELD: Not applicable.

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.



**4-C-18-UR  
USE ON REVIEW**

Petitioner: Thurston, Clay & Bobbie Crews



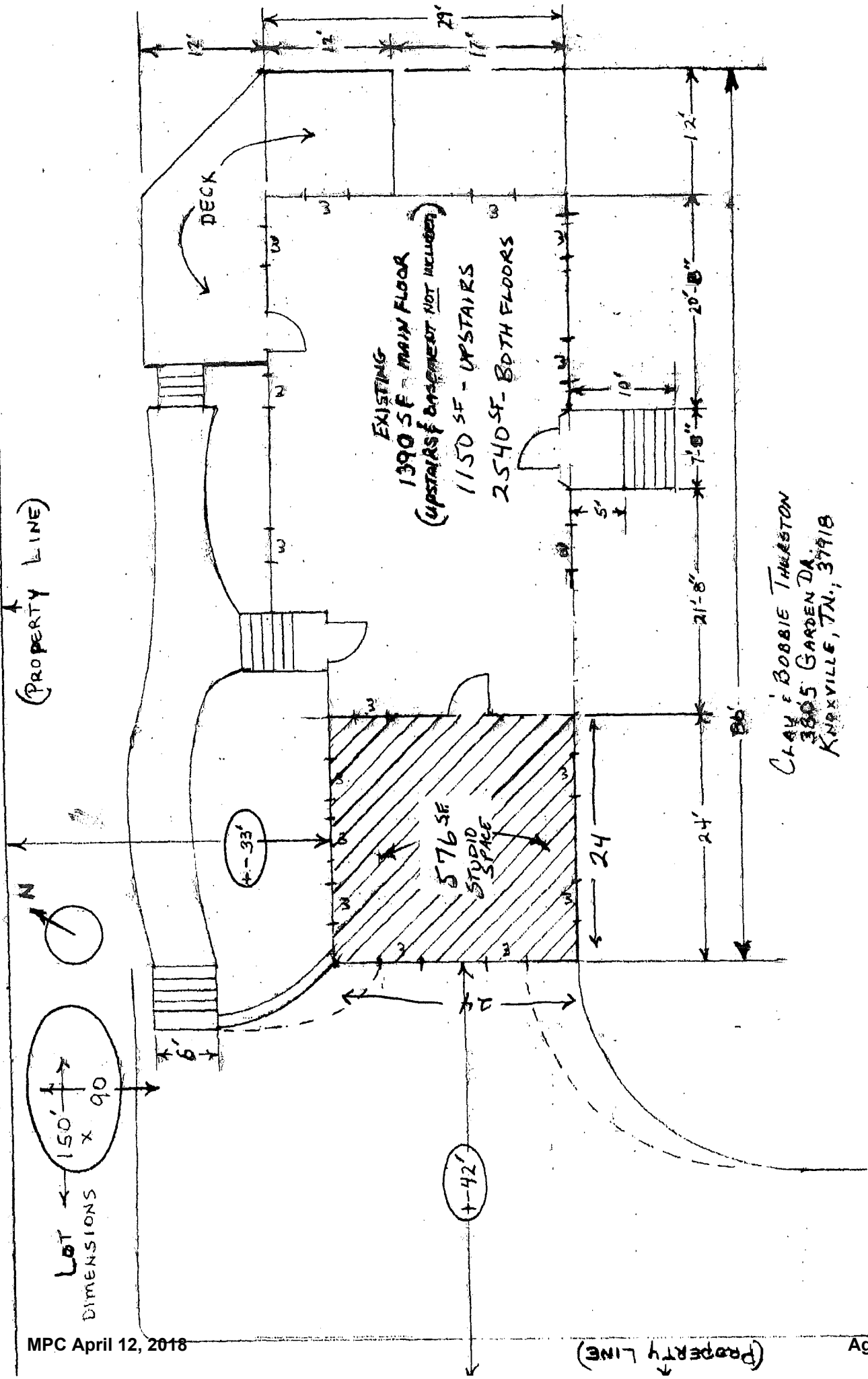
Home occupation in R-1 (Low Density Residential)

Map No: 48

Jurisdiction: City



Original Print Date: 3/20/2018  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



EXISTING  
 1390 SF - MAIN FLOOR  
 (UPSTAIRS & BASEMENT NOT INCLUDED)  
 1150 SF - UPSTAIRS  
 2540 SF - BATH FLOORS

576 SF  
 STUDIO SPACE

CLAY & BOBBIE THURSTON  
 3805 GARDEN DR.  
 KNOXVILLE, TN, 37918

4-C-18-UR

Must receive a UOR  
for Home Occupation

Bobbie Crews Thurston  
bobbiecrewsart@gmail.com  
3805 Garden Dr.  
Knoxville, TN 37918  
865-591-0831

Dear Mr. Scott Elder,

My husband Clay Thurston and I are planning on adding an addition to our home so I may have a home studio for creating my artwork. This will be my primary workspace in years to come. We have a nice size driveway for visitors to park so people won't need to park in the street. I may have occasional classes or presentations in my studio, but they'll be small in nature and won't interrupt neighborhood life.

Many other artists in the Fountain City area also have home studios, some attached to their homes and others detached. They do their work there, teach others and invite people to see their work without bothering anyone in the neighborhood. My home studio will be much the same.

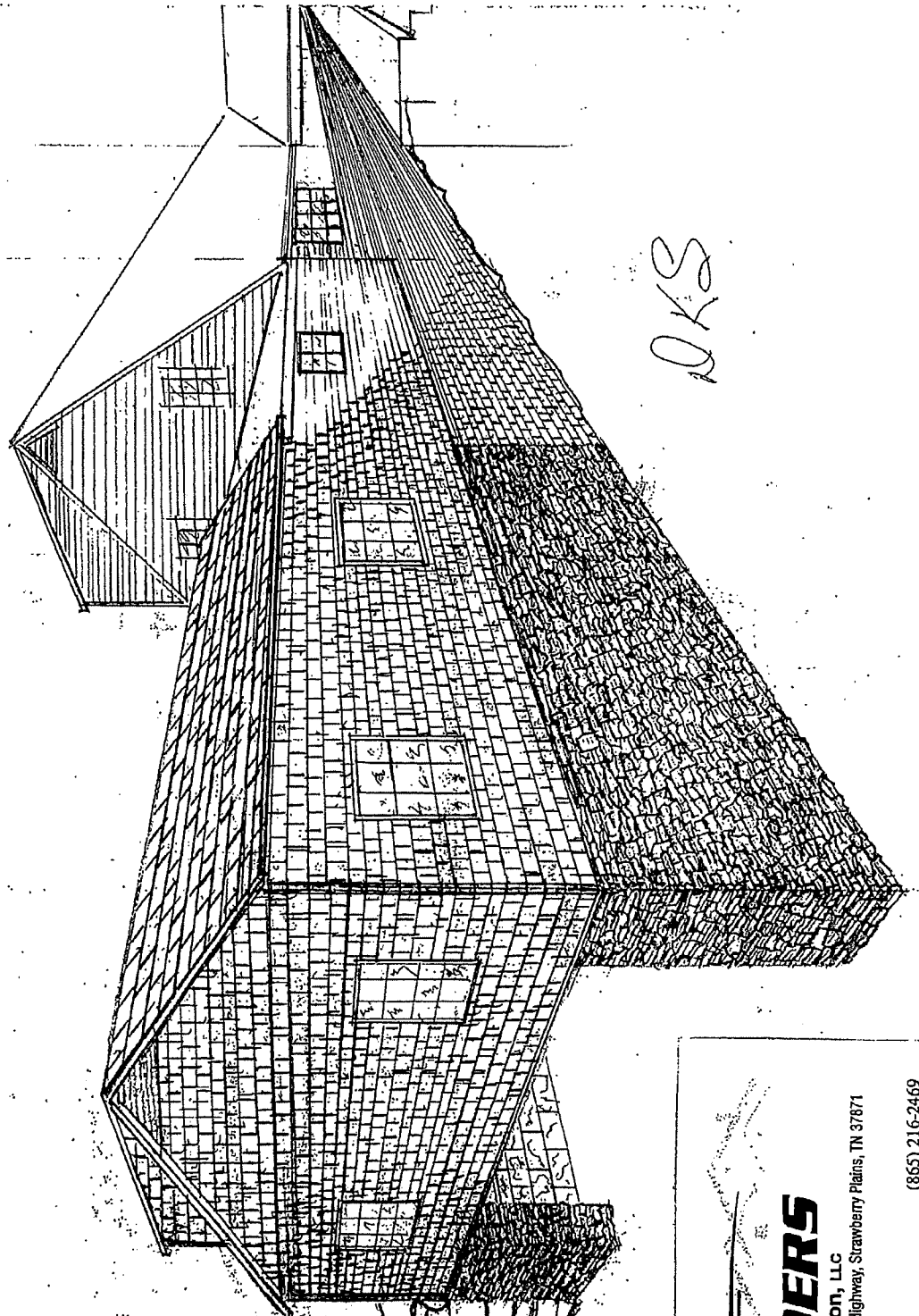
Thank you for taking the time to review our interests!  
Sincerely,



Bobbie Crews Thurston



Danny K. Sanders  
Owner/Contractor  
sandersconstructionllc@gmail.com  
(865) 216-2469  
Fax (865) 933-0562

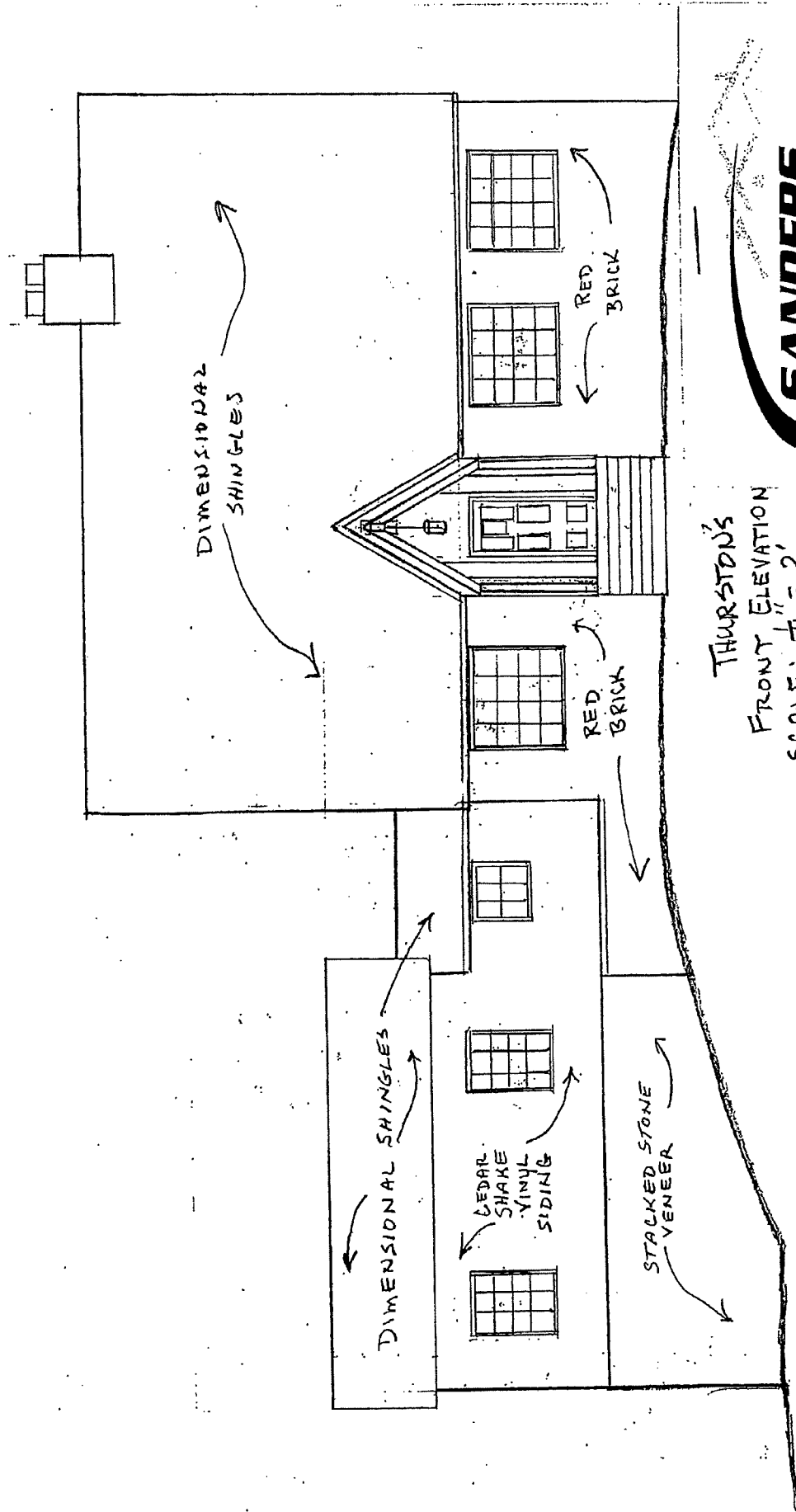


OKS

**SANDERS**  
 Construction, LLC  
 10219 Asheville Highway, Strawberry Plains, TN 37871

Danny K. Sanders  
 Owner/Contractor  
 sandersconstructionllc@gmail.com

(865) 216-2469  
 Fax (865) 933-0562



THURSTON'S  
 FRONT ELEVATION  
 SCALE: 1/4" = 2'

**SANDERS**

Construction, LLC  
 10219 Asheville Highway, Strawberry Plains, TN 37871

Danny K. Sanders  
 Owner/Contractor  
 sandersconstructionllc@gmail.com  
 (865) 216-2469  
 Fax (865) 933-0562

Use on Review  Development Plan

Name of Applicant: CLAY + BOBBIE CREWS THURSTON

Date Filed: 2/26/18

Meeting Date: April 12



Application Accepted by: James Reed

Fee Amount: File Number: Development Plan

Fee Amount: ~~\$450~~ \$450 File Number: Use on Review 4-C-18-UR

PROPERTY INFORMATION

Address: 3805 Garden Dr

General Location: N/W corner of Hardwood Rd + Garden Dr.

Tract Size: 0.3 No. of Units:

Zoning District: R-1

Existing Land Use: Residential

Planning Sector: North City

Sector Plan Proposed Land Use Classification: LDR

Growth Policy Plan Designation:

Census Tract: 51

Traffic Zone: 203

Parcel ID Number(s): 048MCO45

Jurisdiction:  City Council 4th District

County Commission District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: CLAY + BOBBIE CREWS THURSTON

Company:

Address: 3805 GARDEN DR.

City: KNOXVILLE State: TN Zip: 37918

Telephone: 865-591-0831

Fax:

E-mail: bobbiecrewsart@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: DANNY SANDERS

Company: SANDERS CONSTRUCTION LLC

Address:

City: State: Zip:

Telephone: 865-216-2469

Fax:

E-mail: sandersconstructionllc@gmail.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Art Studio

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: Bobbie Crews Thurston

PLEASE PRINT

Name: BOBBIE CREWS THURSTON

Company:

Address: 3805 GARDEN DR.

City: KNOXVILLE State: TN Zip: 37918

Telephone: 865-591-0831

E-mail: bobbiecrewsart@gmail.com



SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
Bobbie Crew Thornton	3805 GARDEN DR.	KNOXVILLE	TN	37918	X	

## REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide the sign(s) to post on the subject property at the time of application.

The sign(s) must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign(s) should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign(s) to be posted at the time of application.

The sign(s) must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. The applicant is responsible for ensuring that the signs remain posted throughout the two-week period prior to the public hearing. Failure to maintain the signs during this time period may be cause for postponement of the application until the next scheduled meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for additional sign(s) consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign(s) provided on the subject property on or before March 28th consistent with the guidelines provided above; and remove the sign(s) within one week after the MPC/BZA public hearing.

Signature: *Bobbie Crews Thurston*  
Printed name: Clay & Bobbie Crews Thurston  
Date: 2-26-18  
MPC/BZA File #: 4-C-18-WR