

CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS



File Number: 5-C-23-OB
Application Filed: 4/17/2023
Applicant: CHRISTY RIVERA

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 999 999

Jurisdiction: County

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: Similar use determination for pet training classes and retail services in a Shopping Center. 3523 W Emory Rd Powell, TN 37894

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.: Similar use determination for pet training classes and retail services in a Shopping Center. 3523 W Emory Rd Powell, TN 37894

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve pet training as a permitted use in the SC (Shopping Center) zone.

Staff Recomm. (Full):

Comments: The property at 3523 W Emory Rd, Powell, TN 37984 is zoned SC (Shopping Center), which does not identify pet training as a permitted use. The applicant, Christy Rivera, is requesting to add a pet training facility within an existing strip center in the Shopping Center zone.

The Knox County Zoning Code authorizes the Planning Commission to allow other uses to locate in the SC zone upon a finding that the intent of this resolution is maintained. The general intent of this section is to encourage and ensure the development of unified retail shopping centers which will promote the public health, safety, morals, and general welfare for the citizens of the county.

The pet training facility business hours are Monday-Friday 10am-8pm and Saturday 9am-6pm, which coincides with the retail sales portion of the business. All trainings will take place in the back of the facility, while the front will be used for retail and administrative work. There will be no kenneling associated with this use. The operating hours are in line with other retail business hours. The pet training facility shouldn't have any adverse effects on adjacent businesses. It is the opinion of the staff that a pet training facility maintains the intent of the SC zoning district and should be considered a permitted use.

Similar to any other use, if a pet training facility were to propose constructing a new structure in the SC zone, the development plan is required to be reviewed and approved by the Planning Commission as a Use on Review.

Action: Approved

Meeting Date: 5/11/2023

Details of Action:

Summary of Action: Approve pet training as a permitted use in the SC (Shopping Center) zone.

Date of Approval: 5/11/2023

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: