



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 4-A-06-UR

AGENDA ITEM #: 88

AGENDA DATE: 4/13/2006

▶ **APPLICANT:** DARLENE HAYES

OWNER(S): DARLENE HAYES

TAX ID NUMBER: 82 E B 025

JURISDICTION: City Council District 6

▶ **LOCATION:** Southeast side of Lansing Ave, northeast side of S. Beaman St

▶ **APPX. SIZE OF TRACT:** 0.86 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

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

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

▶ **ZONING:** R-1 (Single Family Residential)

▶ **EXISTING LAND USE:** Single family dwelling

▶ **PROPOSED USE:** Beauty Salon

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:
North: Residence / R-1 (Single-Family Residential)
South: Residence / R-1 (Single-Family Residential)
East: Residence / R-1 (Single-Family Residential)
West: Residence / R-1 (Single-Family Residential)

NEIGHBORHOOD CONTEXT: This neighborhood has been developed with residential dwellings under R-1 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE** the beauty shop as a home occupation in the R-1 zoning district, subject to the following 7 conditions:

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.

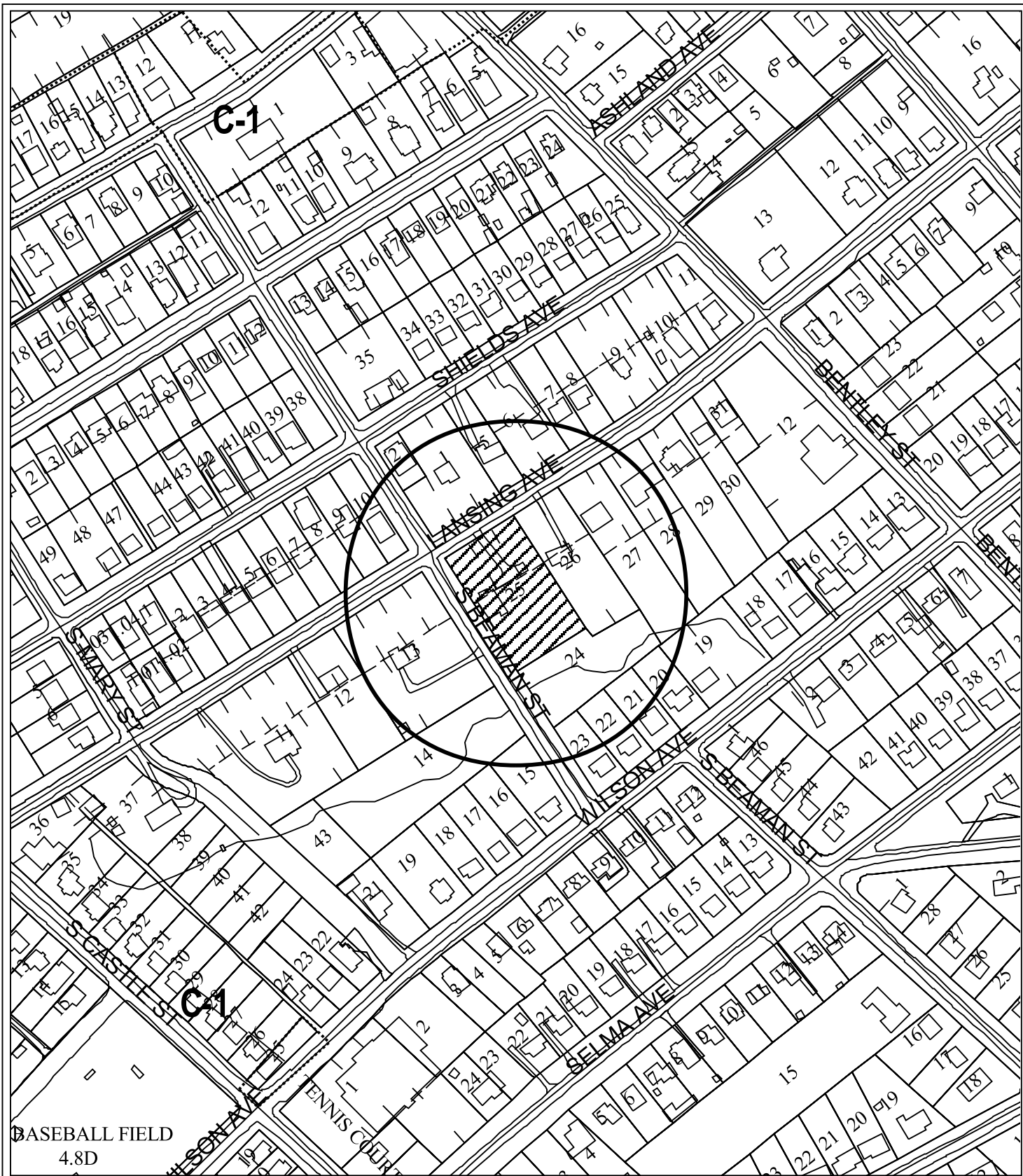
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

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 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 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.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



BASEBALL FIELD
4.8D

4-A-06-UR
USE ON REVIEW

 Beauty Salon in R-1 (Single Family Residential)

Original Print Date: 03/24/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Darlene Hayes

Map No: 82

Jurisdiction: City

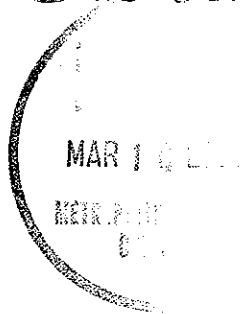


4-A06UR 3-10-06

To: Whom it may Concern,
I Darlene Hayes, will be
the only person working in
my salon, and Also I will
not sale out of my salon
or Distribute products for sale.
Also this is my residence
which I will be operating
from.

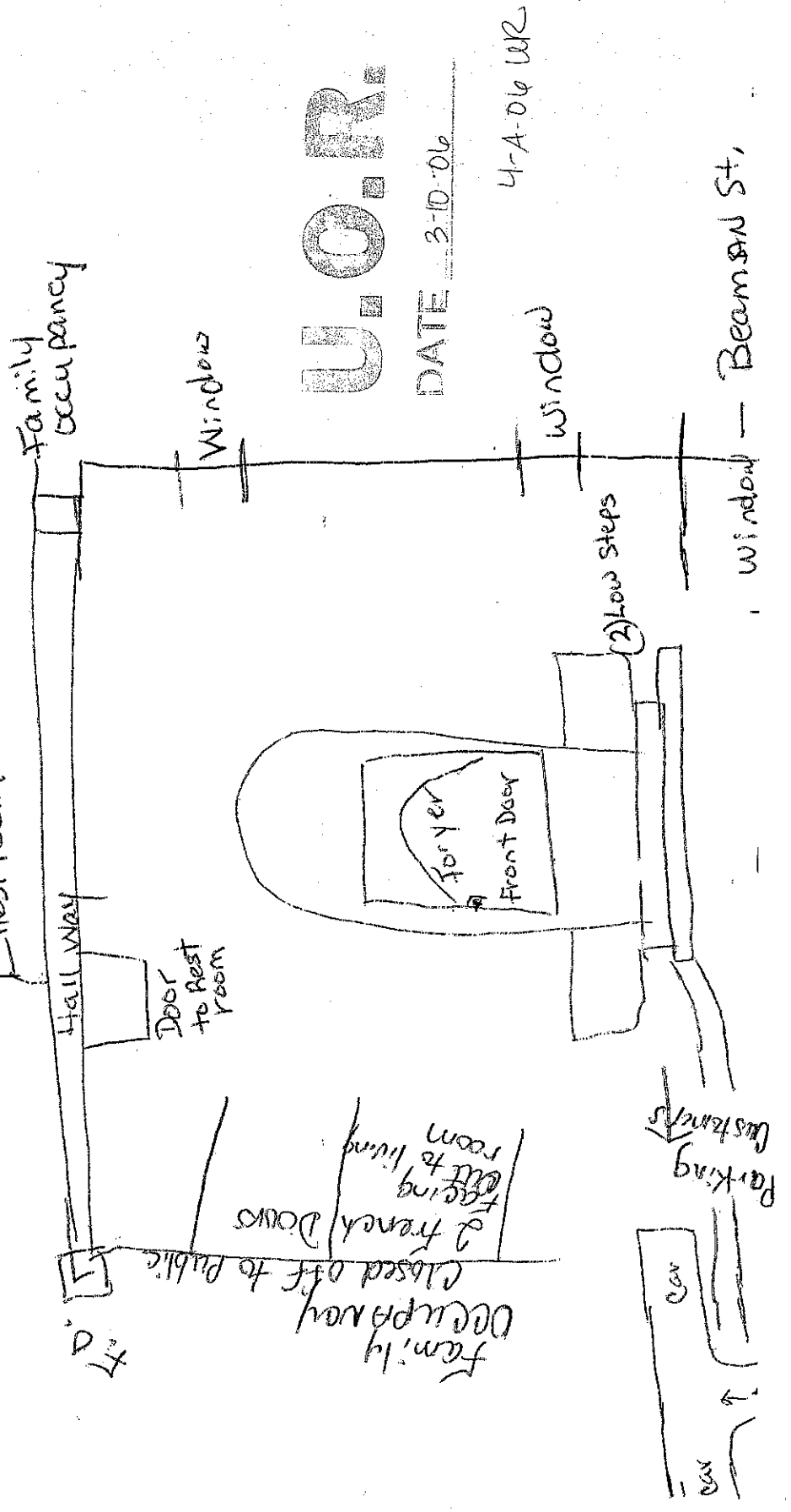
I will also have a space
labeled for the Handicapped.
and Disabled etc

Thanks
Darlene Hayes



The Size of Space which will be used = $21\frac{1}{2}' \times 13' - (1)$ Room.
 There is Also A Foryer = $4' \times 7'$
 The Home is ~~2400~~ Sq. Ft.
 2400

3300 Lansing Ave



U.O.R.

DATE 3-10-06

4-A-06 WR