

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 11-C-22-UR Related File Number:
Application Filed: 9/22/2022 Date of Revision:
Applicant: HANNAH STEACY

PROPERTY INFORMATION

General Location: East of Pedigo Rd, southwest of Walker Rd
Other Parcel Info.:
Tax ID Number: 37 F A 013 Jurisdiction: County
Size of Tract: 12.2 acres
Accessibility: Access is via Greenwell Dr, a minor collector with a 15-ft pavement width within a 60-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Dog groomer Density:
Sector Plan: North County Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protect
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area primarily consists of large lot agricultural and single family residential.

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

Street: 1701 GREENWELL DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): STAFF RECOMMENDATION: Approve the request for dog grooming facility as outlined in the plan of operations within a new accessory structure (364 sq ft), subject to 4 conditions.

Staff Recomm. (Full): STAFF RECOMMENDATION: Approve the request for dog grooming facility as outlined in the plan of operations within a new accessory structure (364 sq ft), subject to 4 conditions.

1. No animals may be boarded overnight.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Knox County Department of Public Works.
4. Meeting all applicable requirements of the Knox County Health Department. With the conditions noted, this plan meets the requirements for approval of a dog groomer in the A (Agricultural) zone and the other criteria for approval of a use-on-review.

Comments: The applicant is requesting to allow for a dog grooming facility to be permitted as a secondary use on a residential property. The Agricultural zone allows consideration of a dog kennel and veterinary clinics as use permitted on review. Since a dog grooming facility is similar in use to a dog kennel and vet clinic, planning staff in consultation with Knox County staff have determined that they can be considered for a use on review in the Agricultural zone.

The dog grooming operation will be in a new accessory structure to the west of the residence. Since the grooming facility is outside of the residence, it has to be considered its own use and cannot be a home occupation. The applicant will have one client on the property at a time and will be grooming 3-4 dogs a day. Clients with multiple dogs will need to be contained inside of the grooming facility while waiting to be groomed. Animals will not be boarded overnight. Regular hours of operation will be 9am to 6pm Tuesday, Wednesday, Friday, Saturday, and Sunday by appointment only. The driveway leading to their property is private and has 2 other residences that use it for access. There is gravel parking attached to the driveway with 2 parking spaces.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2). The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The North County Sector Plan land use designation recommends LDR (Low Density Residential) and HP (Hillside Protection) uses for this site. The scale of the operation is consistent with home occupations, a LDR use.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE

A. The Knox-County Zoning Ordinance does not reference dog grooming facilities as a defined use. The A (Agricultural) zone allows dog kennels as a use permitted on review. The proposal is anticipated to be less intense than typical kennels that host multiple clients at a time. The proposed dog grooming meets the general purpose and intent of the Knox County Zoning Ordinance as a permitted use on review.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The closest house to the east is 260 feet from fenced outdoor activity area and the closest house to the west 462 feet. Veterinary clinics and animal hospitals, which are also a use permitted on review in the Agricultural zone, require that no animals be kept outdoors within 100 feet of any residence and that the applicant shall demonstrate that the use of the property will not create nuisance conditions for

adjoining properties due to noise, odor, or lack of adequate sanitation. In this case, the distance between the nearest houses and the outdoor activity area would be more than the minimum County standard.

B. The outdoor activity area is buffered from the nearest residential use to the west with mature trees.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The intensity of the proposed activity on the subject property does not create conflicts with adjacent land uses.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Traffic volume in this neighborhood will not be substantially increased as a result of the proposed dog grooming facility.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT

FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

Action: Approved

Meeting Date: 11/10/2022

Details of Action:

Summary of Action:

STAFF RECOMMENDATION: Approve the request for dog grooming facility as outlined in the plan of operations within a new accessory structure (364 sq ft), subject to 4 conditions.

Date of Approval: 11/10/2022

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: