

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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File Number: 9-I-02-UR

Related File Number:

Application Filed: 8/12/2002

Date of Revision:

Applicant: LISA NGO

Owner:

PROPERTY INFORMATION

General Location: North side Gleason Dr., west of Montvue Rd.

Other Parcel Info.:

Tax ID Number: 120 J D 9

Jurisdiction: City

Size of Tract: 0.34 acre

Accessibility: Access is via Gleason Dr., a minor arterial street with 50-60' of right of way and 19' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Nail salon as a home occupation

Density:

Sector Plan: West City

Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This section of Gleason Dr. has been developed with residential uses under R-1, R-2 and RP-1 zoning. West Town Mall, a small office and a church are located to the east, and other commercial development, including a Target store, is located to the west and north along Ray Mears Blvd.

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

Street: 7905 Gleason 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:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the request for a nail salon as a home occupation in the R-1 zoning district, subject to the following 8 conditions:

Staff Recomm. (Full):

1. The applicant must maintain the subject property where the home occupation is to take place as her primary residence.
2. No additional employees other than the applicant shall be permitted to work at the residence.
3. Business hours shall be Monday through Friday, 9:30am to 6:00pm, and Saturday, from 10:00am to 6:00pm, as proposed by the applicant.
4. The proposed sign may not exceed two square feet in size, must be non-illuminated and must be placed flat on the front wall of the house. No other signage will be permitted on the property.
5. No retail products may be sold on the premises.
6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Meeting all applicable requirements of the Knox County Health Department.

With the conditions noted above, this request meets all requirements of the R-1 zone, as well as other criteria for approval of a nail salon as a home occupation under the use on review requirements of the zoning ordinance.

Comments:

The R-1 zone permits home occupations to be requested for MPC approval as a use on review. The requested nail salon is a use similar to a barber shop or beauty salon, which are listed as permissible home occupations. The applicant has submitted materials stating that the nail salon's working area will be a total of 277 square feet within the 2,020 square foot house, which is 14% of the total area, falling well below the maximum 25% that may be used for a home occupation. The property has a circular driveway in the front which will allow vehicles to enter and exit the site without backing out onto Gleason Drive. There is an area on the west side of the house where parking for at least 3 vehicles can be provided. With one employee, it is anticipated that there would be no more than three vehicles parked at the site at any one time. This would include the applicant's vehicle and no more than two customer vehicles at any one time.

The applicant has stated in the attached August 26, 2002 letter that she will have hourly help working with her. Staff is recommending against this because it will generate more customer traffic, would require more parking which can not be provided safely and is not in keeping with the intent of the Knoxville Zoning Ordinance's home occupation regulations. With the conditions noted above, the home occupation should have a minimal impact on the surrounding properties. The slight increase in trips to the property as a result of the home occupation is acceptable because of the property's location along an arterial street, rather than in the interior of a neighborhood.

MPC Action: Denied

MPC Meeting Date: 9/12/2002

Details of MPC action: DENY the request for a nail salon as a home occupation in the R-1 zoning district.

Summary of MPC action: DENY the request for a nail salon as a home occupation in the R-1 zoning district

Date of MPC Approval: **Date of Denial:** 9/12/2002

Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: