

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

► **FILE #:** 9-C-18-UR **AGENDA ITEM #:** 53  
**POSTPONEMENT(S):** 9/13/2018 **AGENDA DATE:** 10/11/2018

► **APPLICANT:** SHANNA MASSOUH  
**OWNER(S):** Shanna Massouh

**TAX ID NUMBER:** 81 M N 008 [View map on KGIS](#)

**JURISDICTION:** City Council District 4

**STREET ADDRESS:** 915 Luttrell St

► **LOCATION:** West side of Luttrell St., north of Gill Ave.

► **APPX. SIZE OF TRACT:** 7350 square feet

**SECTOR PLAN:** Central City

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

**ACCESSIBILITY:** Access is via Luttrell St., a 2-lane local street with 34' of pavement width and 50' of 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:** House

► **PROPOSED USE:** Bed and Breakfast with 2 rental rooms

**HISTORY OF ZONING:**

**SURROUNDING LAND USE AND ZONING:**

North:	Duplex, houses / R-1A (Low Density Residential) / H-1 (Historic Overlay)
South:	House, multi-dwelling structures / R-1A (Low Density Residential) / H-1 (Historic Overlay)
East:	Houses, multi-dwelling structures / R-1A (Low Density Residential) / H-1 (Historic Overlay)
West:	Houses, multi-dwelling structures / R-1A (Low Density Residential) / H-1 (Historic Overlay)

**NEIGHBORHOOD CONTEXT:** The property is located in the Historic Fourth and Gill neighborhood that is predominantly single family detached houses, however, there is also a mix of duplexes and multi-dwelling structures, most of which were originally single family houses that were split into multiple many years ago. The zoning in the neighborhood is R-1A.

**STAFF RECOMMENDATION:**

► **POSTPONE** the Use on Review application until the November 8, 2018 MPC meeting as requested by the applicant.

**COMMENTS:**

The proposal is to operate a bed and breakfast with 2 rental rooms. The applicant does not anticipate making any changes to the exterior of the house, which would require approval by the Historic Zoning Commission. A bed and breakfast requires 1 off-street parking stall for each lodging unit (room rental). For this proposal, 4 off-street parking spaces would be required (2 for the bed & breakfast and 2 for the residence). The applicant proposes providing these parking spaces off the alley.

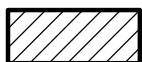
ESTIMATED TRAFFIC IMPACT: Not required.

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.



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



Bed and Breakfast with 2 rental rooms. in R-1A (Low Density Residential)

Original Print Date: 8/15/2018 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Massouh, Shanna

Map No: 81  
Jurisdiction: City



10/2/2018

9-C-18-UR-PP-10-11-18

Knox MPC Mail - Fwd: 9-C-18-UR

400 Main Street  
Knoxville, TN 37902

p 865-215-3827  
f 865-215-2068

mike.reynolds@knoxmpc.org  
www.knoxmpc.org



**Mike Reynolds** <mike.reynolds@knoxmpc.org>

Fri, Sep 21, 2018 at 9:55 AM

To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Dori Caron  
<dori.caron@knoxmpc.org>

Postponement request for 9-C-18-UR until the November 8, 2018 MPC meeting.

----- Forwarded message -----

From: **Shanna Massouh** <shannamassouh@gmail.com>

Date: Fri, Sep 21, 2018 at 9:51 AM

Subject: Re: 9-C-18-UR

To: Mike Reynolds <mike.reynolds@knoxmpc.org>

- Request 30 days -

Mike,

Can we post pond 9-C-18-UR until the November 8 meeting? Thanks!

- Shanna Massouh

On Fri, Sep 21, 2018, 9:49 AM Mike Reynolds <mike.reynolds@knoxmpc.org> wrote:

Yes, that would be best. Just email me a request to postpone until the November 8, 2018 MPC meeting.

Thanks! Mike

Michael Reynolds, AICP  
Senior Planner

Suite 403, City County Building  
400 Main Street  
Knoxville, TN 37902

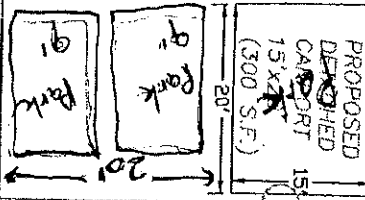
p 865-215-3827  
f 865-215-2068

mike.reynolds@knoxmpc.org  
www.knoxmpc.org

ALLEY

WIDTH  
VARIES

BRICK WALL



BRICK WALL

8' DOUBLE GATE

WOOD PRIVACY  
FENCE

Roughly:

Guest 1: 240 sqft

Guest 2: 162 sqft

Guest 1 bath: 57.5 sqft

Hall bath: 99 sqft

Sitting room: 231.25 sqft

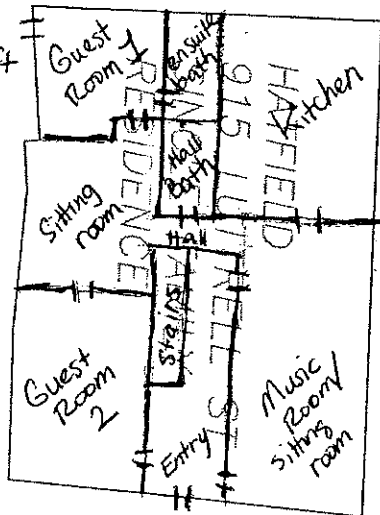
Entry: 170 sqft

Music/sitting: 561 sqft

Kitchen: 399 sqft

Hallway: 27 sqft

1st Floor



≈ 1946.75 sq. ft



GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

REVISED

JUL 26 2018

9-C-18-OR

LUTTRELL STREET

ALLEY

WIDTH  
VARIES

15'

15'

9'

PROPOSED  
DETACHED  
CARPORT  
15'x20'  
(300 S.F.)

20'

15'

9'

BRICK WALL

WOOD PRIVACY  
FENCE

8' DOUBLE GATE

BRICK WALL

Roughly:

Bedroom 1: 252 sq ft

Bed 2: 210 sq ft

Bed 3: 105 sq ft

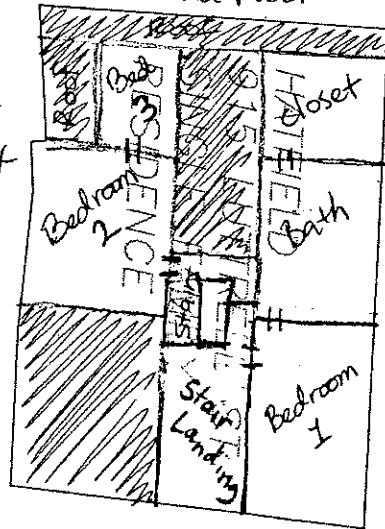
Bath: 196 sq ft

Closet: 154 sq ft

Landing: 102 sq ft

≈ 1,019 sq ft.

2nd Floor



GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

LUTTRELL STREET

## Bed and Breakfast Regulations:

9. *Bed and breakfast inns.* This subsection prescribes the conditions under which bed and breakfast inns may be permitted.

a. A bed and breakfast inn must be operated in the principal building on the site and not in accessory structures.

The two guest rooms are located on the first floor.

b. A bed and breakfast inn may only be operated by an owner who also resides in the building.

My private quarters are on the second floor.

c. The number of guest rooms allowed is based on the following square footage requirements:

Gross Sq. Ft. of Princip al Buildin g	Guest Rooms Permitted
Less than 1,200 square feet	One (1) room
1,201 to 1,800	Two (2) rooms  I will have two rooms on the first floor for guests. The square footage of the house is 2,812 sq. ft not including the basement.

square feet	
1,801 to 2,400 square feet	Three (3) rooms
2,401 to 3,000 square feet	Four (4) rooms
3,001 to 3,600 square feet	Five (5) rooms
Over 3,600	Six (6) rooms



square feet	
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d. A certificate of appropriateness must be obtained from the Knoxville historic zoning commission that affirms that the proposed bed and breakfast inn is in an H-1 historic overlay zone and that any proposed exterior changes are consistent with the adopted design guidelines approved for that district. I do not plan to make any exterior changes

I will abide by the following rules:

- e. The maximum length of stay for a transient paying guest is limited to thirty (30) days in any twelve-month period, and the owner shall maintain a current guest register.
- f. No more than one (1) wall sign of no more than two (2) square feet identifying the bed and breakfast inn shall be permitted. This sign shall not be directly or internally lighted. The Knoxville historic zoning commission shall approve signs under this provision.
- g. No retail sale of goods or merchandise will be allowed on the premises.
- h. No receptions, meetings or other functions shall be allowed on the premises.
- i. The serving of meals shall be limited to breakfast for registered guests only.
- j. At least one (1) bathroom for use exclusively by guests is required on each floor of the building. There are two full bathrooms for the guests: one ensuite and one hall, both on the first floor.
- k. All required off-street parking spaces shall be screened by landscaping or other suitable opaque barrier from adjacent residences. No required off-street parking shall be allowed in the required front yard. There is a parking area in the back of the house that is 42 ft. by 22 ft. and has walls on either end for privacy from neighbors. It will fit 4 cars



Sherry Michienzi &lt;sherry.michienzi@knoxmpc.org&gt;

**Fwd: 9-C-18-UR**

1 message

**Mike Reynolds** <mike.reynolds@knoxmpc.org>

Wed, Aug 29, 2018 at 3:50 PM

To: Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;, Sherry Michienzi &lt;sherry.michienzi@knoxmpc.org&gt;, Dori Caron &lt;dori.caron@knoxmpc.org&gt;

Postponement request for 9-C-18-UR until the October 11, 2018 MPC meeting.

----- Forwarded message -----

From: **Shanna Massouh** <shannamassouh@gmail.com>

Date: Wed, Aug 29, 2018 at 2:49 PM

Subject: 9-C-18-UR

To: Mike Reynolds &lt;mike.reynolds@knoxmpc.org&gt;

Mike,

Thanks. Let's postpone file number 9-C-18-UR until October 11. Have a great day!

- Shanna Massouh

On Wed, Aug 29, 2018, 2:04 PM Mike Reynolds <mike.reynolds@knoxmpc.org> wrote:  
Shanna,

I suggest postponing for 1 month and see if you get the AirBNB permit. If you need to postpone again for some reason then that isn't a problem either.

Unfortunately you cannot get a refund on the fee because we have already run the public notices and made the reviews on the plan.

To postpone, just send me an email referencing your file number (9-C-18-UR) and that you want to postpone to the October 11, 2018 meeting.

Let me know if you have any questions, and best of luck with the AirBNB permit!

Mike

-----  
Michael Reynolds, AICP  
Senior PlannerSuite 403, City County Building  
400 Main Street  
Knoxville, TN 37902

# M P C

METROPOLITAN  
PLANNING  
COMMISSION  
TENNESSEE

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

## ☒ Use on Review ☐ Development Plan

Name of Applicant: Shanna Snowden MassouhDate Filed: July 10, 2018 Meeting Date: 9/13/2018Application Accepted by: Mike Reynolds

Fee Amount: \_\_\_\_\_ File Number: Development Plan \_\_\_\_\_

Fee Amount: \$450 File Number: Use on Review 9-C-18-UR

RECEIVED

JUL 24 2018

Metropolitan  
Planning Commission

### PROPERTY INFORMATION

Address: 915 Luttrell Street, Knoxville,General Location: 4th & Gill <sup>Tn. 37917</sup> neighborhoodTract Size: 50ft x 150 ft. No. of Units: 2Zoning District: Historic H-1 OverlayExisting Land Use: ~~residential home~~Sing. Fam ResidentialPlanning Sector: Central City

Sector Plan Proposed Land Use Classification:

Growth Policy Plan Designation: \_\_\_\_\_

Census Tract: 66

Traffic Zone: \_\_\_\_\_

Parcel ID Number(s): 081MN008Jurisdiction: ☐ City Council 4 District☐ County Commission 2 District

### PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Shanna Snowden Massouh

Company: \_\_\_\_\_

Address: 915 Luttrell StreetCity: Knoxville State: Tn Zip: 37917Telephone: 901-262-6781

Fax: \_\_\_\_\_

E-mail: shannamassouh@gmail.com

### APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Shanna Massouh

Company: \_\_\_\_\_

Address: 915 Luttrell StreetCity: Knoxville State: TN Zip: 37917Telephone: 901-262-6781

Fax: \_\_\_\_\_

E-mail: shannamassouh@gmail.com

### APPROVAL REQUESTED

☐ Development Plan: Residential Non-Residential☐ Home Occupation (Specify Occupation)☒ Other (Be Specific)

Bed and Breakfast Homestay  
-renting only 2 rooms while  
living within home.

### 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.

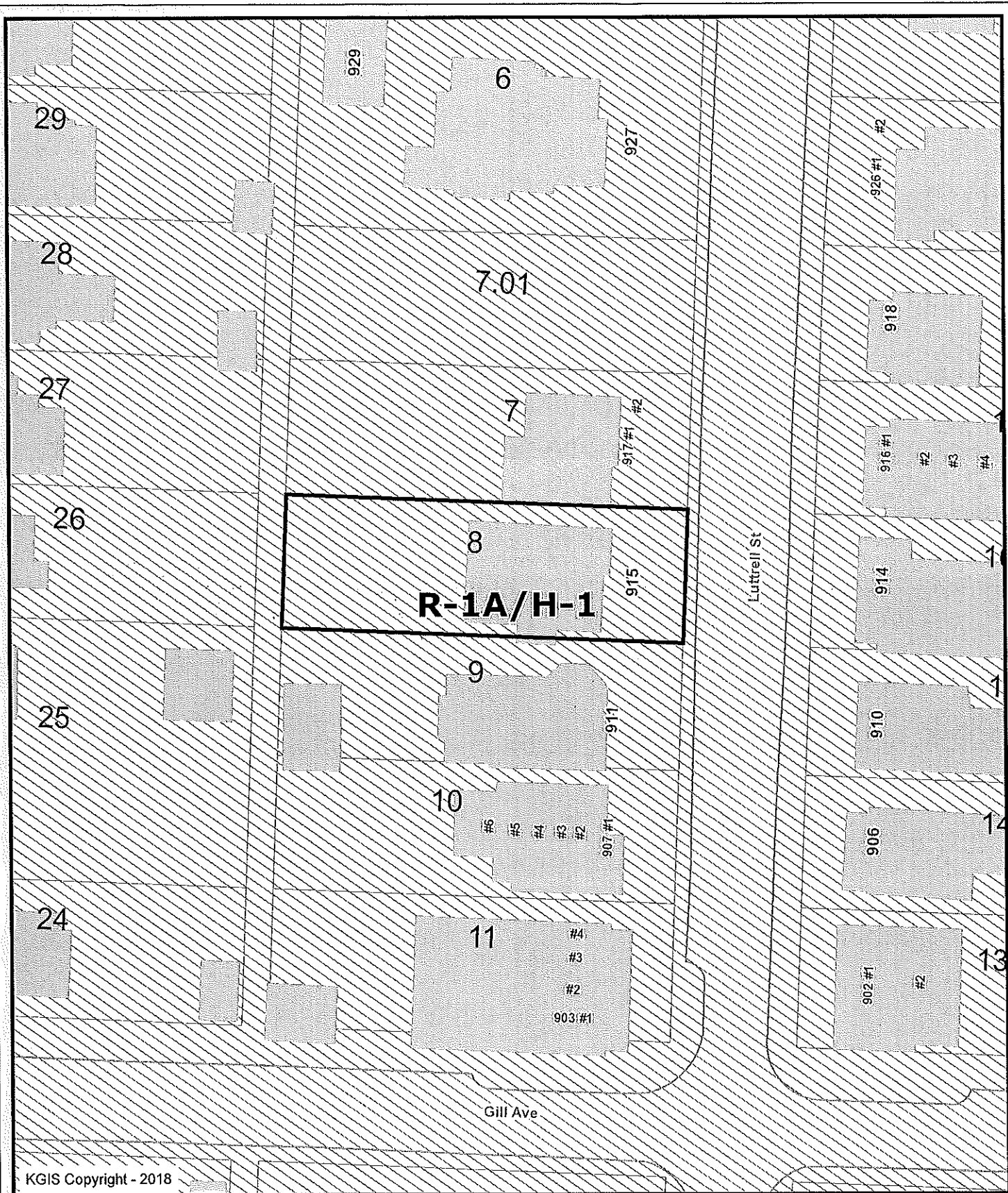
Signature: Shanna Massouh

PLEASE PRINT

Name: Shanna S. Massouh

Company: \_\_\_\_\_

Address: 915 Luttrell StreetCity: Knoxville State: TN Zip: 37917Telephone: 901-262-6781E-mail: shannamassouh@gmail.com



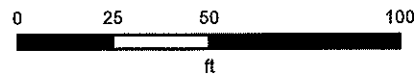
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## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 7/24/2018 at 3:04:18 PM



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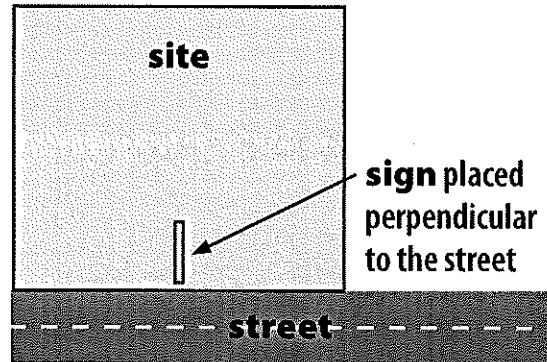
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application:



### TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

8/29/2018 and 9/14/2018  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Shanna S. Massouh

Printed Name: Shanna S. Massouh

Phone: 301-262-6781 Email: shannamassouh@gmail.com

Date: July 27, 2018

MPC File Number: 9-C-18-UR