

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

File Number: 5-E-06-UR
Application Filed: 4/10/2006
Applicant: TARA LEE SHARP
Owner:

Related File Number:
Date of Revision:

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southwest side of Harvey Street, northwest side of Folsom Avenue.
Other Parcel Info.:
Tax ID Number: 81 L P 019 **Jurisdiction:** City
Size of Tract: 0.12 acres
Accessibility: Access is via Harvey Street, a collector street with 50' of right of way and 30' of pavement width and a side alley with 10' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Dog Grooming **Density:**
Sector Plan: Central City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This house is located within the Old North Knoxville historic residential neighborhood, most of which is zoned R-1A/H-1.

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

Street: 1203 Harvey St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential) & H-1 (Historic Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: 10-B-03- RZ - Historic Overlay

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 dog grooming facility as a home occupation in the R-1A/H-1 zoning district, subject to the following 12 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 Knoxville Health Department.
4. No sale of pet supplies will be permitted.
5. Hours of operation (including dropping off or picking up dogs) is limited to 8:00am to 5:30pm Wednesday, Thursday, Friday, and from 8:00am to 3:00pm on Saturday.
6. The maximum number of dogs to be groomed through the course of one business day will be limited to 4.
7. No dogs may be outside on the property at any time, other than the transfer from customers dropping off or picking up animals.
8. Two off-street parking spaces must be provided and comply with the standards regulated by the Knoxville Zoning Ordinance.
9. No more than two customer vehicles may be parked on-site at any one time.
10. No person, other than the applicant/resident, may work at the home occupation.
11. One, non-illuminated, wall-mounted, business sign shall be permitted and may not exceed an area of 2 square feet. Prior to installation, a certificate of appropriateness must be filed with MPC and approved by the Historic Zoning Commission.
12. Adhering to all attached plans and stipulations for operation of a home occupation, as submitted by the applicant for purposes of this review.

With the conditions noted above, this request meets all requirements for approval of a home occupation in the R-1A/H-1 zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is requesting approval of a dog grooming facility as a home occupation at this residence on Harvey Street. Home occupations are listed as a use permitted on review in the R-1A zoning district, and dog grooming is an acceptable home occupation. The dog salon will use approximately 169 square feet in this 783 square foot house, which is about 22% of the total floor area. 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 applicant anticipates that on a typical business day, clients will drop off animals by appointments only. Business hours will be from 8:00am to 5:30pm Wednesday, Thursday and Friday, and 8:00am to 3:00pm on Saturdays. Only 4 dogs will be permitted to be serviced throughout the course of one business day. The proposal does not include outdoor areas for dogs. The applicant is aware that no dogs may be outside of the property at any time, except for the transfer from customers dropping off or picking up dogs.

For a home occupation, the applicant is permitted to have one, non-illuminated, wall-mounted business sign that cannot exceed 2 square feet. Prior to installation, because the subject property is located in a H-1 overlay, the applicant must file for a Certificate of Appropriateness to MPC. This sign request has to then be approved by the Historic Zoning Commission.

The applicant is proposing to install 2 standard parking spaces off the alley behind the house. The Knoxville Department of Engineering must approve of the location of parking and determine whether or not the spaces have to be paved or graveled prior to the issuance of building permits. On-street parking is also provided along Harvey Street.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY 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.
2. Public water and utilities are in place to serve the site.
3. The proposal will not allow more than 2 customer vehicles to be at the home occupation at any one time.
4. There are no changes proposed to the outside appearance of the property, except for the installation of 2 parking space, 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-1A/H-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 Central City Sector Plan propose low density residential uses for the subject property.
2. The current R-1A/H-1 zoning of the property permits consideration of home occupations as a use on review.

MPC Action:

Approved

MPC Meeting Date: 5/11/2006

Details of MPC action:

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With the conditions noted above, this request meets all requirements for approval of a home occupation in the R-1A/H-1 zoning district, as well as other criteria for approval of a use on review.

Summary of MPC action:

APPROVE the dog grooming facility as a home occupation in the R-1A/H-1 zoning district, subject to the following 12 conditions:

Date of MPC Approval:

5/11/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:** 5/26/2006

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

6/20/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

denied (appeal upheld)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: