



AGENDA ITEM #: 40

MEMORANDUM

TO: Knoxville-Knox County Planning Commission

FROM: Whitney Warner, Planner

DATE: Monday, September 26, 2022

SUBJECT: This is a request for a similar use determination for an event center in the SC (Shopping Center) zone.
10-B-22-OB

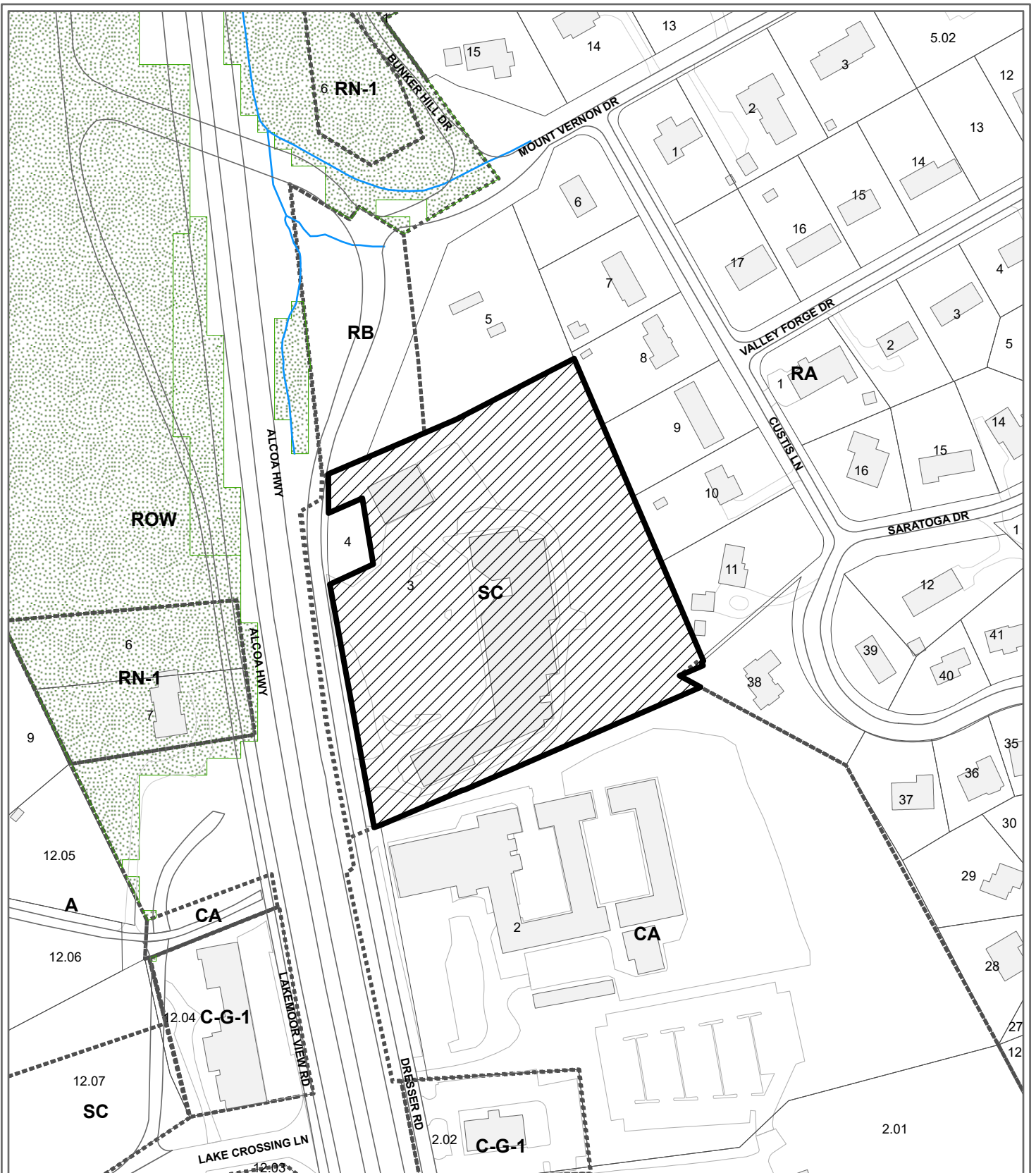
STAFF RECOMMENDATION:

Approve an event center as a permitted use in the SC (Shopping Center) zone.

BACKGROUND:

The property at 2808 Dresser Road, Knoxville, TN is zoned SC (Shopping Center) which does not identify event centers as a permitted use. The applicant, Antonia and Andres Fletcher, is wanting to locate in a standalone building next to a 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 insure the development of unified retail shopping centers which will promote the public health, safety, morals, and general welfare for the citizens of the county. It is the opinion of the staff that an event center maintains the intent of the SC zoning district and should be considered a permitted use.

Similar to any other use, if an event center 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.



**10-B-22-OB
OTHER BUSINESS**



Purpose of Request: Similar Use Determination for an event center in the SC (Shopping Center) zone

Original Print Date: 9/15/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Antonio & Andres Fletcher

Map No: 122
Jurisdiction: County
0 150
Feet



Event Center Description (2808 Dresser Road)

The Business

Our business would consist of a family owned event venue that would be rented out to people of Knoxville and surrounding areas. The purpose of starting this business is to make a beautiful place where people can organize events with their family, friends, coworkers, etc. The events that would be held here would be mostly weddings, but it could also be rented for corporate events, birthday parties, charity events, etc. The building that we are looking to use as the venue is located on the left side of the property (picture attached after this paragraph and at the end of the document for exact location).



Employees and Hours of Operation

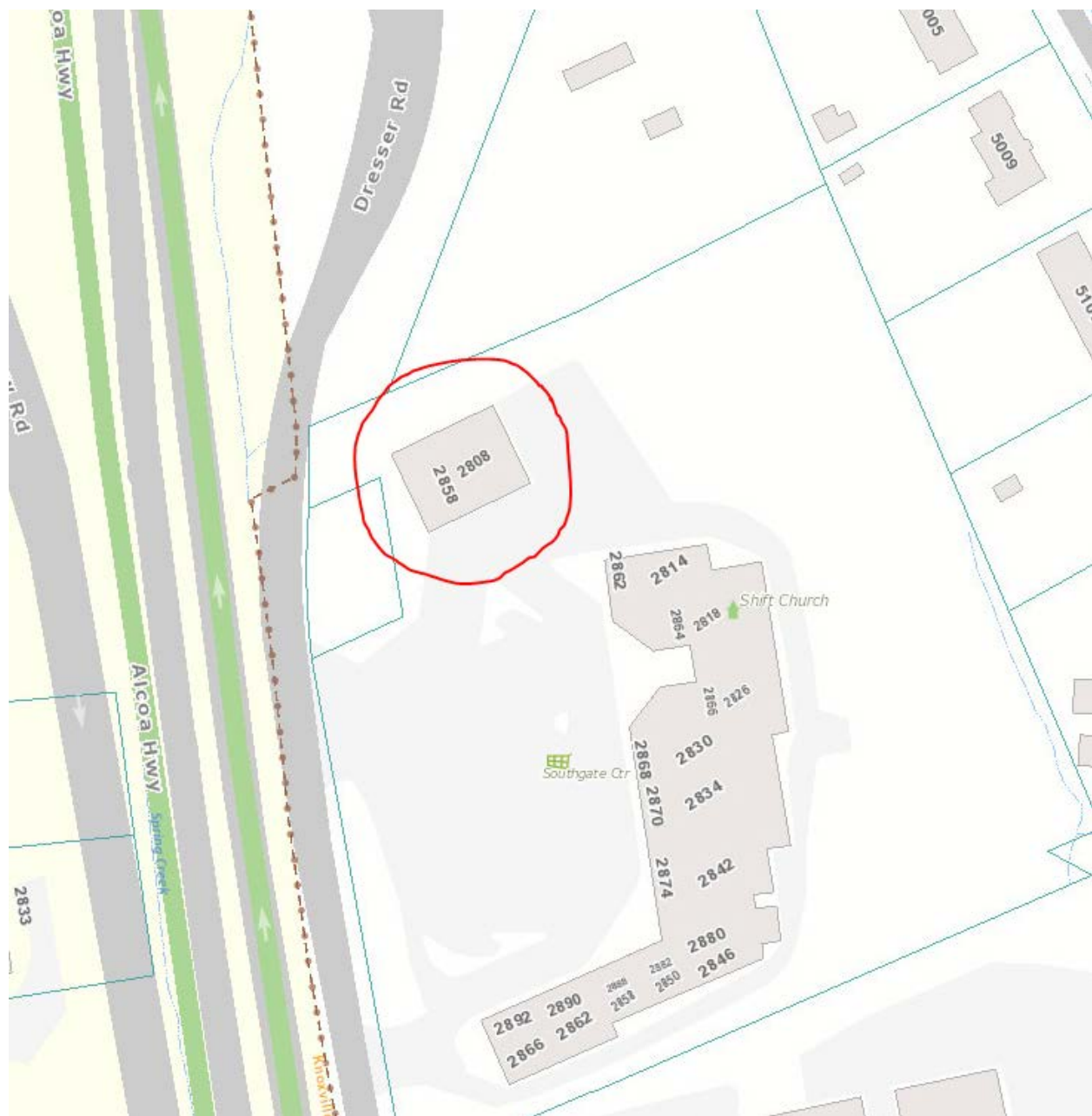
As we start we would run the business ourselves (first few months) and employ people for things like cleaning and setting up the layout. For the first year we would like to employ an estimate of 5 employees and transition to around 10 employees for the second and third year. The events that would be held would range in duration but the hours of operation would be from 9 am to 2 am.

Services Performed and Equipment Needed

The services that we would offer would be renting the space and providing the equipment that the client could need to accommodate their guests. For example: tables, chairs, linens, etc.

The special equipment we would use would include:

- Sound system
- Basic appliances for a small kitchen
- AC units





Similar Use Determination

Knox County Only

Name of Applicant: Antonia Fletcher and Andres Fletcher

Date Filed: August 22nd Application Accepted by: Michelle Portier

Fee Amount: \$250 Meeting Date: October 6th File Number: 10-B-22-OB

PROPERTY INFORMATION

Address: 2808 Dresser Road, Knoxville TN

General Location: frontage road on the east side of Alcoa Hwy near Martha Washington Heights

Tract Size: part of 362.7 X 576.5 X IRR No. of Units: N/A

Zoning District: SC (Shopping Center)

Existing Land Use: CO - Commercial

Planning Sector: South County

Sector Plan Proposed Land Use Classification:

Mixed Use-Special District, Alcoa Hwy Small Area Plan
MU-SD SCO-3 South County Sector Plan

Growth Policy Plan Designation: Urban Growth

Census Tract: 35.01

Traffic Zone: _____

Parcel ID Number(s): 122OJ003

Jurisdiction: ☒ County Commission 9th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Chad Hiers

Company: HIERS ENTERPRISES LLC

Address: 326 NORTON RD

City: KNOXVILLE State: TN Zip: 37920

Telephone: 865 898 0537

Fax: _____

E-mail: hierscs@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Antonia Fletcher / Andres Fletcher

Company: Inmobilia LLC

Address: 2520 Craghead Lane

City: Knoxville State: TN Zip: 37920

Telephone: 865 748 0463

Fax: _____

E-mail: antofletcher2@gmail.com / af@inmobilia-us.com

USE REQUESTED

Event center

ATTACH AS A SEPARATE DOCUMENT:

☒ A detailed description of the proposed specific use. Including: number of employees, hours of operation, products made or sold, services performed, special equipment used.

☐ A statement indicating how the various permitted uses listed in the zoning regulations are similar in nature, operations, and character to the proposed use in this application and how they would be compatible.

☐ Floor/site plan factors. Details regarding limitations (such as maximum floor area or site area) on building and site development for the following: office areas, warehousing areas, manufacturing areas, showroom/retail areas.

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Chad S. Hiers

PLEASE PRINT

Name: Chad S. Hiers

Company: Hiers Enterprises, LLC

Address: 326 E Norton Rd.

City: Knoxville State: TN Zip: 37920

Telephone: 865-898-0537

E-mail: hierscs@gmail.com

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name

Address

City

State

Zip

Owner

Option

Chad D. Hievr

326 E Norton Rd.

Knoxville, TN 37920

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