

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 7-A-21-UR **Related File Number:**  
**Application Filed:** 5/24/2021 **Date of Revision:**  
**Applicant:** AMANDA BARTLESON

## PROPERTY INFORMATION

**General Location:** Northeast side of E. Emory Road, east of Quarry Road  
**Other Parcel Info.:**  
**Tax ID Number:** 29 092 **Jurisdiction:** County  
**Size of Tract:** 1.62 acres  
**Accessibility:** Access is via 5307 E. Emory Road, a major arterial street with a 20' pavement width within an 60' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** SFR (Single-Family Residential)  
**Surrounding Land Use:**  
**Proposed Use:** Dog training facility **Density:**  
**Sector Plan:** North County **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** Access is via E. Emory Road, a major arterial street with a 18' pavement width within an 63' right-of-way.

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

**Street:** 5307 E. Emory Rd.  
**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:**

## 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.:

## **PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Levan King Cranston

**Staff Recomm. (Abbr.):** DENY the request to allow a dog training facility to be permitted at 5307 E. Emory Road because the proposed use is inconsistent with the North County Sector Plan land use designation of LDR (Low Density Residential).

**Staff Recomm. (Full):**

**Comments:** The applicant is requesting to allow for a dog training facility to be permitted at 5307 E. Emory Road. It is proposed that dog training will be inside a 6 ft tall chain-link fence located in the rear yard. The specific location of the dog training facility is indicated on the attached site plan.

A kennel is typically defined as a place where dogs are trained or cared for while their owners are away. The zoning ordinance does not have a stand-alone definition for dog training facilities. Due to the similarity of the uses, Planning staff in consultation with Knox County staff have determined that the use could be considered as a use on review in the A (Agricultural) zone.

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 GNERAL PLAN AND SECTOR PLAN.

A. The North County Sector Plan land use designation recommends LDR (Low Density Residential) uses for this site. The proposed dog training facility is not consistent with the intent of LDR because this proposal introduces a commercial use into a residential neighborhood.

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 training facilities as a defined use. The A (Agricultural) zone considers dog kennels, a use that often includes dog training facilities. The proposal is anticipated to be less intensive than typical kennels that host multiple clients at a time. The proposed dog training facility 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 proposed dog training facility is not compatible with the existing residential development of the neighborhood. The subject property is 1.62 acres, and is located in a residential neighborhood.

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

A. The intensity of the proposed activity on the subject property may 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 training 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:** 7/8/2021

**Details of Action:** Approve the request for a dog training facility at 5307 East Emory Road subject to 3 conditions: The facility will not become a kennel and will retain training one dog a time, the applicant will plant a landscape barrier between the properties, and the hours of operation will be between 8 am to 7 pm, Monday to Friday.

**Summary of Action:**

**Date of Approval:** 7/8/2021 **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:**