

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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www.knoxmpc.org

File Number: 1-C-07-UR **Related File Number:**
Application Filed: 11/14/2006 **Date of Revision:**
Applicant: CRAIG BARNETT & TRACY BENSON
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Kingston Pike, northwest of Towanda
Other Parcel Info.:
Tax ID Number: 107 L A 017 **Jurisdiction:** City
Size of Tract: 32850 square feet
Accessibility: Access is via Kingston Pike, a four lane, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Beauty salon as a home occupation **Density:**
Sector Plan: West City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This residence is part of the single family residential neighborhood that exists along this section of Kingston Pike within R-1 zoning.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 4301 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the beauty shop as a home occupation in the R-1 zoning district, subject to the following 7 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
 3. Meeting all licensing requirements of the State of Tennessee for barbers/beauticians.
 4. Adhering to all attached plans and stipulations for operation of the home occupation, as submitted by the applicant for purposes of this review.
 5. No person, other than the applicant/resident, may work at the home occupation.
 6. No retail sales of any products may take place at the home occupation.
 7. One non-illuminated sign, not exceeding 2 square feet, will be permitted.

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

Comments: The applicant is requesting approval of a beauty/hair salon as a home occupation at this residence on Kingston Pike. Home occupations are listed as a use permitted on review in the R-1 zoning district, and beauty shops may be permitted as home occupations. The salon will use approximately 512 square feet in this 2,153 Square foot house, which is approximately 24% of the total floor area of the house. The maximum area allowed for a home occupation is 25% of the total floor area. The applicant is the only person who will work at the salon. The salon will be opened Tuesday through Friday, between the hours of 9:00 am to 5:00 pm. Parking will be located behind the residence along with the proposed sign which is to be located on the back of the house where clients will enter. Staff is recommending approval of no more than 4 guest parking spaces, one of which must be designated as handicapped.

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

1. The request will not place any additional demand on schools and will have a minimal impact on street traffic. Public water and sewer utilities are in place to serve the site.
2. The proposal will not allow more than 2 customers per resident to be at the home occupation at any one time and there are no changes to the outside appearance of the property, so the impact to surrounding properties should be minimal.

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

1. The proposal is consistent with all requirements for the R-1 zoning district, as well as other criteria for approval of a home occupation as a use on review.
2. The proposed home occupation is consistent with the following general standard for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and the One Year 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan and the West City Sector Plan propose low density residential uses for the subject property.
2. The current R-1 zoning of the property permits consideration of home occupations as a use on review.

MPC Action: Approved

MPC Meeting Date: 1/11/2007

Details of MPC action:

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Summary of MPC action:

APPROVE the beauty shop as a home occupation in the R-1 zoning district, subject to the following 7 conditions

Date of MPC Approval:

1/11/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:** 1/25/2007

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

2/27/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Denied (Appeal upheld)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Denied on appeal

Date of Legislative Appeal:

Effective Date of Ordinance: