

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 10-F-14-UR

Related File Number:

Application Filed: 8/26/2014

Date of Revision:

Applicant: CHERI ROOP

PROPERTY INFORMATION

General Location: Southeast side of Old Maynardville Pike, southwest of Quarry Rd.

Other Parcel Info.:

Tax ID Number: 29 40.01

Jurisdiction: County

Size of Tract: 8.2 acres

Accessibility: Access is via Old Maynardville Pike, a local street with an 20' pavement width within a 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and commercial - dog/cat boarding

Surrounding Land Use:

Proposed Use: Expansion of Boarding and Grooming Services and Addition of Self Service Dog Wash

Density:

Sector Plan: North County

Sector Plan Designation: LDR & STPA

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located in an area between Maynardville Pike and E. Emory Rd that includes a mix of rural residential, detached residential subdivisions, multi-dwelling developments and mixed commercial uses.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7602 Old Maynardville Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & F (Floodway)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the proposed expansion of an existing kennel and grooming service as identified on the development plan and supporting documentation, subject to 9 conditions.

- Staff Recomm. (Full):
1. Meeting all requirements of the Knox County Health Department for the proposed expansion.
 2. Using "Option 2" (see attachment) for the design of the kennel expansion.
 3. Keeping all animals indoors between the hours of 7:00 p.m. and 7 a.m.
 4. Limiting the hours that animals may be dropped off and picked up to 7:00 a.m. through 7:00 p.m.
 5. The kennel and grooming areas shall be cleaned a minimum of once a day with proper disposal of waste material.
 6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 7. Meeting all requirements of the Knox County Fire Marshal which at a minimum includes improvements to the driveway access off of E. Emory Rd. for emergency responder access and providing an adequate water source for fire protection.
 8. Planting a Type A landscape screen (see attachment) along the backside of the kennel expansion extending to the area of the access driveway off of E. Emory Rd. prior to obtaining a certificate of occupancy for the kennel expansion.
 9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted this plan meets the requirements for approval in the A (Agricultural) zoning district and the other criteria for approval of a Use on Review.

Comments: The applicant is requesting approval for the expansion of an existing kennel facility located on an 8.2 acre tract located on the southeast side of Old Maynardville Pike, southwest of Quarry Rd. Access to the facility is off of Old Maynardville Pike. The existing kennel and proposed expansion are located outside of the floodway/floodplain for Willow Fork Creek.

The existing boarding kennel received a use on review approval (2-A-96-UR) from the Planning Commission on March 14, 1996. The existing kennel was approved for a maximum of 30 dog runs and a cattery for a maximum of 20 cats. At that time grooming was limited to animals that were being boarded overnight.

The applicant is requesting expansion of the kennel to add 30 additional runs for a total of 60 dog runs. The cattery will remain at 20 cats. The applicant is also requesting that animal grooming be allowed without the restriction that it be limited to animals that are boarded overnight. The proposed self service dog wash will be located in the existing laundry/bath/grooming area.

The closest residential dwelling will be approximately 100 feet away from the kennel expansion. That residence was built within the last six years. To help reduce the impact of the kennel expansion, a condition has been recommended requiring a Type A landscape screen along the backside of the kennel expansion extending to the area of the access driveway off of E. Emory Rd.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. All utilities are in place to serve the proposed expansion.
2. The traffic generated from the facility expansion should have minimal impact on Old Maynardville Pike.
3. The proposal will have no impact on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING

ORDINANCE

1. The proposed kennel expansion and grooming business, with the recommended conditions, meets all requirements of the A zoning district as well as the general criteria for approval of a use on review.
2. The proposed expansion is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes low density residential uses for this site. The A (Agricultural) zoning district allows consideration of a kennel through the use on review process and an approval had been granted for the existing kennel.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 10/9/2014

- Details of Action:**
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Summary of Action: APPROVE the proposed expansion of an existing kennel and grooming service as identified on the development plan and supporting documentation, subject to 9 conditions.

Date of Approval: 10/9/2014 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**