



## MEMORANDUM

**TO:** Knoxville-Knox County Planning Commission

**FROM:** Whitney Warner, Planner

**DATE:** Monday, September 25, 2023

**SUBJECT:** Agenda Item # 46 / File # 10-A-23-OB  
Similar use determination for pet grooming in a office building  
8537 Asheville Hwy, Knoxville, TN 37924  
Parcel ID 062 210

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### STAFF RECOMMENDATION:

Approve pet grooming as a permitted use in the OB (Office, Medical, and Related Services) zone.

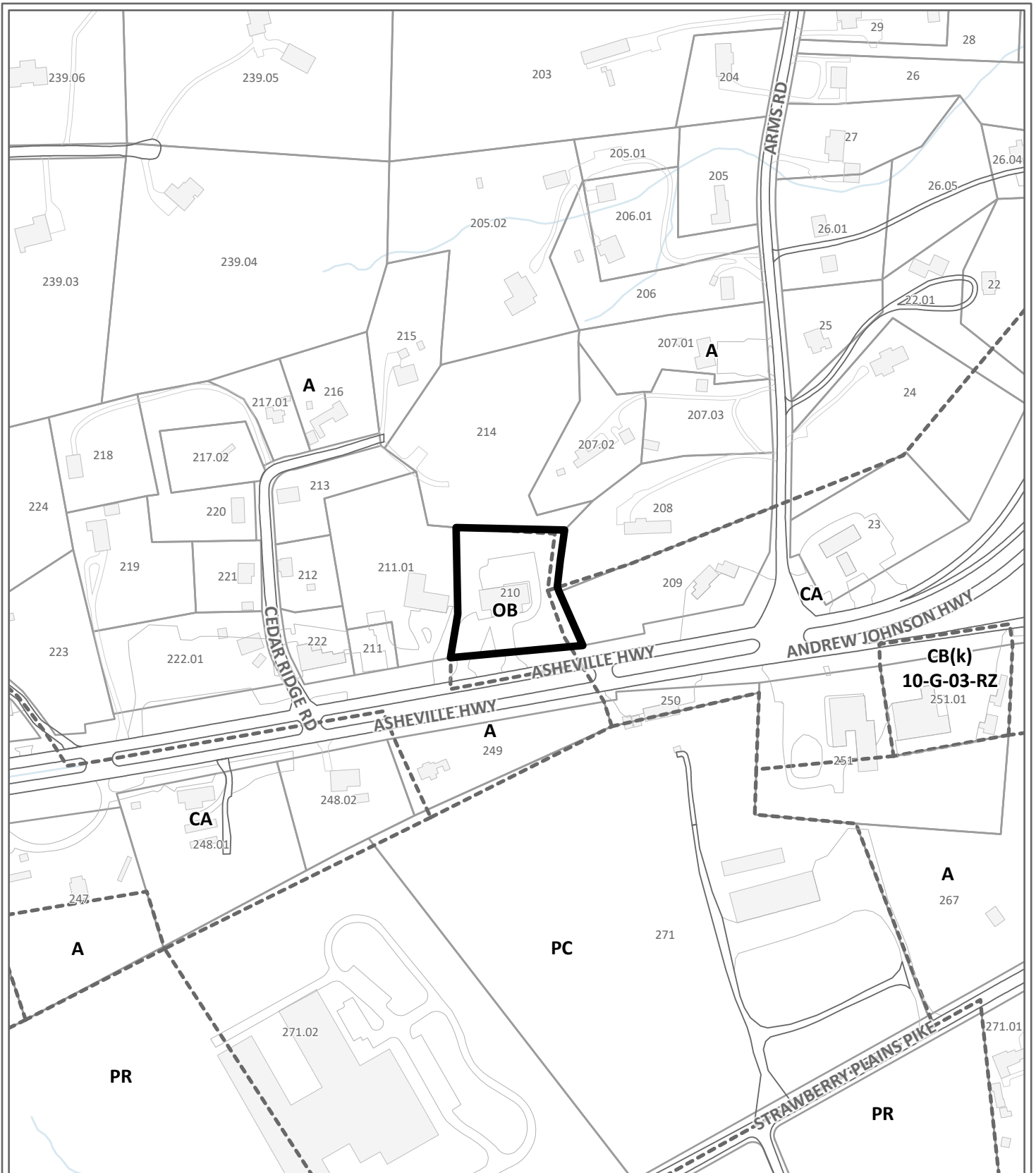
### BACKGROUND:

The property at 8537 Asheville Hwy, Knoxville, TN 37924 is zoned OB (Office, Medical, and Related Services), which does not identify pet grooming as a permitted use. The applicant, Daneen Stallings, is requesting to add a pet grooming facility within a multi-unit office building in the OB zone.

The Knox County Zoning Code authorizes the Planning Commission to allow other uses to locate in the OB zone upon a finding that the intent of this resolution is maintained. The general intent of this zone is to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.

This similar use determination request is for a pet grooming business by appointment only. The unit is 800 sq ft and has three separate areas for bathing, grooming and kenneling. The business hours are Monday, Tuesday, Thursday, Friday 9am-4pm and Saturday 9am-3pm (Closed on Wednesday and Sunday), which coincides with other professional business hours. There are 2 kennels located in the back of the office building to reduce noise. Since the business is by appointment only, any kenneling would be temporary and

would not be overnight. Appointment only service will also reduce the number of pets on site at any one time. The pet grooming facility is not anticipated to have any adverse effects on adjacent businesses or residences. Because it is similar to professional and business offices including beauty shops, it is the opinion of the staff that a pet grooming facility maintains the intent of the OB zoning district and should be considered a permitted use.



**OTHER BUSINESS**

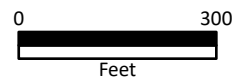
**10-A-23-OB**

**Petitioner:** Stallings, Daneen



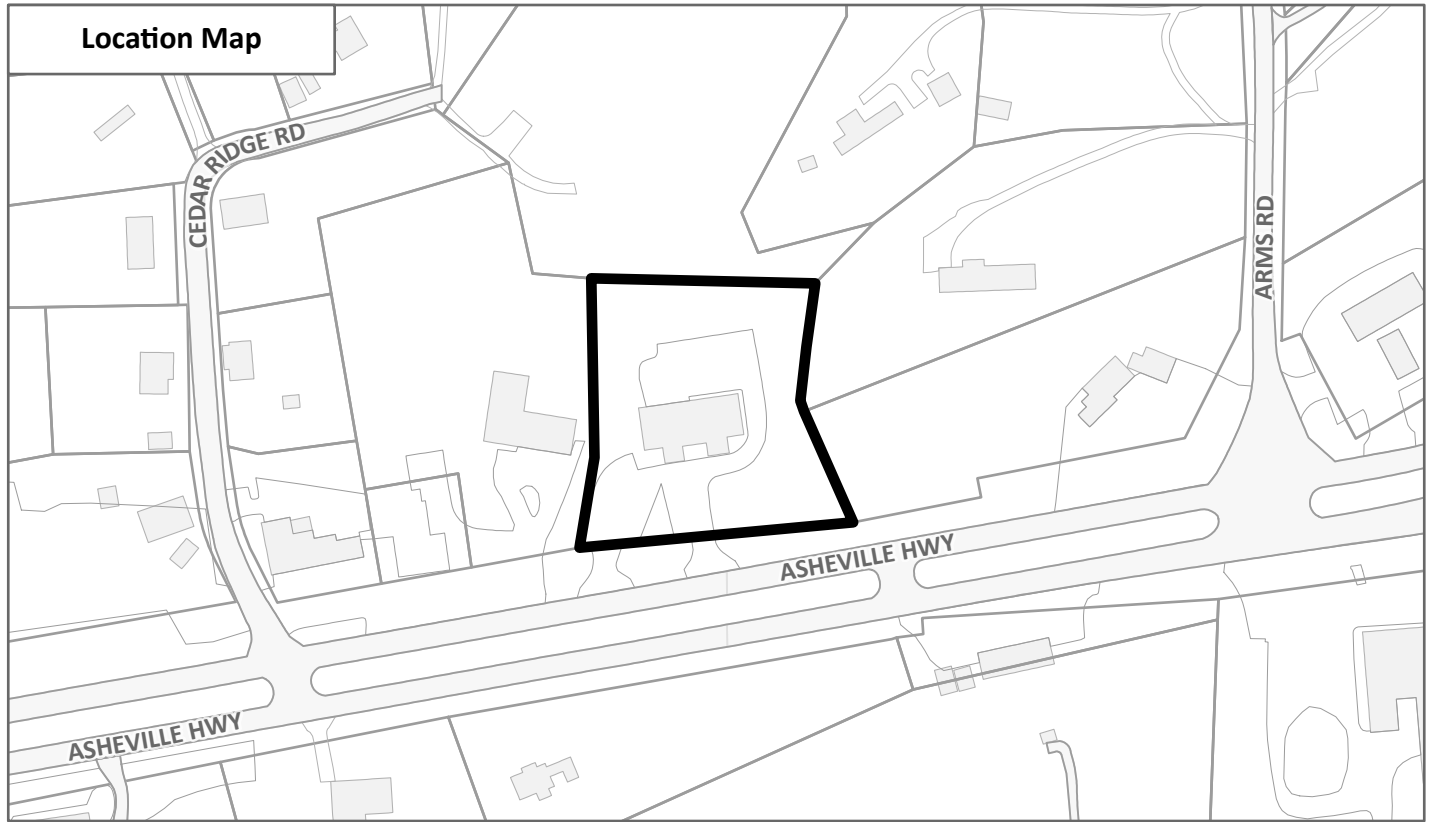
Small dog grooming shop

**Map No:**  
**Jurisdiction:**

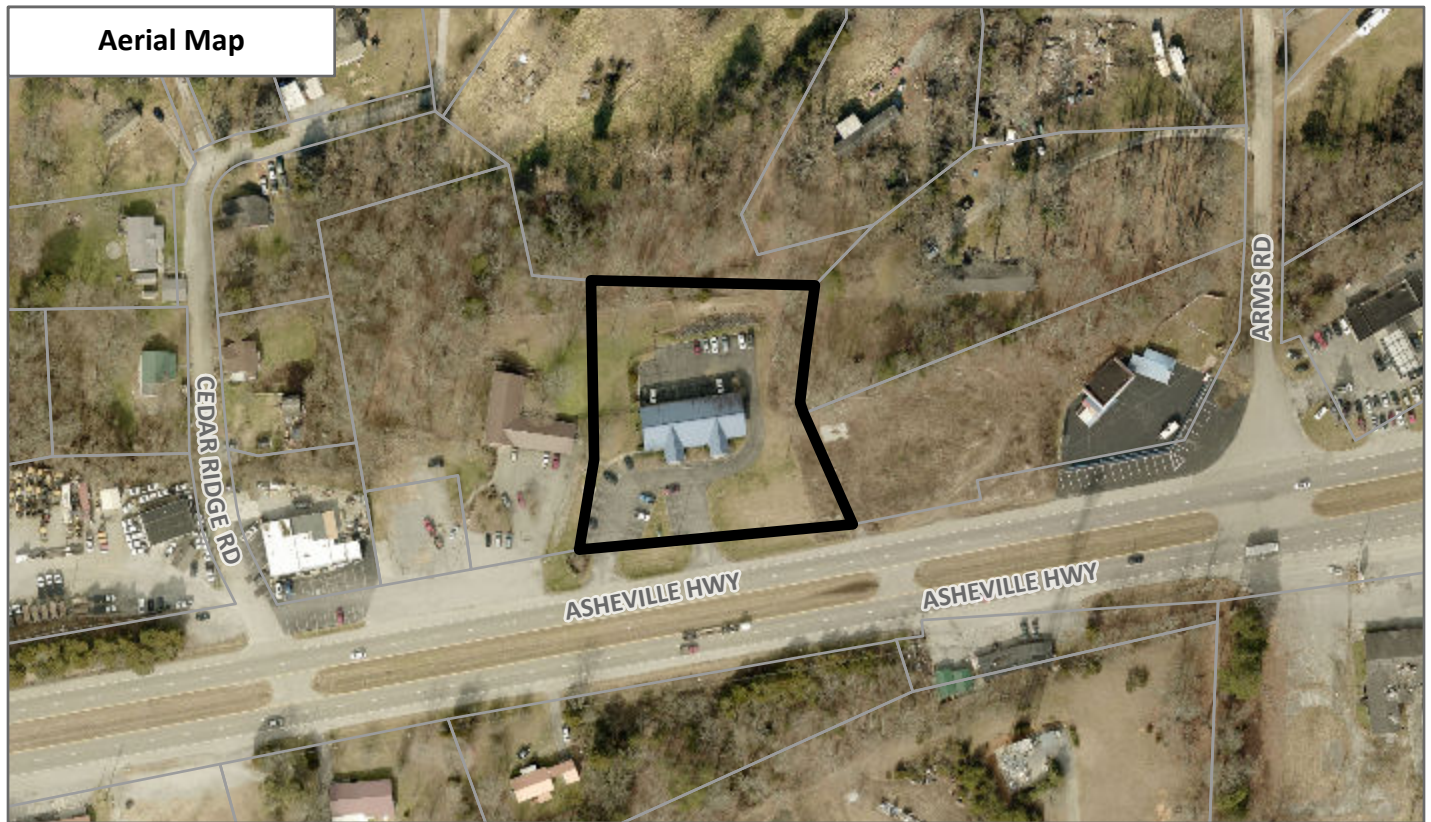


# Exhibit A. Contextual Images

Location Map



Aerial Map

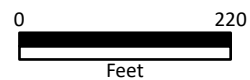


CONTEXTUAL MAPS 1

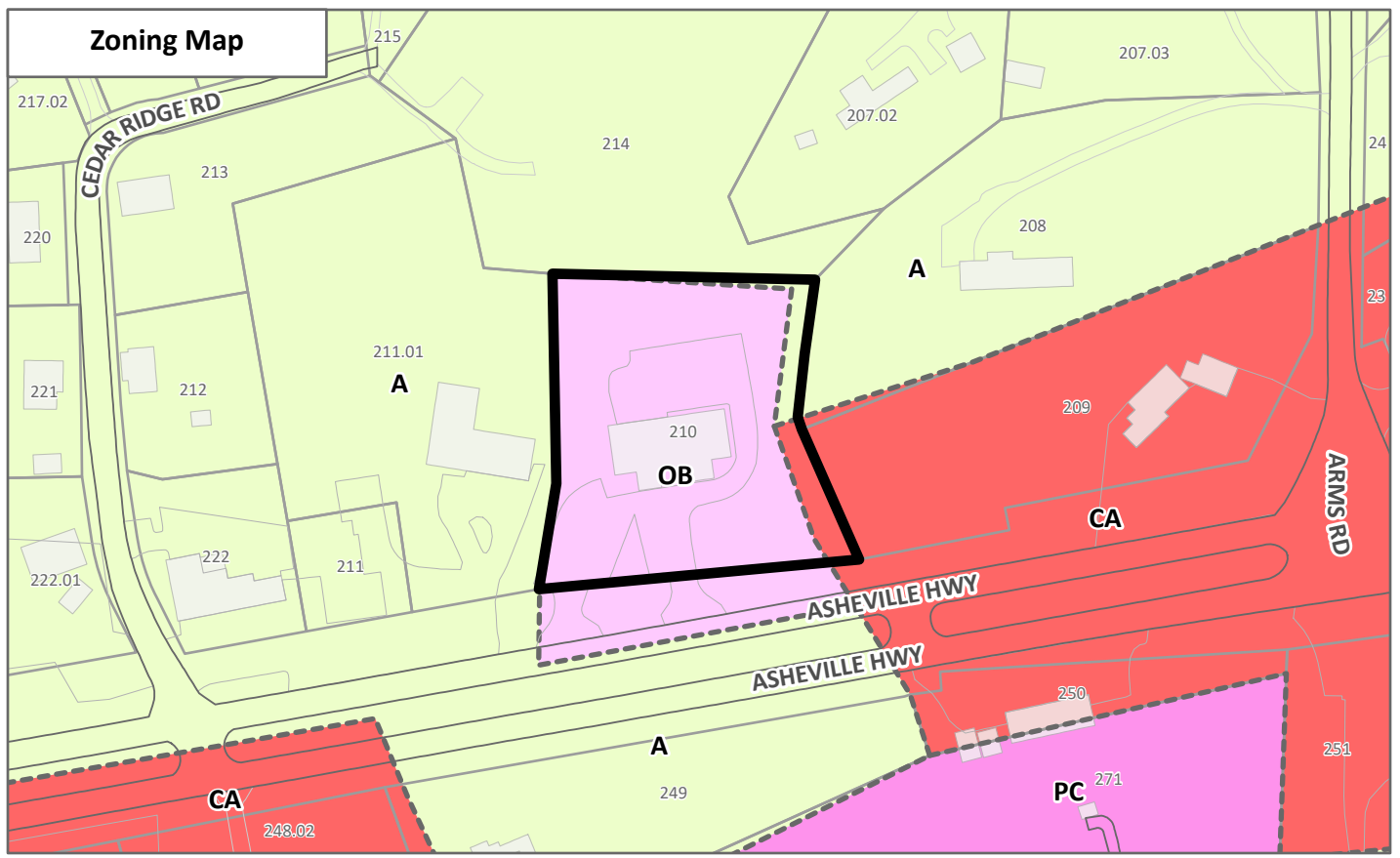
10-A-23-OB



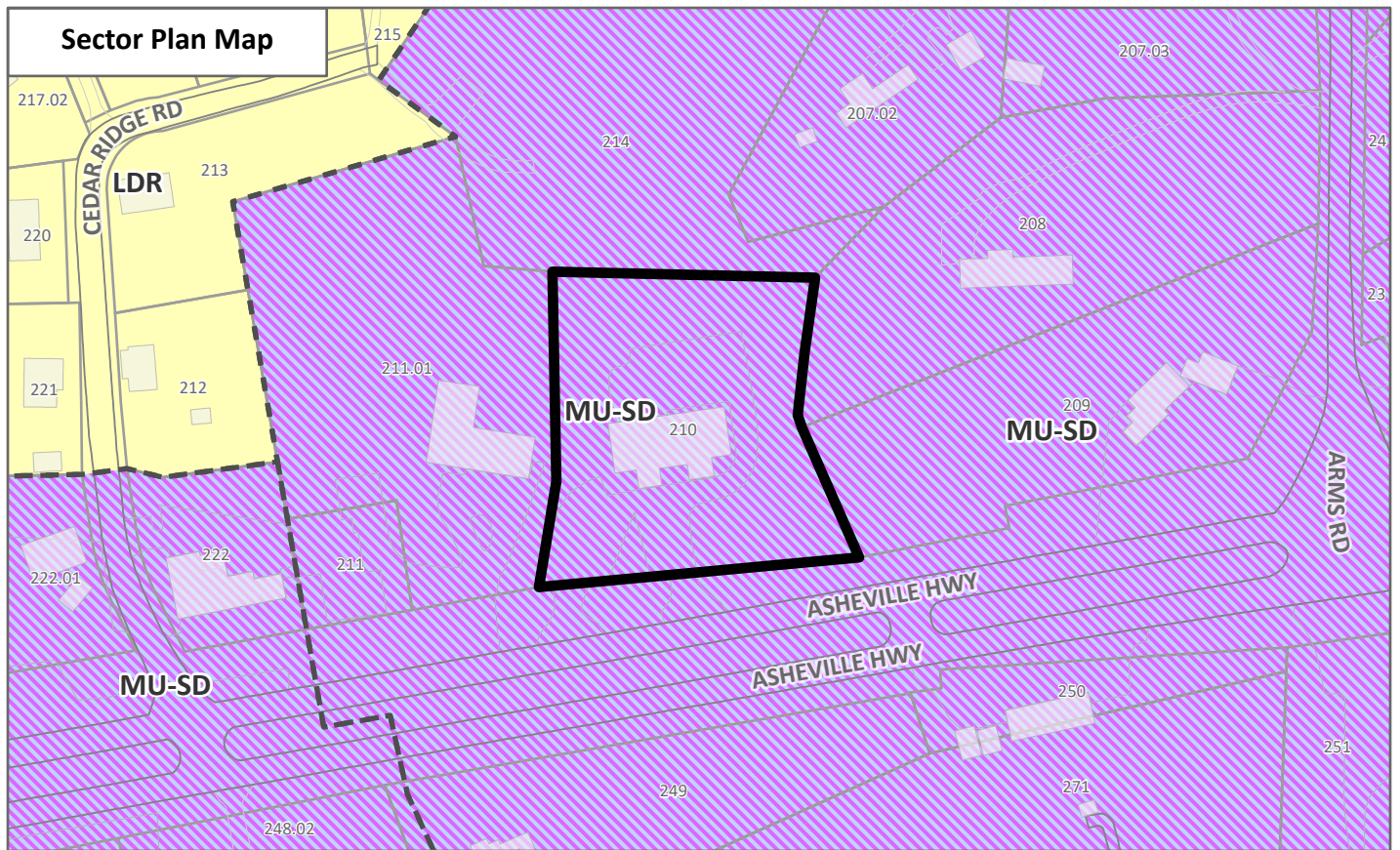
Case boundary



**Zoning Map**



**Sector Plan Map**

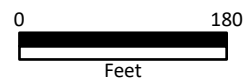


**CONTEXTUAL MAPS 2**

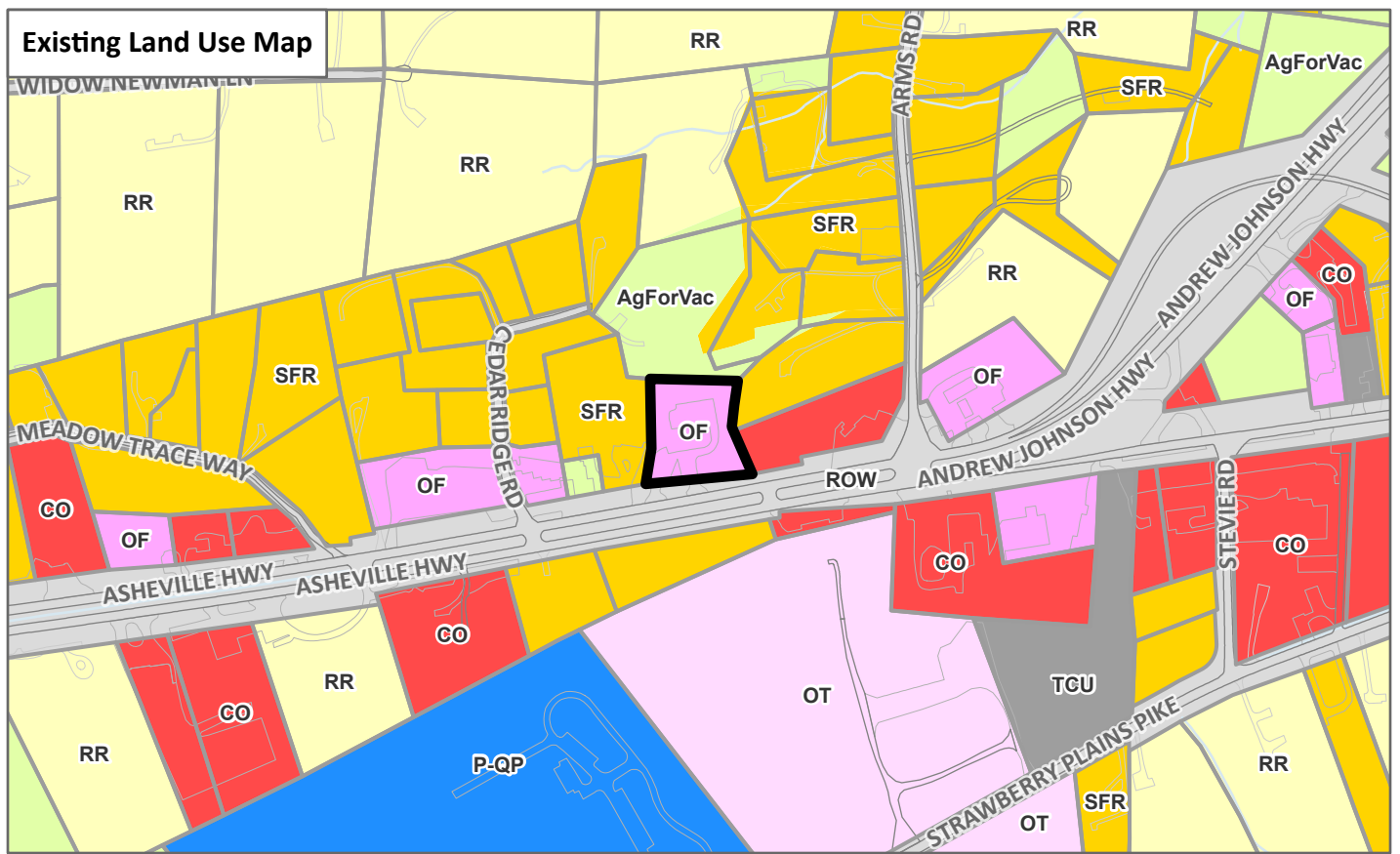
**10-A-23-OB**



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

10-A-23-OB



Case boundary





Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;

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**Fwd: Bows and Bones Grooming Co**

1 message

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**Michelle Portier** <michelle.portier@knoxplanning.org>  
To: Michelle Portier <michelle.portier@knoxplanning.org>

Tue, Aug 22, 2023 at 10:12 AM

For printing.

----- Forwarded message -----

From: Daneen Stallings <lilbabygirltn08@icloud.com>  
Date: Monday, August 21, 2023 at 9:29:29 PM UTC-4  
Subject: Bows and Bones Grooming Co  
To: [applications@knoxplanning.org](mailto:applications@knoxplanning.org) <[applications@knoxplanning.org](mailto:applications@knoxplanning.org)>

Additional required information:

Description Of Proposed Specific Use:

Number of Employees-2

Hours of Operation-

Mon 9am-4pm

Tues 9am-4pm

Thurs 9am-4pm

Fri 9am-4pm

Sat-9am-3pm

Closed Sunday and Wednesday

Our establishment provides by appointment only dog grooming. This means we have only a couple of clients in our facility at any given time. This way we are able to make sure that we are providing a low stress environment for each pet. Pets are done upon appointment time and then called for pick up upon completion. We have two separate kennel areas to provide as much noise reduction as possible if and when necessary.

We also provide a safety barrier between our shop area and front door preventing any possibility of a client getting out of our shop without being leashed up properly. We took very careful consideration in our business plan and shop design after over 15 years in the pet grooming industry we feel this is the most stress free environment beyond the more expensive mobile grooming alternatives.

Similar Use Statement:

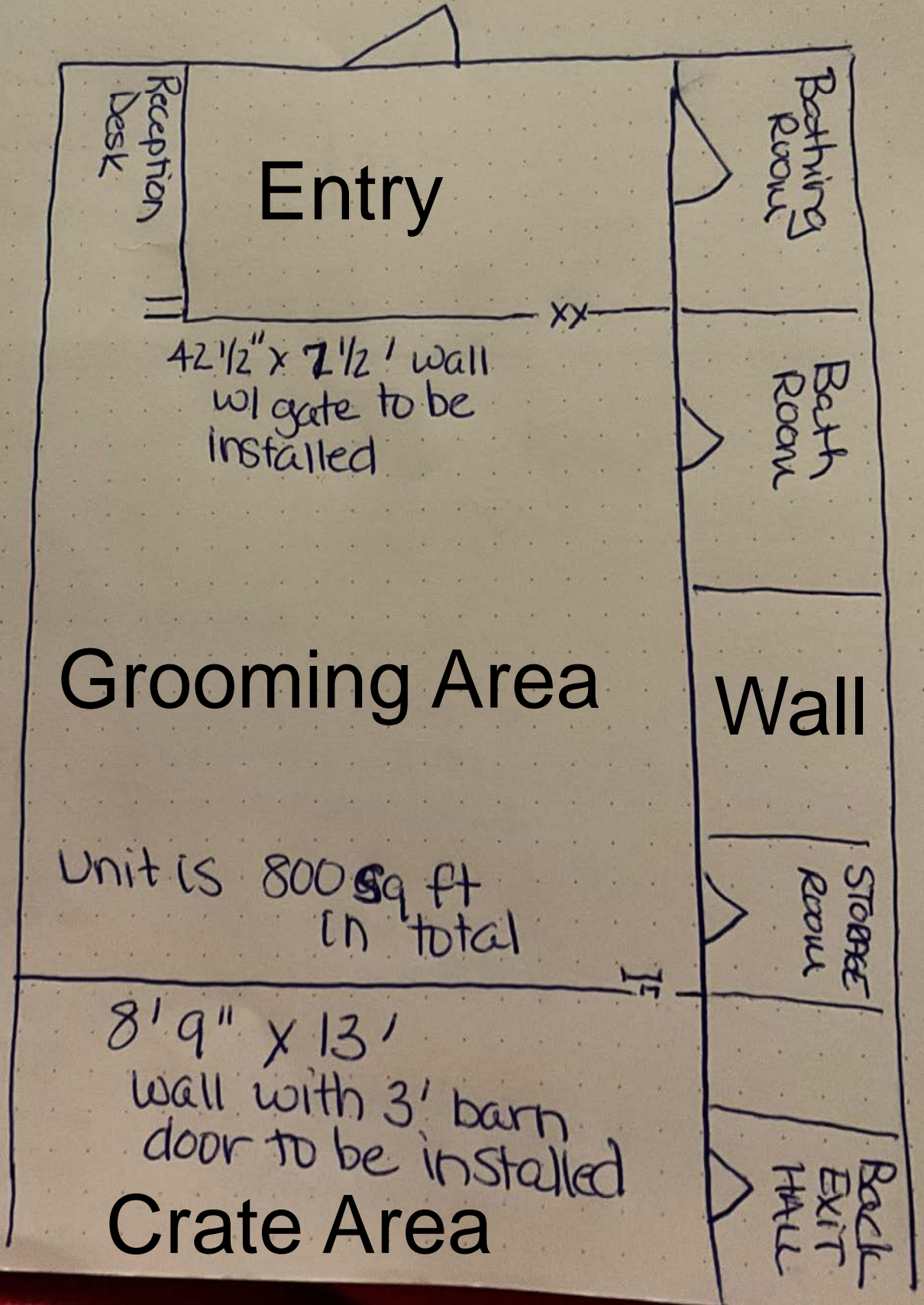
After reviewing the county code for Office Buildings, we feel that we do offer a similar service as others in our building. We are coupled in with a physical therapy office that as well works by appointment and with the public providing a necessary service. We have been told by so many local residents how grateful and excited they are to have a dog groomer back in the area after an absence of one for some time now. We also feel that since we do work by appointment only and try to keep our clients in house to a minimum that we are respectful to our neighbors and keep our unit clean and the grounds as well. We upon leasing our unit we're not aware of its zoning but would definitely like the chance to continue to provide our much needed services to the community at large.

Thank you  
Daneen Stallings  
Owner

Sent from my iPad

8537 Asheville Highway  
Suite 101  
Parcel ID 062 210

10-A-23-OB  
Revised  
9/12/2023







# SIMILAR USE DETERMINATION

400 Main Street, Suite 403  
Knoxville, Tennessee 37902  
865-215-2500  
www.knoxplanning.org

**Date Filed:** 8/24/2023

**Name of Applicant:** DANEEN STALLINGS

**Meeting Date:** 10/5/2023

**File Number:** 10-A-23-OB

**Application Accepted By:** Michelle Portier

### PROPERTY INFORMATION

**Street Address:**

8537 Asheville Hwy.

**General Location:**

North side of Asheville Hwy, east of Andrew Johnson Hwy

**Tract Size:** 1.33 acres

**Zoning District:**

OB (Office, Medical, and Related Services)

**Existing Land Use:**

Office

**Planning Sector:** East County

**Sector Plan Proposed Land Use Classification:**

MU-SD, ECO-3 (Mixed Use-Special District, Carter Town Center)

**Growth Plan:** Planned Growth Area

**Parcel ID:** 62 210

**Jurisdiction:** County Commission District 8

### PROPERTY OWNER/OPTION HOLDER

Wilma Cardin

Bays Mountain Rd

Dandridge, TN

Telephone:

Fax:

Email:

### APPLICATION CORRESPONDENCE

*All correspondence relating to this application should be sent to:*

Daneen Stallings Bows and Bones Grooming Co.

8537 Asheville Hwy

Knoxville, TN 37924

Telephone: 865-603-7893

Fax:

Email: lilbabygirltn08@icloud.com

### USE REQUESTED

Small dog grooming shop

ATTACH AS SEPARATE DOCUMENTS:

**Detailed description of proposed specific use.**

Including: Number of employees, hours of operation, products made or sold, services performed, special equipment used.

**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:** \_\_\_\_\_

Daneen Stallings Bows and Bones Grooming Co.

8537 Asheville Hwy

Knoxville, TN 37924

Telephone: 865-603-7893

Fax:

Email: lilbabygirltn08@icloud.com

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

(Please sign in black ink)



# Similar Use Determination

Knox County Only

Name of Applicant: Daneen N Stallings

Date Filed: 08/21/23 Application Accepted by: Michelle Portier

Fee Amount: \$250 Meeting Date: 10/5/2023 File Number: 10-A-23-OB

## PROPERTY INFORMATION

Address: 8537 Asheville Highway

General Location: \_\_\_\_\_

Tract Size: 1.33 ac No. of Units: 5

Zoning District: OB

Existing Land Use: Office/Medical Building

Planning Sector: East County

### Sector Plan Proposed Land Use Classification:

MU-SD, ECO-3 (Mixed Use-Special District, Carter Town Center)

Growth Policy Plan Designation: Planned Growth Area

Census Tract: 53.01

Traffic Zone: \_\_\_\_\_

Parcel ID Number(s): 062 210

Jurisdiction:  County Commission 8th District

## PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Wilma Cardin

Company: \_\_\_\_\_

Address: Bays Mountian Rd

City: Dandridge State: Tn Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

## APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Daneen N Stallings

Company: Bows and Bones Grooming Co

Address: 8537 Asheville Hwy

City: Knoxville State: To Zip: 37924

Telephone: 865-603-7893

Fax: \_\_\_\_\_

E-mail: lilbabygirltn08@icloud.com

## USE REQUESTED

Small Dog Grooming Shop

### 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: Daneen N Stallings

PLEASE PRINT

Name: Daneen N Stallings

Company: Bows and Bones Grooming Co

Address: 8537 Asheville Hwy

City: Knoxville State: Ta Zip: 37924  
n

Telephone: 865-603-7893

E-mail: lilbabygirltn08@icloud.com

