



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

▶ **FILE #:** 1-C-07-UR

**AGENDA ITEM #:** 93

**AGENDA DATE:** 1/11/2007

▶ **APPLICANT:** CRAIG BARNETT & TRACY BENSON

OWNER(S): CRAIG BARNETT

TAX ID NUMBER: 107 L A 017

JURISDICTION: City Council District 2

▶ **LOCATION:** Northwest side of Kingston Pike, northwest of Towanda

▶ **APPX. SIZE OF TRACT:** 32850 square feet

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Kingston Pike, a four lane, major arterial street.

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

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Beauty salon as a home occupation

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residence / R-1 (Low Density Residential)

South: Residence / R-1 (Low Density Residential)

East: Residence / R-1 (Low Density Residential)

West: School & shopping center / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This residence is part of the single family residential neighborhood that exists along this section of Kingston Pike within R-1 zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE the beauty shop as a home occupation in the R-1 zoning district, subject to the following 8 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.
8. One non-illuminated sign, not exceeding 2 square feet, will be permitted.

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 Kingston Pike. 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 approximately 512 square feet in this 2,153 Square foot house, which is approximately 24% 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 Friday, between the hours of 9:00 am to 5:00 pm. Parking will be located behind the residence along with the proposed sign which is to be located on the back of the house where clients will enter. Staff is recommending approval of no more than 4 guest parking spaces, one of which must be designated as handicapped.

## 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.

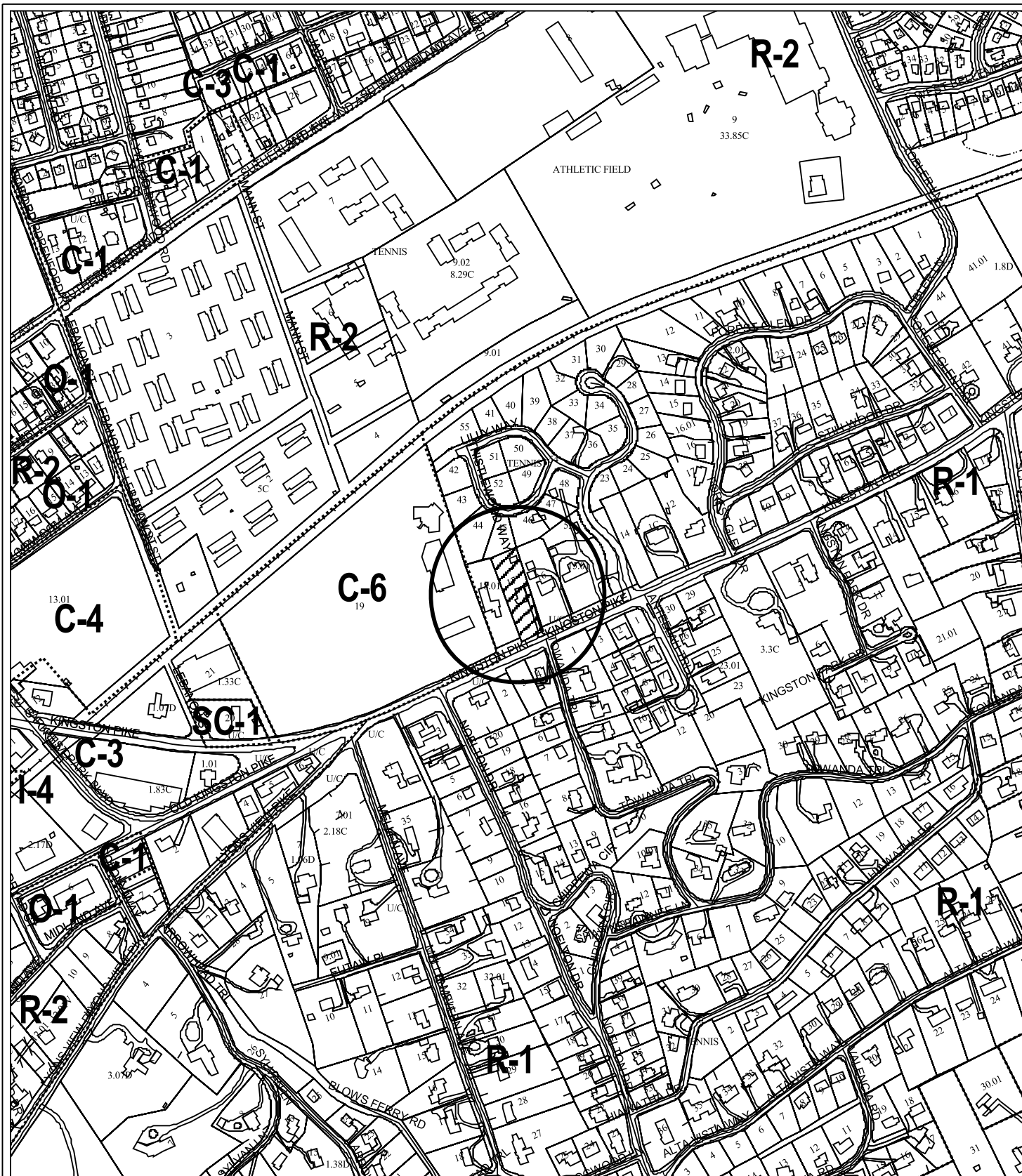
## CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

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 the One Year 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 West 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.



**1-C-07-UR  
USE ON REVIEW**



Beauty salon as a home occupation in R-1 (Low Density Residential)

Original Print Date: 12/29/06    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Craig Barnett & Tracy Benson

Map No: 107

Jurisdiction: City





4301 Kingston Pike  
Knoxville, TN. 37919

1-C-06-UR

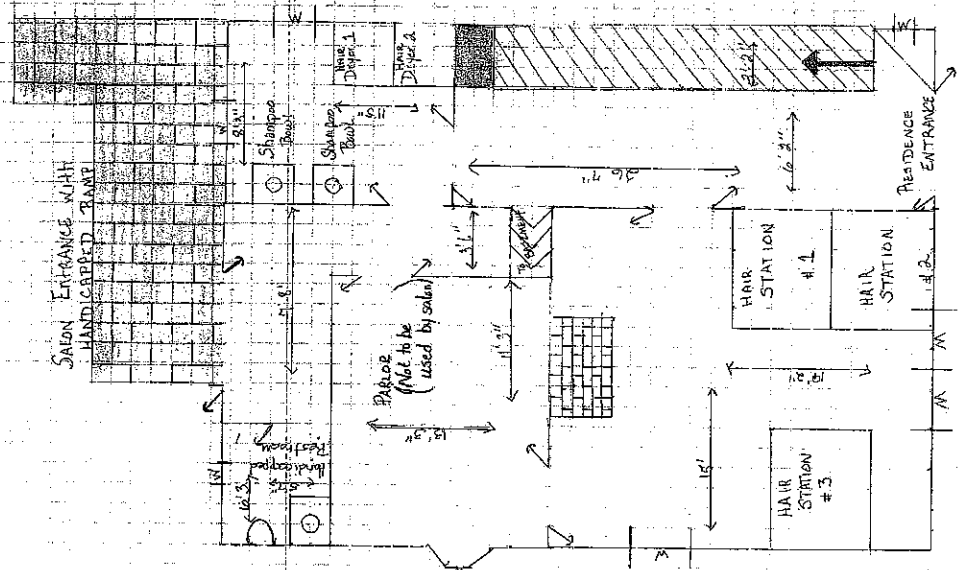
**MPC January 11, 2007**

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# ST. LOUIS SAINT SALON

## 4301 KINGSTON PIKE



Proposed use: HAIR SALON  
Proposed signage: On Back of House.  
Since Clients will enter from Back.  
Hours of operation: Tues - Friday 9:00am - 5:00pm  
1 U.S. Delivery per month  
Projected customer traffic: Approximately 15 per Day

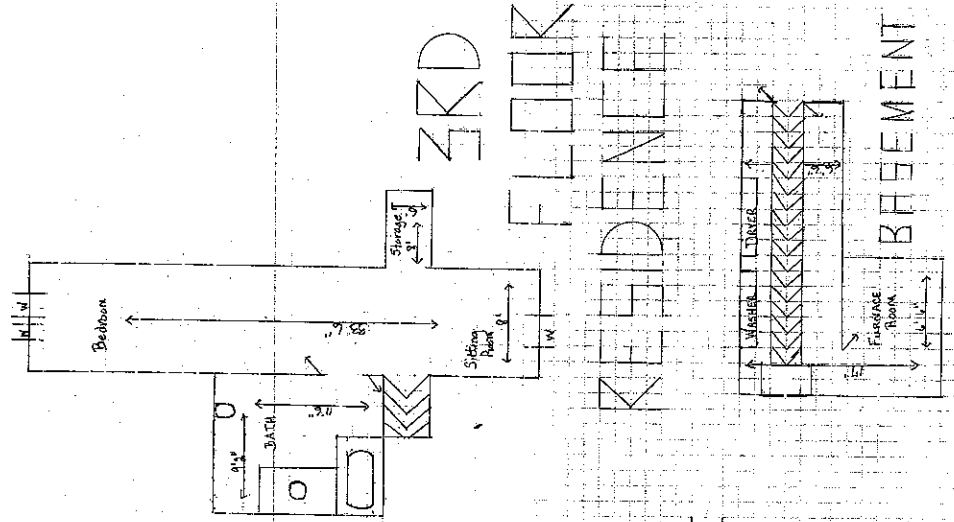
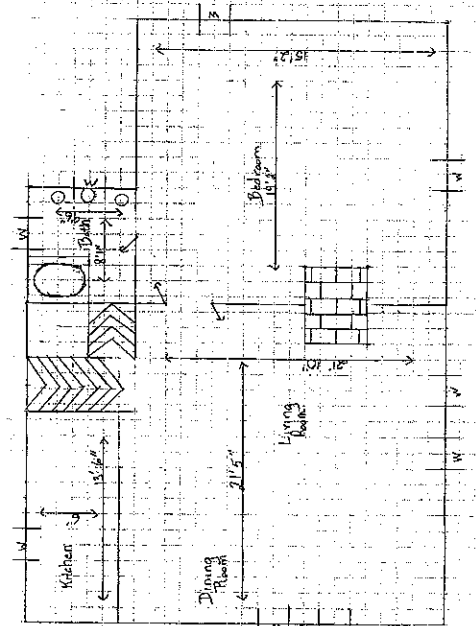
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4301  
KINGSTON  
PIKE

2ND

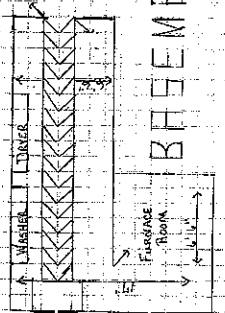
FLOOR  
RESIDENCE



3RD

FLOOR  
RESIDENCE

BASEMENT



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