

▶ **FILE #:** 2-C-06-UR

**AGENDA ITEM #** 76

**AGENDA DATE:** 2/9/2006

▶ **APPLICANT:** TONEY CALACINO

OWNER(S): TONEY CALACINO

TAX ID NUMBER: 42 00801

JURISDICTION: County Commission District 8

▶ **LOCATION:** Northwest side of Three Points Road, northwest of Rutledge Pike

▶ **APPX. SIZE OF TRACT:** 0.65 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Three Points Road, a local street with 16' of pavement width and 40' right of way.

UTILITIES: Water Source: Northeast Knox Utility District  
 Sewer Source: Knoxville Utilities Board

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Dog Kennel (boarding and grooming)

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:  
 North: Mascot Lodge / OB (Office, Medical & Related Services)  
 South: Residence / CA (General Business)  
 East: Mascot Lodge / OB (Office, Medical & Related Services)  
 West: Residence / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area has been developed with residential uses, but still has a good deal of land with an agricultural character.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the proposed dog kennel/grooming facility in the A (Agricultural) zone, subject to 12 conditions.

1. Adherence to all stipulations of the attached development plan and other materials, as submitted by the applicant. (attached)
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Knox County Engineering Department.
4. Connecting to sanitary sewer and meeting all applicable requirements of the Knox County Health Department.
5. No sales of pet supplies will be permitted.
6. Hours of operation (including dropping off or picking up dogs) is limited to 8am - 6pm, Monday through Saturday.
7. The maximum number of dogs to be groomed through the course of one business day will be limited to 6 dogs. The maximum number of dogs to be boarded at one time will be 10.

8. No dogs may be outside on the property at any time, other than for the transfer from customers dropping off or picking up animals.
9. The proposed dog run shall be screened to ensure dogs are not in view of adjacent property owners.
10. Improving the driveway and proposed parking to meet County Engineering standards. The driveway, the 4 standard parking spaces and the single handicapped space shall be paved. Each parking space must be 10' by 20' and the drive aisle must be a minimum width of 25'.
11. One, non-illuminated business sign shall be permitted and may not exceed an area of 50 square feet and 8 feet in height. The sign shall be located no closer than 20 feet to the front property line (1/2 the required setback distance).
12. A revised development plan reflecting the conditions of approval must be submitted to MPC prior to building permit issuance.

With the conditions noted above, this request meets all requirements of the Agricultural zone, as well as other criteria for approval for a use on review.

#### **COMMENTS:**

The applicant is proposing to operate a dog kennel and grooming facility on the subject property which was previously a single-family residence. Dog kennels are a use permitted on review in the Agricultural zoning district. The property fronts Rutledge Pike but currently has access to Three Points Road only. The house located on site will be utilized for both the kennel and grooming services. Approximately 72 square feet will be dedicated to grooming while the remaining 1,248 square feet will be used to accommodate the kennel, lobby and restrooms.

The proposal does not include outdoor areas for dogs to be housed. An enclosed screened porch, with a concrete floor, is attached to the rear of the building. This porch will be used as an exercise area for the dogs. Adequate screening will prevent any noise disturbance to surrounding residences. All urine and feces will be picked up and disposed of in sealed trash containers. The kennels will be climate controlled and have adequate air exchange for the health of the animals. Based on staff's research, indoor kennels are becoming more common in urban settings.

The applicant anticipates that on a typical business day, clients will drop off animals by appointment only. Business hours will be from 8am to 6pm, Monday through Saturday. Boarded animals will be walked in the enclosed exercise area 3 times per day and kept in cages containing sliding clean-up trays that are 42x28x31. The maximum number of dogs groomed per day is 6 and the maximum number to be boarded is 10. The owner is anticipating only one employee.

The applicant is proposing to install 4 standard parking spaces along with one handicapped parking space. The driveway is currently 10' wide and filled with gravel. In addition to a 25' driveway aisle, 5 parking spaces totaling 1000 square feet will be provided and paved.

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

The proposed use will place additional traffic demands onto Three Points Road. However, the potential negative impacts of the kennel on surrounding properties should be mitigated by the following 6 factors:

1. The 125' distance between the proposed kennel and the nearest residence will help reduce noise, odor and aesthetic impacts. To the east and rear of the subject property is a community building (Mascot Lodge). Adjacent to the property, directly across Rutledge Pike, is low density residential development with an agricultural character. The adjacent property is zoned CA (General Business) but has yet to develop with business uses.
2. The operational guidelines indicate that dogs will be kept inside from 7:00pm to 8:00am, reducing noise impacts during the evening/night hours. During normal business hours dogs will be kept indoors and let into the screened dog run 3 times per day, around 8:00am, 2:00pm, and 7:00pm.
3. The operational guidelines indicate that there will be a maximum number of 10 dogs kenneled at one time and 6 dogs groomed per day. These limitations will minimize the impact on surrounding property by not significantly increasing traffic accessing Three Points Road.

4. The property has access to public water and sewer, but septic services are currently being utilized. The applicant agrees that the property must be connected to sanitary sewer.
5. The operational guidelines indicate that fecal matter will be regularly disposed of from the kennel and exercise areas.
6. The exterior of the structure on the subject property will remain in its current condition. This will help maintain the residential character along Three Points Road.

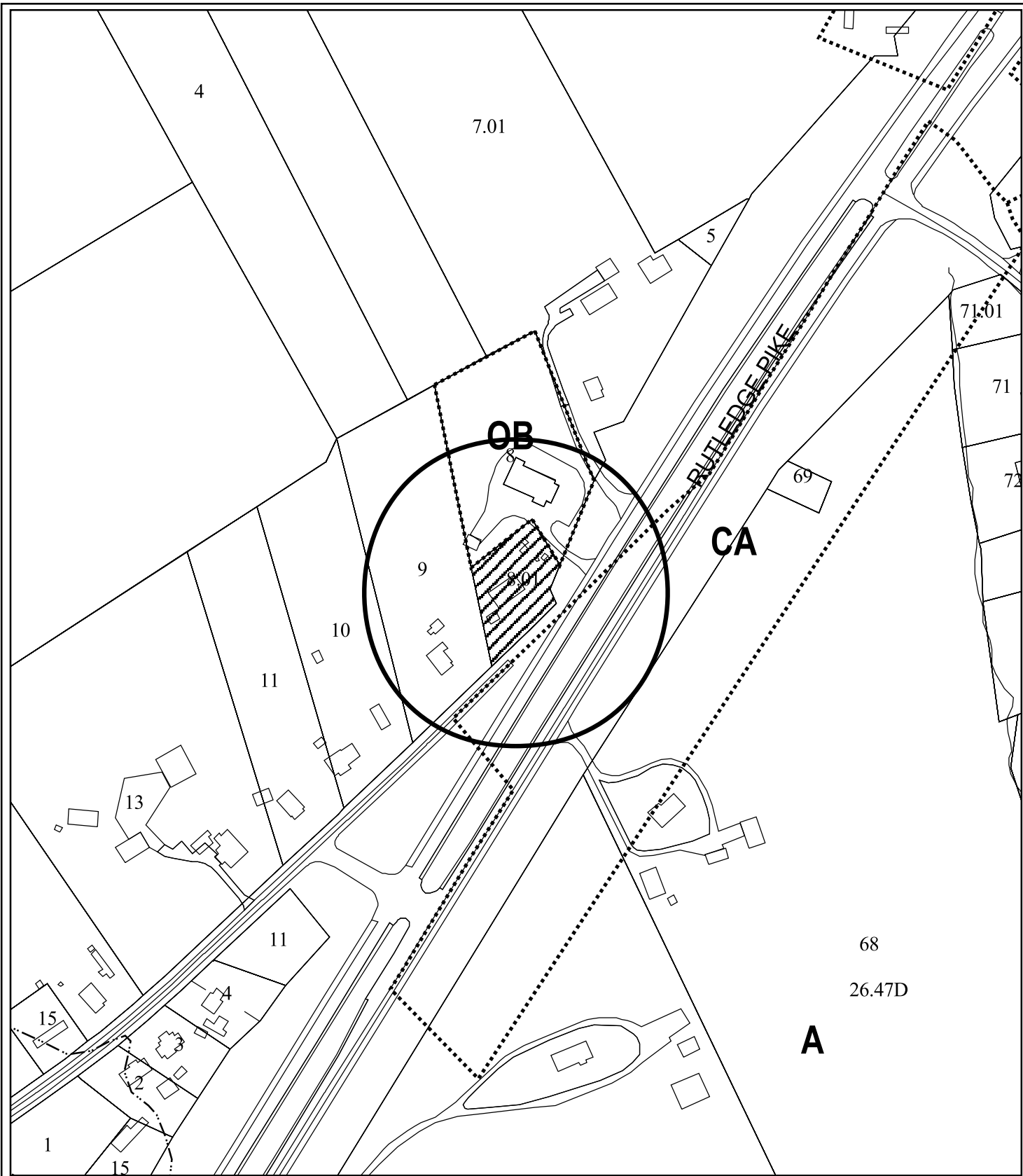
#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposal is consistent with general standards for uses permitted on review. The use is consistent with adopted plans and policies, as well as the intent of the zoning regulations. The Agricultural zone allows dog kennels to be considered as a use on review. The proposed use, because it is a small scale facility with limited hours of operation, should not create noticeable hardships for neighbors. The use will be compatible with the character of the surrounding area, especially when/if the property across Rutledge Pike develops with commercial uses. Potential impacts such as noise from barking dogs, traffic and potential odors have been addressed sufficiently by the development plans and materials submitted by the applicant.
2. The Knox County Zoning Ordinance does not contain specific standards for the regulation of dog kennels. The Knox County Health Department has reviewed the plans and required that the property be connected to sanitary sewer, which is available to the site. (See attached letter from Ronnie Neece). Staff has made use of all available information gathered during past reviews of dog kennels and boarding facilities to make these recommendations. Staff has attempted to address all potential issues that may arise by locating a dog kennel and grooming business at this site.


#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

The Northeast County Sector Plan proposes Low Density Residential and Slope Protection for this property. It should be noted that the property does slope back toward the rear. This slope will not impact the proposed use. The Agricultural zoning on the property will not change as a result of this request. This zone is consistent with the Northeast County Sector Plan's designation of low density residential and slope protection for the site. The Agricultural zone allows dog kennels to be considered as a use on review if approved by the Planning Commission.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



2-C-06-UR  
 USE ON REVIEW

 Dog Kennel (boarding and grooming) in A (Agricultural)

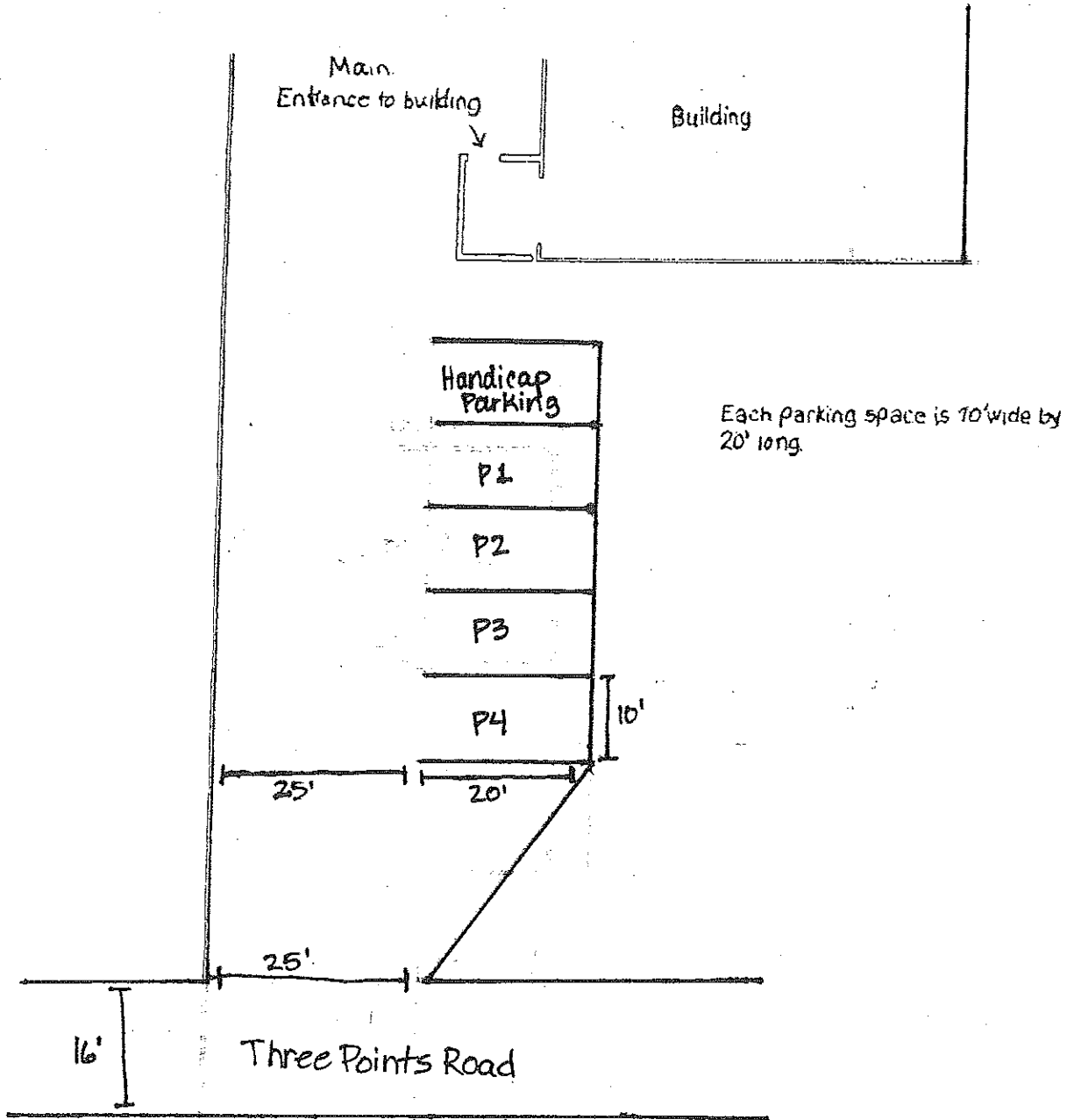
Original Print Date: 01/25/06    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Toney Calacino

Map No: 42

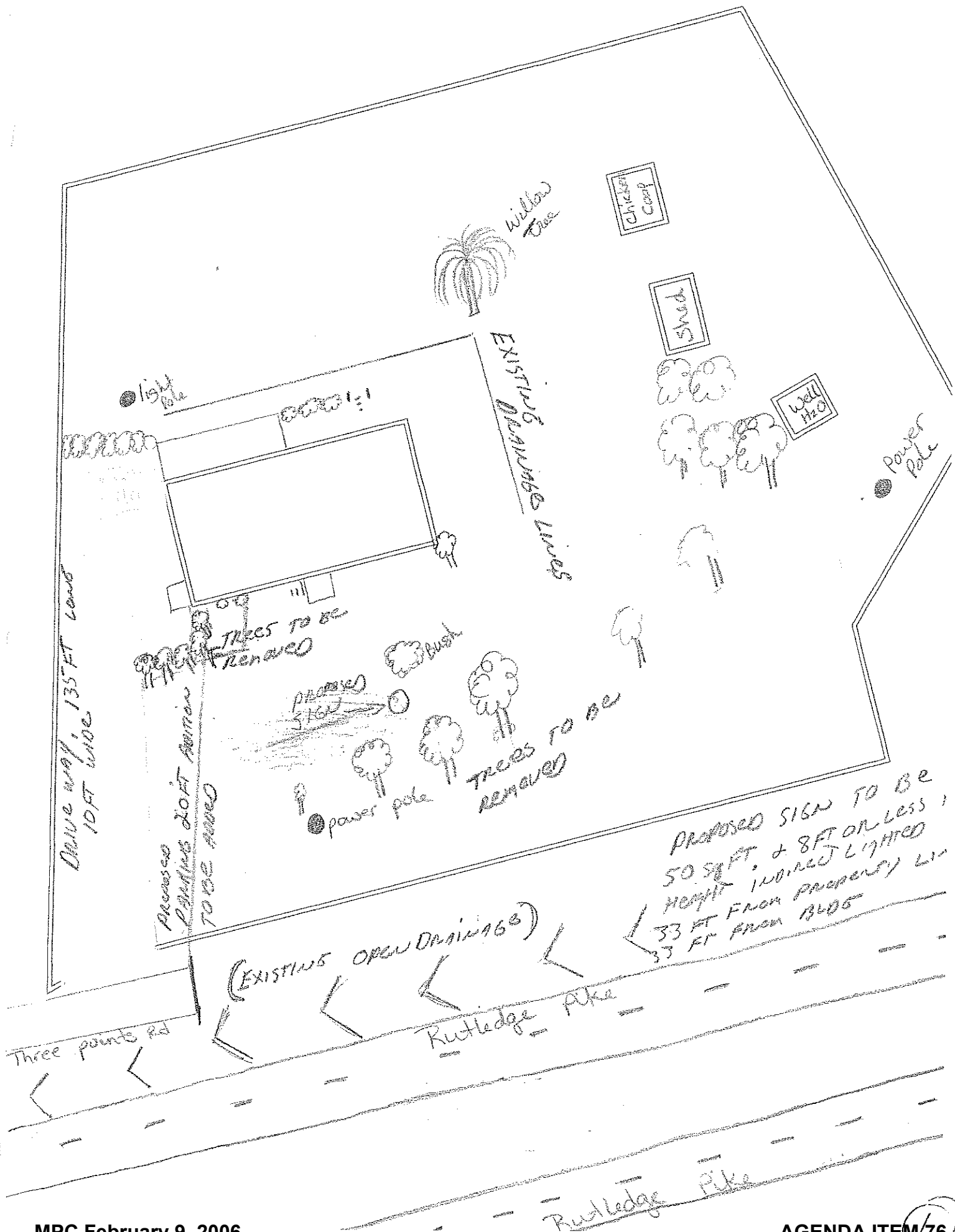
Jurisdiction: County





Each parking space is 10' wide by 20' long.

Driveway is 25' wide by 110' long



Drive way, 135 FT long  
10 FT wide

Proposed  
Parking 20 FT Addition  
TO BE ADDED

Trees to be  
removed

Trees to be  
removed

PROPOSED SIGN TO BE  
50.5 FT. ± 8 FT OR LESS  
HEIGHT INDICED LIGHTED  
33 FT FROM PROPERTY LINE  
33 FT FROM 13605

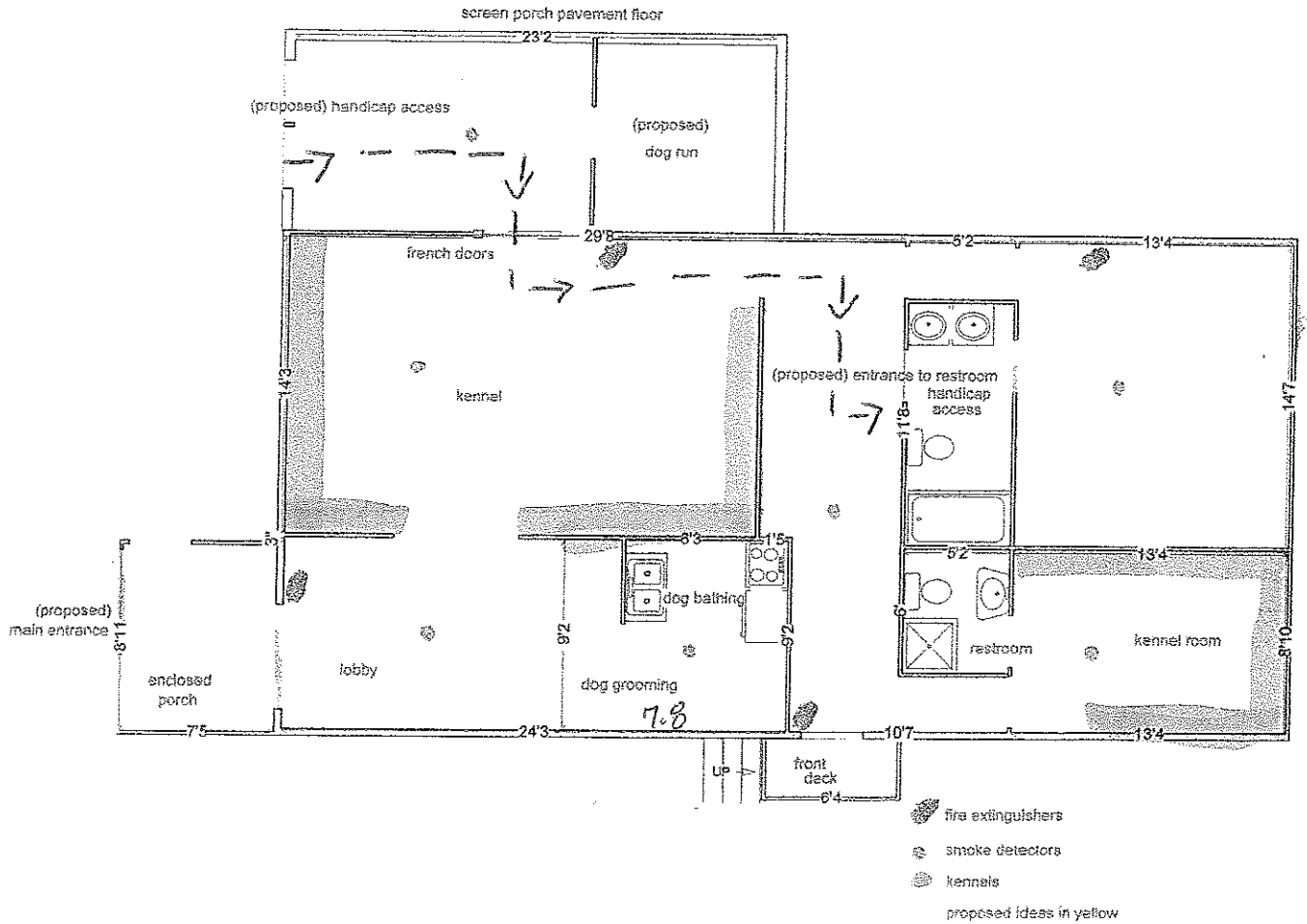
(EXISTING OPEN DRAINAGE)

Three points Rd

Rutledge Pike

Rutledge Pike

NG



● path to Restroom

Painted

yard sign to be 6' high x 8' wide to stand no more than 8' off ground with indirect lighting

← 8' →

↑ 6' ↓

Paw Prints Pet Grooming & ~~Barbering~~  
Mon - Sat 8am - 6pm  
(8103) 336-7885

Painted yard sign



Use on Review

*For pet boarding and grooming  
9105 three points road  
Mascot, Tn 37806*

*The application and development plans submitted are for property and the existing building that are zoned Agricultural. This property is located at the end of three points road and fronts Rutledge pike in its entirety. Access to three points road is off of Rutledge pike.*

*This business is to be used as a dog kennel offering boarding and grooming services, with regular business hours of operation, and is not targeted towards retail sales. All services are scheduled by appointment so there will not be a high volume of traffic generated. With the permission of the Department of Transportation this property can be accessed directly from Rutledge Pike. We plan to request this permission in the future.*

*Any questions or comments may be directed to  
Toney Calacino  
3708 Clear Springs Road  
Mascot, Tn 37806  
(865) 933-9311 home  
(865) 386-7884 business  
(865) 386-7885 business*

**U.O.**

**DATE**

*1-6-06*

*2-C-UR*

Business Name: Paw Prints Pet Grooming & Boarding

Hours: Monday - Saturday 8 AM - 6 PM

Max # Dogs groomed 6

" Boarding 10

Anticipated # of Employees & Customers: 6-10 customers

Verification of Utility included in Fax

Parking dimensions 20' long X 10' wide - see Diagram

Sign location see diagram

Paw Prints Pet grooming & Boarding will be open for business Monday thru Saturday from 8am to 6pm. All dogs will be walked in the enclosed potty area 3X a day, once at 8am then at 2pm and again at 7pm. All boarding and Grooming Services are by appointment only. The dogs will be house inside other than Potty Breaks for the time in our care. We will offer Boarding and grooming Services for our customers. we will not have a retail area. All feces/waste will be picked up and removed daily then placed in a sealed trash container to be picked up by local trash Service provider. We will house no more than 10 dogs at any given time unless the customer chooses for 2 small dogs to share a kennel together.

2-C-05-11R

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**INTEROFFICE MEMORANDUM**

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**TO:** KELLY SCHLITZ  
**FROM:** RONNIE NEASE, DIRECTOR, ENVIRONMENTAL HEALTH *R.N.*  
**SUBJECT:** 9105 THREE POINTS ROAD  
**DATE:** 2/1/2006

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A kennel/grooming operation at 9105 Three Points Road, Mascot, TN 37806 must be connected to public sanitary sewer to operate.