

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: 10-B-04-UR **Related File Number:**
Application Filed: 8/30/2004 **Date of Revision:**
Applicant: SANDRA M. DICK
Owner:

PROPERTY INFORMATION

General Location: Southeast side of S. Northshore Dr. at the intersection with Craig Rd.
Other Parcel Info.:
Tax ID Number: 134 B A 007 **Jurisdiction:** City
Size of Tract: 1.17 acres
Accessibility: Access is via S. Northshore Dr., a major arterial street with a 22' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Home salon as a home occupation **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an established single-family neighborhood that has developed under R-1 (Single Family Residential) & RB (General Residential) zoning.

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

Street: 6610 S Northshore Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family 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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the home salon as a home occupation in the R-1 zoning district, subject to 6 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Engineering Division.
3. Meeting all licensing requirements of the State of Tennessee for barbers/beauticians.
4. Only one non-resident employee is permitted.
5. Adhering to all attached plans and stipulations, as submitted by the applicant for purposes of this review.
6. No retail sales of any products may take place at the home occupation.

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 home salon as a home occupation at her residence on S. Northshore Dr. Home occupations are listed as a use permitted on review in the R-1 zoning district and a beauty shop may be permitted as a home occupation. The applicant is proposing to convert part of the indoor living area for use as a beauty/hair salon. The salon and office area will use approximately 375 square feet of the 1,900 square foot house, which is just under 20% of the total floor area of the residence. Up to 25% of the floor area may be used as a home occupation. Both the applicant and her daughter will work at the salon. The daughter does not live at the residence and would be the one non-resident employee allowed for the home occupation. The applicant is proposing a small wall mounted sign that will be located by the back door and will not be visible from S. Northshore Dr. The salon will be open four days a week and will be closed Wednesdays and weekends.

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

1. Public water and sewer are available to serve the site.
2. The subject property is located on a major arterial street, so this home occupation request should not generate added traffic through residential streets.
3. This request will have no impact on schools and minimal impact to adjacent properties.

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

1. The proposal is consistent with all requirements of the R-1 zoning district, as well as other criteria for approval of a home occupation as a use on review.
2. The proposed use is consistent with the general standards for uses permitted on review: The proposed development 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 plans include appropriate setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. The surrounding land uses will not pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan and the Knoxville One Year Plan proposes low density residential uses for this property.

2. The site meets the locational standards for a home occupation as contained in the General Plan and Sector Plans.

MPC Action:

Approved

MPC Meeting Date: 10/14/2004

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Engineering Division.
3. Meeting all licensing requirements of the State of Tennessee for barbers/beauticians.
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Summary of MPC action:

APPROVE the home salon as a home occupation in the R-1 zoning district, subject to 6 conditions:

Date of MPC Approval:

10/14/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: