CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 4-A-06-UR Related File Number:

Application Filed: 3/8/2006 **Date of Revision:**

Applicant: DARLENE HAYES

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southeast side of Lansing Ave, northeast side of S. Beaman St

Other Parcel Info.:

Tax ID Number: 82 E B 025 Jurisdiction: City

Size of Tract: 0.86 acres

Accessibility: Access is via Lansing Avenue, a local street with a 45' of right of way and 26' pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling

Surrounding Land Use:

Proposed Use: Beauty Salon Density:

Sector Plan: East 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: 3300 Lansing Ave

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 12:50 PM Page 1 of 3

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Survevor:

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 Lansing Avenue. 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 307.5 square feet in this 2,400 square foot house, which is approximately 13% 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 Saturday, between the hours of 2:00pm and 8:00pm. 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 in is 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 East 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.

1/31/2007 12:50 PM Page 2 of 3

MPC Action: Approved MPC Meeting Date: 4/13/2006

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

- 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.

Summary of MPC action: APPROVE the beauty shop as a home occupation in the R-1 zoning district, subject to the following 7

conditions:

4/13/2006 Date of MPC Approval: Date of Denial: Postponements: Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Knoxville City Council 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": If "Other":

Amendments: Amendments:

Effective Date of Ordinance: Date of Legislative Appeal:

1/31/2007 12:50 PM Page 3 of 3