# **CASE SUMMARY**

# APPLICATION TYPE: USE ON REVIEW

File Number: 4-A-02-UR Related File Number:

Application Filed: 3/6/2002 Date of Revision:

Applicant: JACKIE QUALLS

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

# PROPERTY INFORMATION

**General Location:** Northeast side of Bluebird Dr., south of Glenoaks Dr.

Other Parcel Info.:

Tax ID Number: 69 G G 023 Jurisdiction: City

Size of Tract: 21400 square feet

Accessibility: Access is via Bluebird Dr., a local street with a 20' pavement width within a 40' right-of-way.

# **GENERAL LAND USE INFORMATION**

Existing Land Use: Single-family residence

**Surrounding Land Use:** 

Proposed Use: Beauty shop as a home occupation Density:

Sector Plan: North City Sector Plan Designation:

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: 1207 Bluebird 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:** 

1/31/2007 12:49 PM Page 1 of 2

# 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 request for a beauty shop as a home occupation, subject to 4 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 applicable requirements of the Knox County Health Department.
- 4. Adherence to all stipulations included in the attached home occupation proposal and plans submitted by the applicant.

With the conditions noted, this plan meets the requirements for approval of a home occupation in an R-1 zone and the other criteria for approval of a Use-on-Review.

**Comments:** The owner of this house located at 1207 Bluebird Dr., is requesting approval to operate a beauty shop

as a home occupation. A beauty shop is one of the uses specifically listed for consideration as a home occupation. The beauty shop in this 1800 square foot house will take up 300 square feet, which is approximately 17% of the living space. This falls within the maximum limit of 25%. The home owner is the only employee for the business. Proposed hours of operation are 7:00 am - 5:00 p.m. during week days only. The applicant anticipates no more than eight to ten clients a day. The business will have no deliveries to the home. There are three off-street parking spaces available for clients. A sign is

proposed in compliance with the regulations.

MPC Action: Approved MPC Meeting Date: 4/11/2002

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

- 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 3. Meeting all applicable requirements of the Knox County Health Department.
- 4. Adherence to all stipulations included in the attached home occupation proposal and plans submitted by the applicant.

With the conditions noted, this plan meets the requirements for approval of a home occupation in an R-1 zone and the other criteria for approval of a Use-on-Review.

Summary of MPC action: APPROVE the request for a beauty shop as a home occupation, subject to 4 conditions

Date of MPC Approval: 4/11/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:49 PM Page 2 of 2