PLAN INFORMATION (where applicable)

Current Plan Category:

CASE SUMMARY APPLICATION TYPE: OTHER BUSINESS

File Number: 11-A-23-OB Application Filed: 10/2/2023 Applicant: TRENT STEELE **Related File Number:** Date of Revision:

TION	
999 999	Jurisdiction: County
INFORMATION	
	Density:
Sector Plan Designation:	
WAY INFORMATION (where applicable)	
Similar use determination for animal training facility 1733 Maryville Pike Knoxville, TN 37920 Parel ID 122KC033	
N (where applicable)	
	999 999 INFORMATION Sector Plan Designation: WAY INFORMATION (where applicable) Similar use determination for animal training facility 1733 Maryville Pike Knoxville, TN 37920



SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable) Other Bus./Ord. Amend.: Similar use determination for animal training facility 1733 Marvville Pike Knoxville, TN 37920 Parel ID 122KC033 PLANNING COMMISSION ACTION AND DISPOSITION Planner In Charge: Whitney Warner Staff Recomm. (Abbr.): Approve dog training and kenneling as a use permitted on review in the CA (General Business) zone. Staff Recomm. (Full): The property at 1733 Marvville Pike. Knoxville, TN 37920 is zoned CA (General Business), The Comments: applicant is requesting to have a dog training and kenneling facility within an office/warehouse building. The CA (General Business) zone does not identify dog training and kenneling as a permitted use or a use permitted on review. A use on review (application 11-C-23-UR) is being reviewed concurrently with this similar use determination. The Knox County Zoning Code authorizes the Planning Commission to allow other uses to locate in the CA zone upon a finding that the intent of this resolution is maintained. The general intent of this zone is for general retail business and services but not for manufacturing or for processing materials other than farm products. This zone allows veterinary clinics and animal hospitals as a use permitted on review. The dog training facility is approximately 5,000 sq ft and has 2 large areas for training and kenneling as well as a separate office area. The fenced outdoor area will be a gravel surface and is approximately 1,300 sq ft. The applicant anticipates having maximum total of 32 dogs coming and going per day from 7am to 8pm and a maximum of 18 dogs kenneled overnight. The business hours coincide with other vet hospital hours. Dogs will be outside periodically but will always be supervised, and only for a short period of time. The rear property line will maintain the existing vegetation, which includes mature trees approximately 20-ft in width. The gravel outdoor area is 250 ft from the closest residence. Knox County Engineering requires a Special Pollution Abatement Permit (SPAP) for extended overnight animal stay, which requires controls in place to collect animal waste and properly treat or dispose of it. The SPAP will be reviewed during the permitting phase. The dog training and kennel facility is not anticipated to have any adverse effects on adjacent businesses or residences. Because it is similar to veterinary clinics and animal hospitals, it is the opinion of the staff that a dog training and kenneling facility maintains the intent of the CA zoning district and should be considered a use permitted on review. Similar to any other use, if a dog training facility or kennel were to propose constructing a new structure in the CA zone, the development plan is required to be reviewed and approved by the Planning Commission as a Use on Review. Action: Approved Meeting Date: 11/9/2023 **Details of Action:** Summary of Action: Approve dog training and kenneling as a use permitted on review in the CA (General Business) zone. Date of Approval: 11/9/2023 Date of Denial: **Postponements:** Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville-Knox County Planning Commission

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: