

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-F-05-UR **Related File Number:**
Application Filed: 9/6/2005 **Date of Revision:**
Applicant: DEON VICARS
Owner:

PROPERTY INFORMATION

General Location: North side of Allen Ave., west of South Haven Rd.
Other Parcel Info.:
Tax ID Number: 109 C L 23 **Jurisdiction:** City
Size of Tract: 0.3 acres
Accessibility: Access is via Allen Ave., a local street with a 20' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Beauty salon as a home occupation **Density:**
Sector Plan: South City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The proposed home occupation is located in an established single-family neighborhood.

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

Street: 1829 Allen Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General 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 beauty salon as a home occupation in the R-2 zoning district, subject to 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 of operation of the home occupation, as submitted by the applicant for purposes of this review.
 5. No more than two customer vehicles may be parked on-site at any one time.
 6. No persons, other than the applicant/resident will be allowed to work at the home occupation.
 7. 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-2 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 Allen Ave. Home occupations are listed as a use permitted on review in the R-2 zoning district and beauty shops may be permitted as home occupations. The salon will use 294 square feet of the basement in this 1,300 square foot house, which is approximately 22.6% 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 open Tuesday through Saturday and will be closed Sunday and Monday. There will be no signage for the home occupation.

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 streets. Public water and sewer utilities are in place to serve the site.
2. The proposal will not allow more than two customers 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 of the R-2 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 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 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 South City Sector Plan propose low density residential uses for the subject property.

MPC Action: Approved

MPC Meeting Date: 10/13/2005

Details of MPC action: 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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Summary of MPC action: APPROVE the beauty salon as a home occupation in the R-2 zoning district, subject to 7 conditions:

Date of MPC Approval: 10/13/2005

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: