



MEMORANDUM

TO: Knoxville-Knox County Planning Commission
FROM: Whitney Warner, Planner
DATE: Thursday, May 4, 2023
SUBJECT: Similar use determination for pet training classes and retail services in a Shopping Center.
3523 W Emory Rd Powell, TN 37894
5-C-23-OB

STAFF RECOMMENDATION:

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

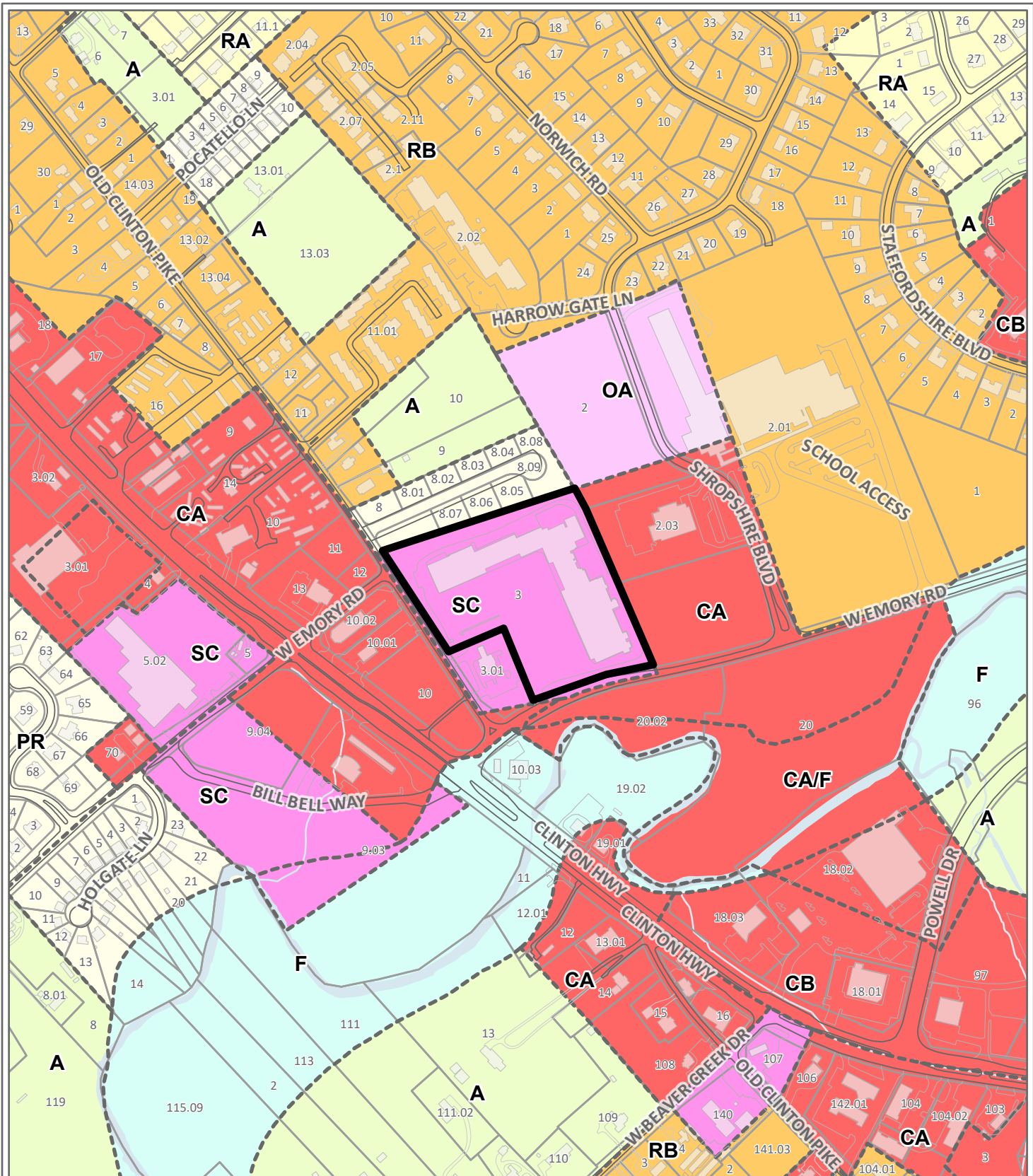
BACKGROUND:

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.



OTHER BUSINESS

5-C-23-OB

Petitioner: Rivera, Christy



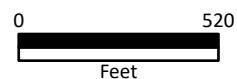
Purpose of Request: Similar use determination for pet training classes and retail services

Map No: 67

Jurisdiction: County

Original Print Date: 4/18/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





Similar Use Determination

Knox County Only

Name of Applicant: Christy Rivera

Date Filed: 3/27/2023 Application Accepted by: M. Portier

Fee Amount: \$250.00 Meeting Date: 5/11/23 File Number: 5-C-23-OB

PROPERTY INFORMATION

Address: 3523 W. Emory Rd
 General Location: Powell Plaza
Powell, TN 37849
 Tract Size: _____ No. of Units: _____
 Zoning District: _____
 Existing Land Use: _____
 Planning Sector: _____
 Sector Plan Proposed Land Use Classification: _____
 Growth Policy Plan Designation: _____
 Census Tract: _____
 Traffic Zone: _____
 Parcel ID Number(s): _____
 Jurisdiction: County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: MORE Management Partners, LLC
 Company: _____
 Address: 4311 W. Lovers Lane, #100
 City: Dallas State: TX Zip: 75209
 Telephone: 214.717.6116
 Fax: _____
 E-mail: twouters@murchisoncommercial.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: CHRISTY RIVERA
 Company: The Motivated MUTT
 Address: 2401 Capri DR
 City: Knoxville State: TN Zip: 37912
 Telephone: 865-438-3024
 Fax: _____
 E-mail: Christyrivera87@gmail.com

USE REQUESTED

Pet retail & services

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: Christy Rivera
 PLEASE PRINT
 Name: CHRISTY RIVERA
 Company: The Motivated MUTT
 Address: 2401 Capri DR
 City: KNOXVILLE State: TN Zip: 37912
 Telephone: 865-438-3024
 E-mail: Christyrivera87@gmail.com
motivatingmutts@gmail.com

Description of Proposed Specific Use

Number of Employees

4

Hours of Operation

Monday - Friday 10am - 8pm

Saturday 9am - 6pm

Sunday Closed

Goods

- Leashes
- Collars
- Harnesses
- Dog Bandanas
- Clickers
- Patches
- Puzzle Toys
- Chew Toys
- Squeaky Toys
- Licky Mats
- Snuffle Mats
- Slow Feeder Bowls
- Treat Containers
- Mugs
- Apparel
- Hats
- Pet Treats
- Treat Pouches
- Poop Bags

Services

- Puppy Socialization and Play Sessions
- Group Behavior and Manners Classes
- Small Group Reactivity Classes
- Personalized Private Training
- In-office Private Client Consultations

Similar Use Statement

According to section 5.34 of The Zoning Ordinance Of Knox County, Tennessee, the general intent of a shopping center zone is to insure the development of unified retail shopping centers, and to prohibit heavy traffic, heavy repair, wholesaling, industrial use, and residential use.

The state of Tennessee defines retail sale as anything that is not wholesale. My business, The Motivated Mutt, is a dog-centered retail establishment that offers harnesses, collars, leashes, apparel, bandanas, patches, clickers, various types of toys, treats and treat pouches, poop pickup bags, and bowls. We also offer private and group training packages and consultations.

The facility lobby will be utilized to sell these retail and service offerings Monday through Friday from 10am to 8pm, and Saturday from 9am - 6pm. Group training classes will take place in the back of the facility on Tuesdays and Thursdays from 5pm to 8pm, and Saturdays from 9am to 6pm. During group training classes, the lobby will remain open for retail and administrative work.

Of the 20 current leasees in the Powell Place shopping center, only four (20%) are solely dedicated to selling goods. The other 16 (80%) are dedicated to retail services ranging from gyms and restaurants to crematoriums and rehab centers, with one being a church. The Motivated Mutt offers both goods and services and is a fitting addition to the shopping center since it does not conflict with the nature of other establishments within the shopping center, or with section 5.34 of The Zoning Ordinance Of Knox County, Tennessee.

- Christy Rivera, Owner of The Motivated Mutt, LLC

THIS SIMILAR USE STATEMENT IS BEING PREPARED AND SUBMITTED BY CHRISTY RIVERA AND NOT LANDLORD