

CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS
SIMILAR USE DETERMINATION



File Number: 10-A-23-OB Related File Number:
Application Filed: 8/24/2023 Date of Revision:
Applicant: DANEEN STALLINGS

PROPERTY INFORMATION

General Location: North side of Asheville Hwy, east of Andrew Johnson Hwy
Other Parcel Info.:
Tax ID Number: 62 210 Jurisdiction: County
Size of Tract: 1.33 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: East County Sector Plan Designation: MU-SD, ECO-3 (Mixed Use-Special District, Carter
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 8537 Asheville Hwy.
Location:
Proposed Street Name:
Department-Utility Report:
Reason: Similar use determination for pet grooming in a office building
8537 Asheville Hwy, Knoxville, TN 37924
Parcel ID 062 210

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.: Similar use determination for pet grooming in a office building
8537 Asheville Hwy, Knoxville, TN 37924
Parcel ID 062 210

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve pet grooming as a permitted use in the OB (Office, Medical, and Related Services) zone.

Staff Recomm. (Full):

Comments: The property at 8537 Asheville Hwy, Knoxville, TN 37924 is zoned OB (Office, Medical, and Related Services), which does not identify pet grooming as a permitted use. The applicant, Daneen Stallings, is requesting to add a pet grooming facility within a multi-unit office building in the OB zone.

The Knox County Zoning Code authorizes the Planning Commission to allow other uses to locate in the OB zone upon a finding that the intent of this resolution is maintained. The general intent of this zone is to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.

This similar use determination request is for a pet grooming business by appointment only. The unit is 800 sq ft and has three separate areas for bathing, grooming and kenneling. The business hours are Monday, Tuesday, Thursday, Friday 9am-4pm and Saturday 9am-3pm (Closed on Wednesday and Sunday), which coincides with other professional business hours. There are 2 kennels located in the back of the office building to reduce noise. Since the business is by appointment only, any kenneling would be temporary and would not be overnight. Appointment only service will also reduce the number of pets on site at any one time. The pet grooming facility is not anticipated to have any adverse effects on adjacent businesses or residences. Because it is similar to professional and business offices including beauty shops, it is the opinion of the staff that a pet grooming facility maintains the intent of the OB zoning district and should be considered a permitted use.

Action: Approved

Meeting Date: 10/5/2023

Details of Action:

Summary of Action: Approve pet grooming as a permitted use in the OB (Office, Medical, and Related Services) zone.

Date of Approval: 10/5/2023

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

