

CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT

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: 11-A-14-OA
Application Filed: 10/8/2014
Applicant: KNOXVILLE CITY COUNCIL

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 999 999

Jurisdiction:

Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan:

Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason: Amendments to the City of Knoxville zoning ordinance regarding pet services

ZONING INFORMATION (where applicable)

Current Zoning:

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.: Amendments to the City of Knoxville zoning ordinance regarding pet services

MPC ACTION AND DISPOSITION

Planner In Charge: Mark Donaldson

Staff Recomm. (Abbr.): Staff recommends that the Planning Commission recommend to City Council approval of the proposed amendments to the zoning ordinance as shown in Exhibit A.

Staff Recomm. (Full): Staff recommends that the Planning Commission recommend to City Council approval of the proposed amendments to the zoning ordinance as shown in Exhibit A.

Comments: It has come to the attention of MPC staff and City Council members that people wishing to open and operate pet service establishments such as pet grooming, pet day care, and similar services in certain zone districts have difficulty due to the lack of specific detail in the City of Knoxville zoning ordinance.

Pets and the opportunities to provide services to the owners of pets is a fast growing business throughout the country. Providers are utilizing vacant retail and industrial spaces for a wide variety of pet services, ranging from grooming and skin care to training. Cities are amending their zoning ordinance to acknowledge this trend. One of the staff reports in another city made the statement that there were more pets than people in the city. While there is no data to support that claim in Knoxville, there is no doubt that there are a lot of pets, that residents care deeply about their pets, and the demand for pet services is rising.

REQUEST

City Council requested that MPC staff prepare amendments to the City of Knoxville zoning ordinance regarding pet services. At its November 2014 meeting, MPC approved a set of amendments on the topic and forwarded them to City Council for consideration. After debate, City Council referred the amendments back to MPC to consider eliminating pet services as use that could be permitted in the C-1 (Neighborhood Commercial) District. Staff has made changes based on this request and will recommend that MPC approve the revised package of amendments regarding pet services.

ANALYSIS

The current language in the zoning ordinance regarding pets is very limited. The veterinary and dog kennel uses are dealt with effectively, but there is little mention of pet retail and service businesses. The land use "pet shop" is listed as a permitted use only in the C-4 and SC-1 zone districts, but is not defined.

Definitions for pet services, a broader provision for allowed uses within commercial and industrial zone districts and appropriate standards for outdoor pet service operations will clarify the opportunities for these types of businesses.

PROPOSED AMENDMENTS

Add new definitions. Definitions for indoor pet services and indoor/outdoor pet services are proposed, as well as pet grooming and pet day care, two common types of pet services.

Establish a right for pet services. The City's zoning ordinance should explicitly address the provision of pet services as permitted uses and uses permitted on review. Indoor pet services are proposed as permitted uses in the commercial and industrial zone districts. Indoor/outdoor pet services are proposed as uses permitted on review in the industrial zone districts because these types of services with outdoor facilities are likely to require significant space and could have potential conflicts with adjacent properties which can be addressed as a use permitted on review.

Establish standards for indoor/outdoor pet services. Minimal standards that will not create a barrier to service providers are proposed to address potential concerns about compatibility with adjacent property.

Action: Approved

Meeting Date: 10/8/2015

Details of Action:

Summary of Action: Approve the proposed amendments to the zoning ordinance as shown in Exhibit A.

Date of Approval: 10/8/2015 **Date of Denial:** **Postponements:** 4/9/2015-8/13/2015

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/10/2015

Date of Legislative Action, Second Reading: 11/24/2015

Ordinance Number: O-219-2015

Other Ordinance Number References: O-219-2015

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading: Approved as Modified

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: