

▶ **FILE #:** 1-B-14-UR

**AGENDA ITEM #:** 33

**AGENDA DATE:** 1/9/2014

▶ **APPLICANT:** CANDACE S. BECKNER

OWNER(S): Candace Beckner

TAX ID NUMBER: 58 C B 007

JURISDICTION: City Council District 4

STREET ADDRESS: 5809 Ridgewood Rd

▶ **LOCATION:** Southwest side of Ridgewood Rd., south of Edonia Dr.

▶ **APPX. SIZE OF TRACT:** 1.57 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Ridgewood Rd., a local street with a pavement width of 16' to 18' within a 40'-45' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

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

▶ **EXISTING LAND USE:** Detached dwelling

▶ **PROPOSED USE:** Beauty Salon

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached dwelling / R-1 residential

South: Detached dwelling / R-1 residential

East: Detached dwelling / R-1 residential

West: Detached dwelling / R-1 residential

NEIGHBORHOOD CONTEXT: The site is located approximately 1/4 mile west of N. Broadway. It is near the edge of a large area of detached dwellings, zoned R-1 (Low Density Residential).

**STAFF RECOMMENDATION:**

▶ **APPROVE the request of the applicant for a beauty salon as a home occupation, subject to the following 9 conditions**

1. Meeting all requirements of Article 5, Section 12 of the Knoxville Zoning Ordinance (attached)
2. Maintaining the appropriate cosmetology / barber licenses from the State of Tennessee Dept. of Commerce & Insurance
3. Provision of a total of 4 off-street parking spaces (2 for the dwelling and 2 for the business)
4. Limiting the hours of operation of the home occupation to 9:00 AM to 7:00 PM
5. This use on review for a home occupation shall terminate at the time this applicant vacates the premises. No other home occupation may be conducted at this location unless approved by MPC through the use on

review process

6. No signage will be permitted.
7. Meeting all other applicable requirements of the Knoxville Zoning Ordinance
8. Meeting all applicable requirements of the Knoxville Engineering Dept.
9. Failure to adhere to these conditions of approval and all other applicable requirements of the Knoxville Zoning Ordinance will, after due process, result in revocation of the approval of this use on review for a home occupation

With the conditions noted, the request meets the requirements for approval in the R-1 zone and the other criteria for approval of a use on review

**COMMENTS:**

Ms. Beckner is requesting approval of a beauty salon as a home occupation. She states in the information provided with the application that she will meet all of the requirements of a home occupation contained in the Zoning Ordinance. In 1998 MPC approved a home occupation request for a barber located on this same street.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

1. The proposal will have no impact on schools.
2. Public water and sewer utilities are available to serve the site
3. The property is located along a local street. No negative traffic impact is anticipated.
5. The applicant will be required to provide off-street parking for both the dwelling and the home occupation.

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

1. The proposed home occupation is consistent with the general standards for uses permitted on review: The proposed use 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 draw a minimal amount of additional traffic through this residential area.
2. The proposal meets all relevant requirements of the R-1 zoning district, as well as other criteria for approval of a use-on-review.

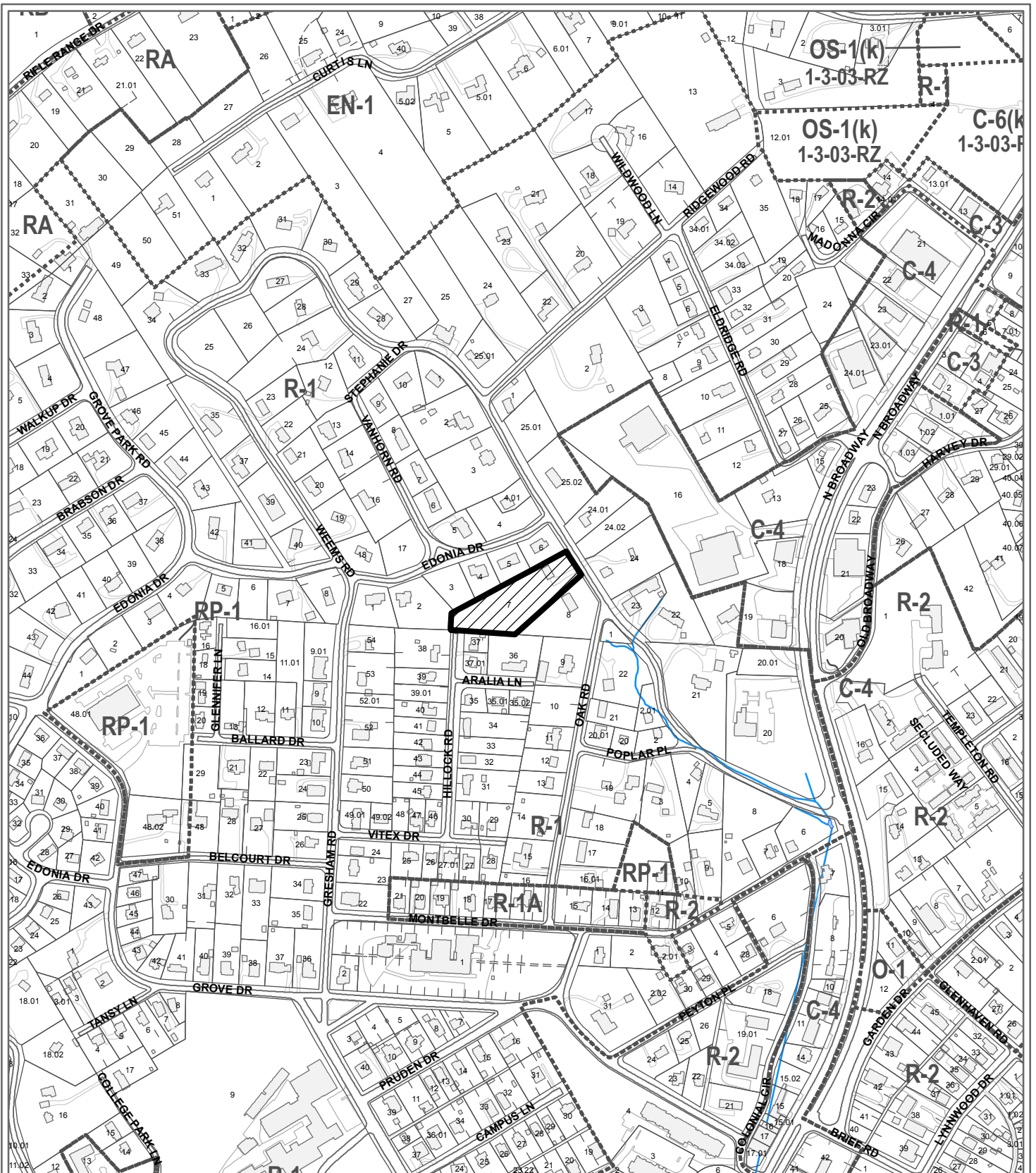
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The use is in conformity with the North City Sector Plan and One Year plan for the area which proposes LDR (Low Density Residential)

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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



**1-B-14-UR  
USE ON REVIEW**

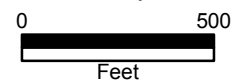


Undefined in R-1 (Low Density Residential)

Petitioner: Beckner, Candace S.

Map No: 58

Jurisdiction: City



Original Print Date: 12/20/2013      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Article 5

**SECTION 12  
HOME OCCUPATIONS**

This section defines home occupations and prescribes the conditions under which such occupations may be permitted.

- A. A home occupation is a gainful occupation conducted in a dwelling unit by a resident thereof, provided that:
1. No more than one person other than members of the household residing on the premises shall be engaged in such occupation.
  2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.
  3. There shall be no change in the outside appearance of the building or premises, nor outdoor storage of anything, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding two square feet in area, non-illuminated, and mounted flat against the wall of the principal building.
  4. No home occupation shall be conducted in any accessory building.
  5. There shall be no sales in connection with such home occupation other than sales of services and products produced on the premises.
  6. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be off the street and other than in a required front yard.
  7. No equipment or process shall be used in such home occupation which increases noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a house, or outside the dwelling unit if conducted in other than a house. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in the line voltage off the premises.

B. The following occupations, subject to the requirements of the above section, may be permitted as home occupations:

1. Artist, sculptor, author.
2. Barber shop and beauty shop.
3. Dressmaker, milliner, seamstress, tailor, interior decorator.
4. Professional office of a physician, dentist, lawyer, engineer, architect or accountant.
5. Teaching, including tutoring, musical instruction or dancing, but limited to one pupil per teacher at any given time.
6. Computer programming and word processing.
7. Telephone answering.
8. Cooking and preserving.
9. Any other similar use which the Planning Commission deems to be a home occupation.

C. The following are prohibited as home occupations:

1. Tea rooms.
2. Tourist homes.
3. Real estate offices.
4. Convalescent homes.
5. Mortuary establishments.
6. Animal hospitals.
7. Repair shops.
8. Catering services.

D. Stores, trades or business of any kind not herein excepted shall not be deemed to be home occupations.

November 18, 2013

To: Knoxville – Knox County Metropolitan Planning

From: Caleb and Candace Beckner  
5809 Ridgeview Drive  
Knoxville, TN 37918

Subject: Request to consider Use on Review in a single family residential zone to allow for beauty salon use as a home occupation.

## **Use on Review – Development Plan for 5809 Ridgewood Road**

### **Proposed Use:**

The applicant is requesting approval of a beauty/hair salon as a home occupation at this residence on Ridgewood Road. The salon will use 304.0 square feet in this 1412.0 square foot house, which is approximately 21.5% of the total floor living area of the house. The applicant/resident is the only person who will work at the salon. The salon will be opened Tuesday through Saturday, between the hours of 9:00am and 7:00pm. No signage is proposed for the home occupation. Services will be provided by appointment only and will be conducted solely inside the home.

### **Topographic Information:**

See attached Property Map and Details Report.

### **Off-street parking and loading plan:**

See attached Property Map and Details Report. Existing blacktop driveway measures 128' X 23.' Customers will utilize existing driveway for parking. There is a 12'X12' gravel turn around added so that customers do not have to back into the street. There will be no more than 2 customer vehicles parked on-site at any one time.

### **Circulation diagram to indicate ingress/egress and the movement of vehicles, goods and people:**

See attached Property Map and Details Report.

### **Species-specific landscape plan:**

N/A

### **Building footprint (include floor plan):**

See attached floor plan sketch. The salon will use 304.0 square feet in this 1412.0 square foot house, which is approximately 21.5% of the total floor living area of the house.

### **Architectural elevations:**

N/A

**Proposed signage:**

No signage is proposed for the home occupation.

**Conformance to required building setbacks:**

Existing. There are no changes to the outside appearance of the property.

**Preliminary drainage plan as required by City and/or County Engineering Departments:**

Existing. Public water and sewer utilities are in place to serve the site.

**Mail Facility Plan:**

N/A

**Amenities Plan:**

N/A

**Garbage dumpster location(s):**

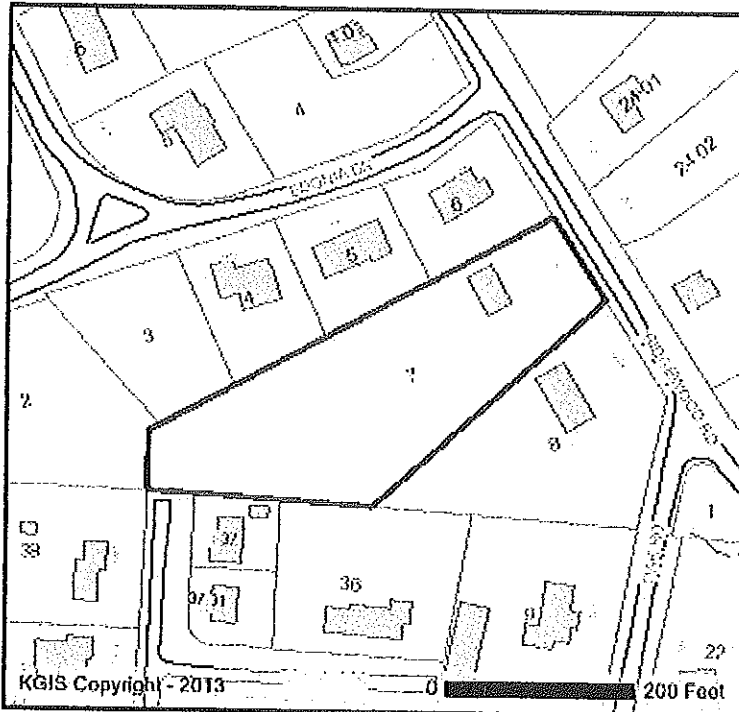
N/A

**Traffic Impact Study (if project will generate more than 750 average daily trips):**

N/A. The use will not draw substantial additional traffic through residential areas.



**5809 RIDGEWOOD RD - Property Map and Details Report**



**Property Information**

|                |                    |
|----------------|--------------------|
| Location       | 5809 RIDGEWOOD RD  |
| Address:       |                    |
| CLT Map:       | 58                 |
| Insert:        | C                  |
| Group:         | B                  |
| Condo Letter:  |                    |
| Parcel:        | 7                  |
| Parcel ID:     | 058CB007           |
| Parcel Type:   |                    |
| District:      | 36                 |
| Ward:          | 36                 |
| City Block:    | 36800              |
| Subdivision:   |                    |
| Rec. Acreage:  | 1.57               |
| Calc. Acreage: | 0                  |
| Recorded Plat: | -                  |
| Recorded Deed: | 20130204 - 0050766 |
| Deed Type:     | Deed:Full Coven    |
| Deed Date:     | 2/4/2013           |

**Address Information**

Site Address: 5809 RIDGEWOOD RD  
KNOXVILLE - 37918  
Address Type: RESIDENTIAL  
Site Name:

**Owner Information**

BECKNER CALEB C & BECKNER CANDACE S  
5809 RIDGEWOOD RD  
KNOXVILLE, TN 37918

The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

**Jurisdiction Information**

County: KNOX COUNTY  
City / Township: Knoxville

**MPC Information**

Census Tract: 50  
Planning Sector: North City  
1990 Traffic Zone: 202  
2000 Traffic Zone: 202

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

**Political Districts**

Voting Precinct: 36  
Voting Location: Gresham Middle School  
500 GRESHAM RD  
TN State House: 16 Bill Dunn  
TN State Senate: 7 Stacey Campfield  
County Commission: 2 Amy Broyles  
Ed Shouse  
Mike Hammond  
City Council: 4 Nick Della Volpe  
School Board: 2 Indya Kincannon

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

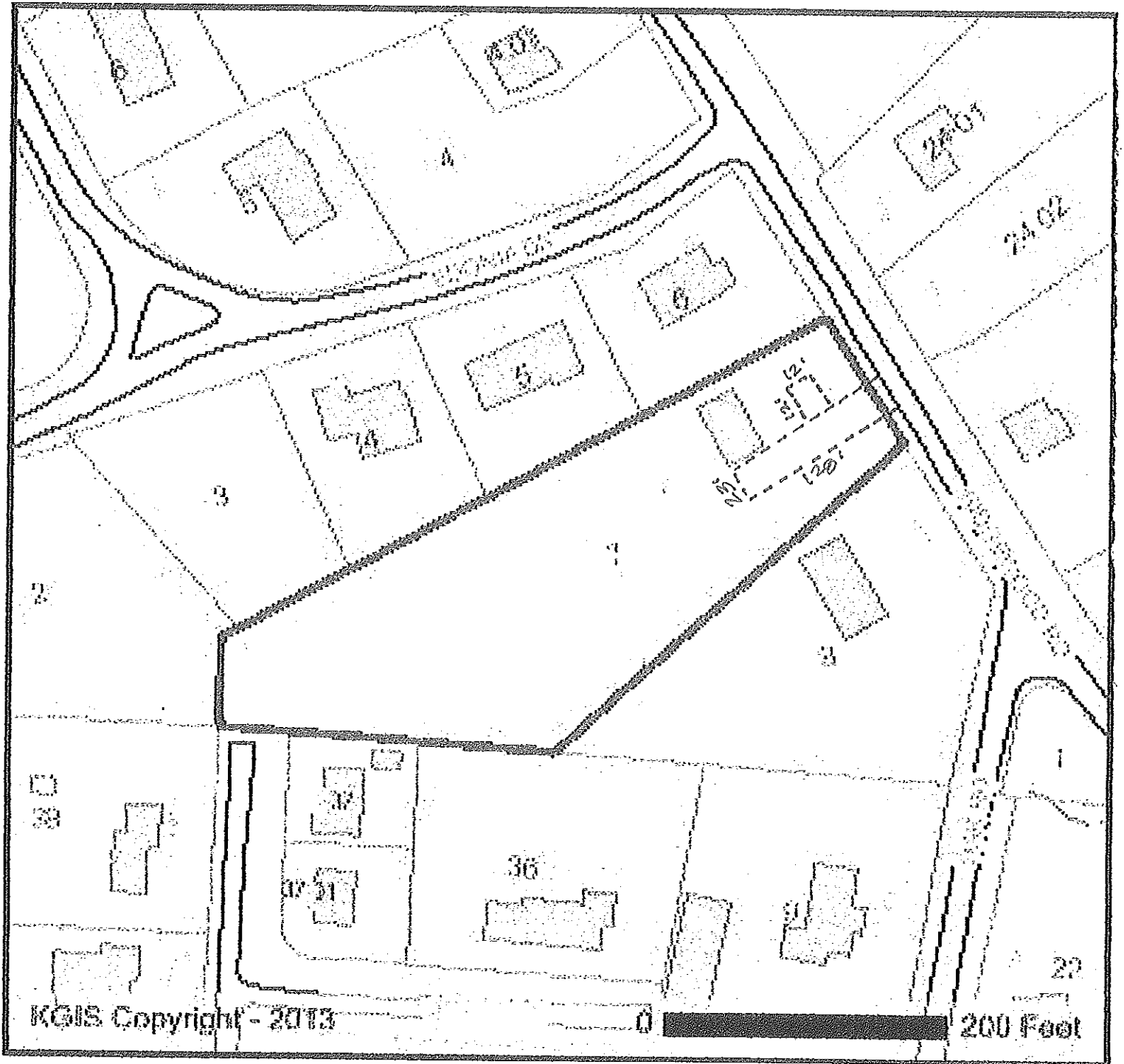
**School Zones**

Elementary: FOUNTAIN CITY ELEMENTARY  
Intermediate:  
Middle: GRESHAM MIDDLE  
High: CENTRAL HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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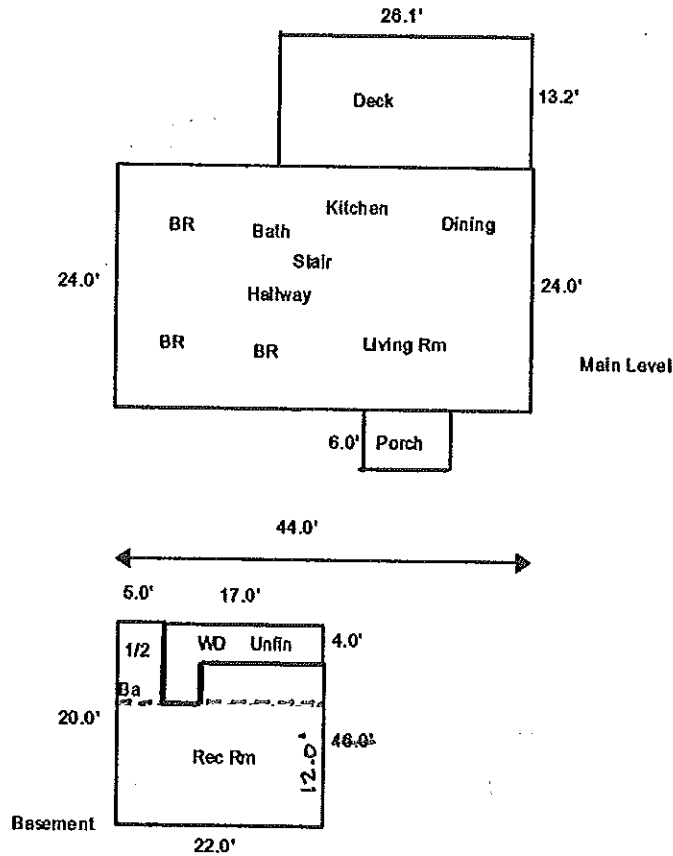


EXISTING DRIVEWAY 120' X 23'  
BLACKTOP

VEHICLE TURNAROUNDS 12' X 12'  
GRAVEL

FLOORPLAN SKETCH

Borrower: CALEB BECKNER  
 Property Address: 5809 Ridgewood Rd  
 City: Knoxville  
 Lender: Wells Fargo Bank, N.A. - 0036218  
 File No.: N0113008  
 Case No.: 4813538001  
 State: TN  
 Zip: 37918-3827



SALON USE AREA = 304.0  
 TOTAL LIVING AREA = 1412.0  
 21.5% OF TOTAL LIVING AREA

| SKETCH CALCULATIONS      |  | Perimeter | Area          |
|--------------------------|--|-----------|---------------|
| <b>Misc. Area</b>        |  |           |               |
| <b>Unfin Basement</b>    |  |           |               |
| A1 : 17.0 x 4.0 =        |  |           | 68.0          |
| A2 : 4.0 x 4.0 =         |  |           | 16.0          |
|                          |  |           | 84.0          |
| <b>Living Area</b>       |  |           |               |
| <b>First Floor</b>       |  |           |               |
| A3 : 44.0 x 24.0 =       |  |           | 1056.0        |
|                          |  |           | 1056.0        |
| <b>Basement</b>          |  |           |               |
| A4 : 13.0 x 4.0 =        |  |           | 52.0          |
| A5 : 5.0 x 8.0 =         |  |           | 40.0          |
| A6 : 22.0 x 12.0 =       |  |           | 264.0         |
|                          |  |           | 356.0         |
| <b>Total Living Area</b> |  |           | <b>1412.0</b> |

B-408/11473

