

# 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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Knoxville, Tennessee 37902  
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**File Number:** 2-A-06-UR                      **Related File Number:**  
**Application Filed:** 1/4/2006              **Date of Revision:**  
**Applicant:** RITA THORNBURG  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northeast side of Holman Road, northeast of Papermill Drive  
**Other Parcel Info.:**  
**Tax ID Number:** 107 G E 036                      **Jurisdiction:** City  
**Size of Tract:** 0.46 acres  
**Accessibility:** Access is via Holman Road, a local street with a 50' of right of way and 22' pavement width.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Beauty salon as a home occupation                      **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This neighborhood has been developed with residential dwellings under R-1 zoning.

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

**Street:** 1408 Holman Rd  
**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:** 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 more than two customer vehicles may be parked on-site at any one time.
6. No person, other than the applicant/resident, may 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-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 Holman Road. 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 160 square feet in this 950 square foot house, which is approximately 17% 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 Monday, Tuesday, Thursday and Friday, between the hours of 10:00 am to 5:00 pm. No signage is proposed 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 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 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 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 Northwest 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:** 4/13/2006

- Details of MPC action:**
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  3. Meeting all licensing requirements of the State of Tennessee for barbers/beauticians.
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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:** 4/13/2006

**Date of Denial:**

**Postponements:** 2/9/2006

**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:**