

# 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

**File Number:** 9-E-02-UR                      **Related File Number:**  
**Application Filed:** 8/8/2002              **Date of Revision:**  
**Applicant:** WILLIAM W. ALLEN  
**Owner:**

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

## PROPERTY INFORMATION

**General Location:** South side Dutchtown Rd., west of N. Cedar Bluff Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 119 J A 5                      **Jurisdiction:** County  
**Size of Tract:** 0.35 acre  
**Accessibility:** Access is via Dutchtown Rd., a minor arterial street with 40' of right of way and 20' of pavement width.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Dog kennel for up to 24 dogs                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area has been developed with a mix of uses under A, RA and CA zoning. Some quasi-commercial uses are located on the north side of Dutchtown Rd., including a school bus storage facility.

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

**Street:** 9222 Dutchtown 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:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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: Michael Brusseau

Staff Recomm. (Abbr.): DENY the request for a dog kennel on the subject property in the Agricultural zoning district for the following 4 reasons:

Staff Recomm. (Full): 1. Although facilities are in the area, sanitary sewer is not immediately available to the site, according to the attached September 18, 2002 letter from West Knox Utility District. 2. Adequate sight distance is not available along Dutchtown Road to allow for the safe ingress and egress of added vehicle trips to the site. 3. This site is too small to provide space for adequate parking spaces, required building setbacks, traffic circulation driveways, outdoor dog runs and sufficient buffer areas around the perimeter of the site. 4. The lot is substandard for the Agricultural zoning district, which requires a minimum lot size of 1 acre.

Comments: The applicant is proposing to operate a dog kennel for up to 24 dogs on this 0.35 acre site. Dog grooming services will also be available, along with some retail sales. The Northwest County Sector Plan proposes low density residential uses for this site. At the request of the applicant, this proposal was automatically postponed at the September 12, 2002 MPC meeting.

A dog kennel, which will generate a considerable amount of waste, must be connected to a public sewer sanitary system, which is not available to this site. A septic system is not sufficient to handle the potential wastes which will be produced by a dog kennel with 24 dogs, especially on a lot of this size.

The current driveway location along Dutchtown Rd. does not meet minimum sight distance requirements to the east toward Cedar Bluff Rd. Dutchtown Rd. drops off to the east, so vehicles can not be seen approaching the site until they are well within 300 feet. There are no points along the frontage of the site where the required 300 feet of sight distance can be obtained. With the substantial amount of trips that would be added due to the dog kennel, the proposal would create unsafe conditions for both the employees and clients to the business, as well as the general public travelling on this section of Dutchtown Rd.

The site is currently 0.35 acre in size, which is substandard for the Agricultural zoning district. In addition, the lot size will further be reduced when Dutchtown Rd. is widened in the future. The attached widening plans, provided by Wilbur Smith Associates, show that between 15.77 and 21.73 feet will be acquired for right of way off of the front of this parcel. The Agricultural zone requires a minimum lot size of 1 acre. Allowing a dog kennel to be located on a substandard lot in the zone would go against the intent of the Zoning Ordinance. A dog kennel should not be allowed on any lot in the Agricultural zone that is not at least 1 acre in area. The larger lot allows space for sufficient buffering, parking and other necessary features for operation of a dog kennel.

MPC Action: Denied MPC Meeting Date: 10/10/2002

Details of MPC action: 1. Although facilities are in the area, sanitary sewer is not immediately available to the site, according to the attached September 18, 2002 letter from West Knox Utility District. 2. Adequate sight distance is not available along Dutchtown Road to allow for the safe ingress and egress of added vehicle trips to the site. 3. This site is too small to provide space for adequate parking spaces, required building setbacks, traffic circulation driveways, outdoor dog runs and sufficient buffer areas around the perimeter of the site. 4. The lot is substandard for the Agricultural zoning district, which requires a minimum lot size of 1 acre.

Summary of MPC action: DENY the request for a dog kennel on the subject property in the Agricultural zoning district for the following 4 reasons:

Date of MPC Approval: Date of Denial: 10/10/2002 Postponements: 9/12/2002

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: