



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 8-F-09-UR

AGENDA ITEM #: 48

AGENDA DATE: 8/13/2009

▶ **APPLICANT:** JENNIFER TALLON
OWNER(S): JENNIFER & SCOTT TALLON

TAX ID NUMBER: 62 23901

JURISDICTION: County Commission District 8

▶ **LOCATION:** South and east side of Widow Newman Ln., north of Asheville Hwy.

▶ **APPX. SIZE OF TRACT:** 5.95 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Widow Newman Ln., a local street with a pavement width of 15' to 22' within a 40' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: NA

WATERSHED: Holston and French Broad

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Detached dwelling

▶ **PROPOSED USE:** Dog kennel

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:
North: Detached residential / A agricultural
South: Detached residential / A agricultural
East: Detached residential / A agricultural
West: Detached residential / A agricultural

NEIGHBORHOOD CONTEXT: The site is located in the Newman Grove Subdivision which is made up of lots that are generally 5 acres in size or greater. The surrounding area is zoned A (Agricultural). The site is located approximately .33 miles north of Asheville Hwy.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a boarding kennel for up to forty dogs as shown on the development plan subject to 9 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Health Dept.
3. Provide roofs over the outside kennel runs.
4. Installing a six foot high wood privacy fence around the entire kennel area.
5. Grooming services are to be limited to only those animals boarded on site.
6. All animals are to be brought indoors no later than 6:00PM and no animals to be permitted outside before 8:00 AM

7. Design and construct a parking lot that is located in close proximity to the kennel building. Strictly prohibit parking outside of the area designated for parking.
8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to commencing any construction as required by this approval
9. Meeting all conditions of approval within six months from the date of approval by the MPC

COMMENTS:

The applicant is requesting approval of a boarding kennel that will accommodate up to forty dogs. She states that in the beginning she will be able to board up to twenty dogs and within five years the business will grow to provide boarding for the 40 dogs as requested. The applicant will reside on the site with the kennel. The portion of the applicant's property where the Kennel will be constructed is heavily wooded. The site is located approximately one-third of a mile north of Asheville Hwy. Widow Newman Ln. is only 15' wide as it leaves Asheville Highway. It widens to 22' approximately 1300' north of Asheville Highway.

The Zoning Ordinance states that it is "necessary to give special consideration to certain uses because they are unique in nature, require large land areas, are potentially incompatible with the existing development, or because the effect of such uses cannot definitely be foreseen. The uses listed under the various zones as Uses Permitted on Review are so classified because they more intensely dominate the area in which they are located than do other uses permitted in the zone. Therefore, these uses must be specially placed into the development pattern which exists at the time of arrival." With proper planning and management a dog kennel is the type of use than can be accommodated with little impact on the surrounding area. A kennel can also be a real nuisance to the adjoining property owners if provisions are not made to control noise, sanitation, security, lighting, operating hours and parking.

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

1. The proposed development will have minimal impact on local services since all required utilities are in place to serve this development.
2. The plan for the kennel as recommended by staff will decrease the negative impact by requiring fencing and maintenance of the existing woods to further decrease noise levels, by adding fencing to improve security, by better defining the permitted parking areas and by limiting the hours of operation.

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

1. As recommended the proposed kennel will meet the requirements for approval in the A (Agricultural) Zone and all other relevant requirements of the Zoning Ordinance.
2. As recommended the proposed kennel is consistent with the general standards for uses permitted on review: The proposed development will be consistent with the adopted plans and policies of the General Plan and Sector Plan. The use will be in harmony with the general purpose and intent of the Zoning Ordinance. The use will be compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. .

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

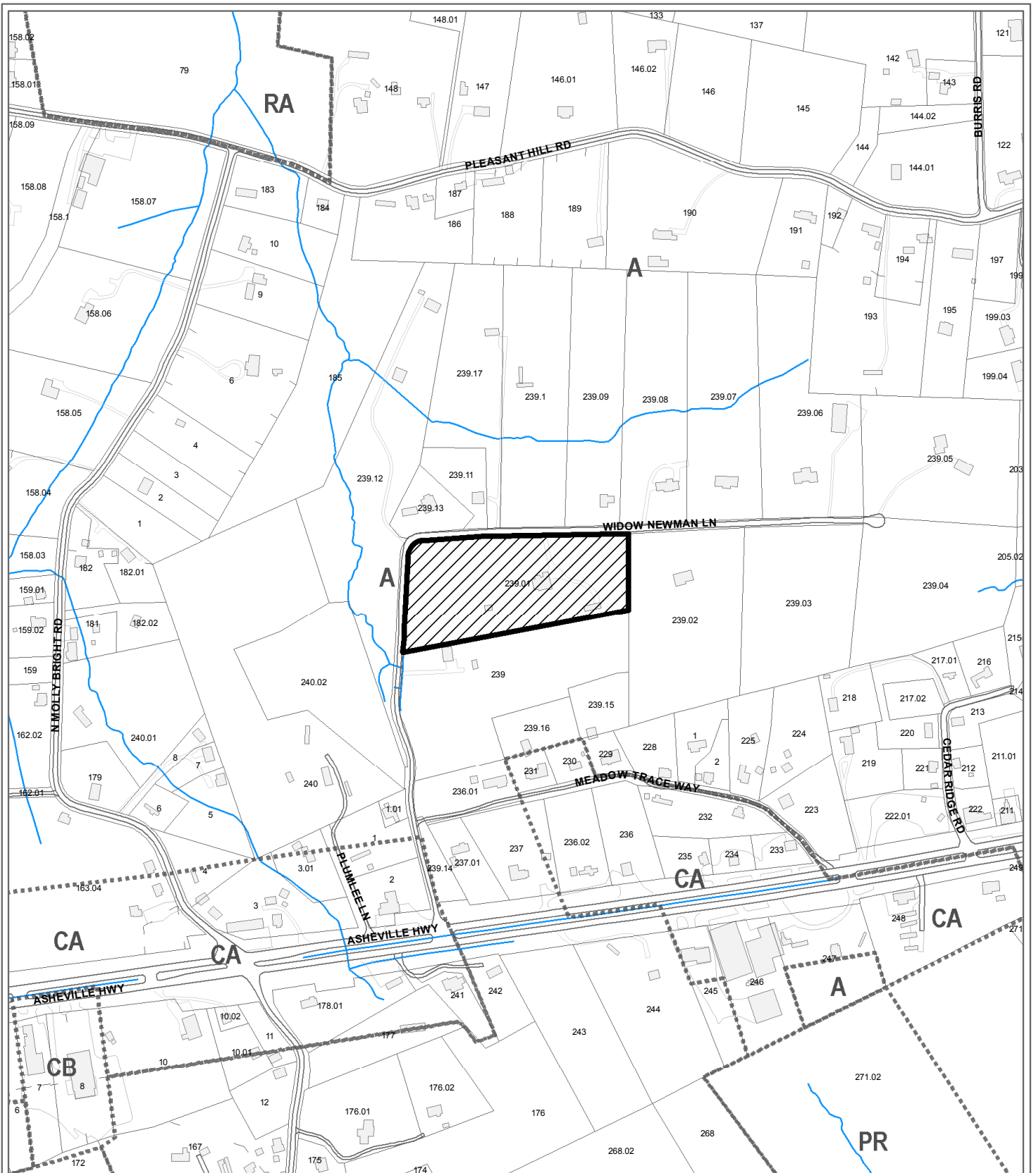
1. The East County Sector Plan identifies this property as being within a Low Density Residential area.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not calculated.

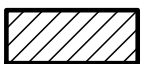
ESTIMATED STUDENT YIELD: Not applicable.

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.

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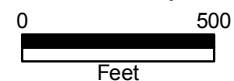


Dog kennel in A (Agricultural)

Petitioner: Tallon, Jennifer

Map No: 62

Jurisdiction: County



Original Print Date: 7/27/2009
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

General Company Description

Country Paws Kennels will be a full service animal boarding facility. This Kennel will board both cats and dogs for clients who need a loving place for their pets while on vacation, business trips or anything that would take them away from home.

At Country Paws we will provide our four legged guests with the highest level of care and attention. Your pet is important to us and we believe that they should have a stress free environment where they can feel all most at home. Our facility prides itself on comfort and kindness along with safety and lots of love. Whether its for a day or a month be assured that we will treat your pet with the same loving care they receive at home.

Our goal in the pet boarding industry is to make long term relationships with our guests and for them to feel comfortable in leaving their pet with us repeatedly. Word of mouth from our customers will provide us with new client leads. The first year of business we would like to see an overall average occupancy of (50%). Starting the kennel out with room for 20 dogs in the first year and expanding to 40 in year 5 is our objective

Business Philosophy: To provide the best boarding facility in Knoxville.

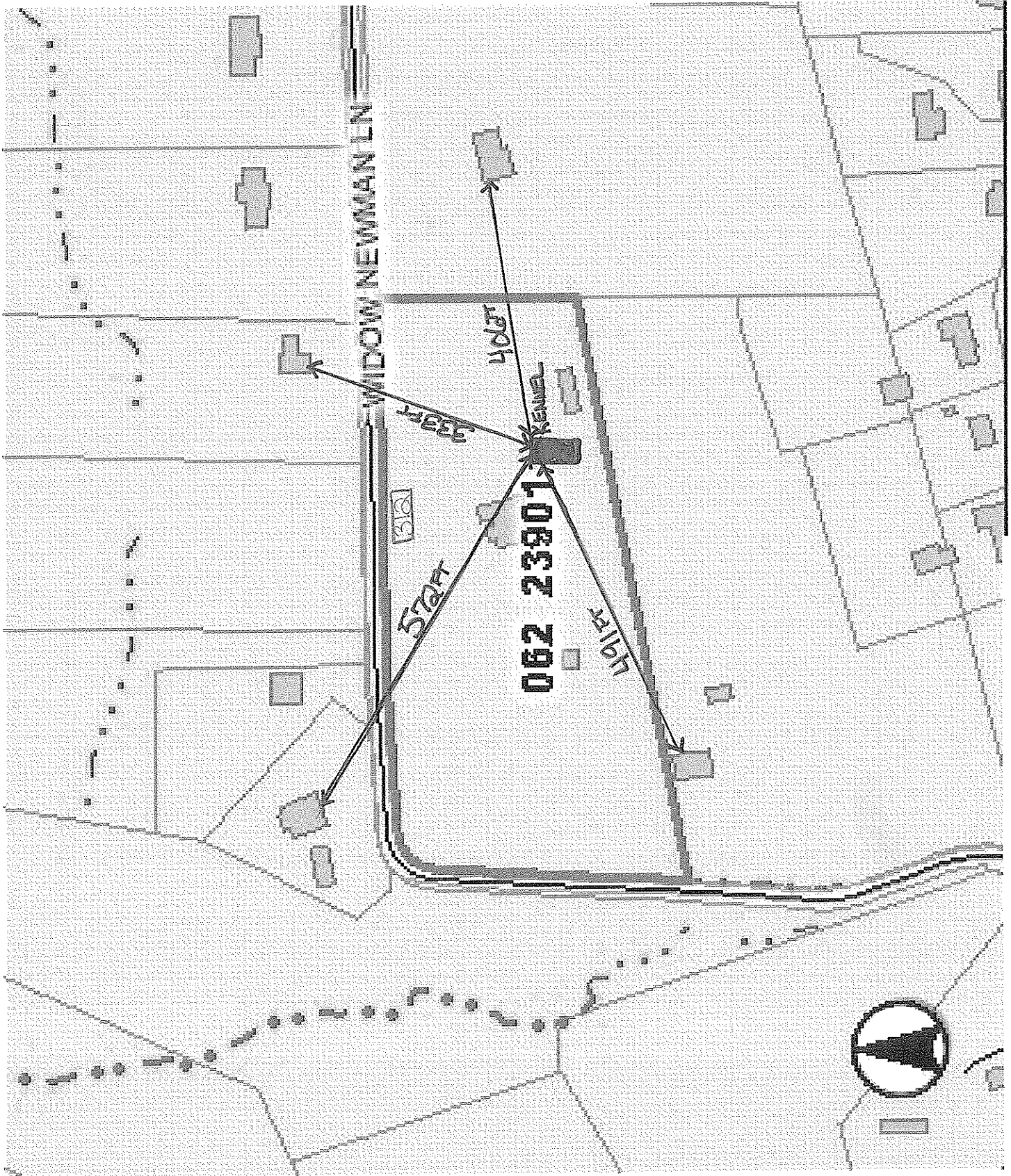
This lodge will market to every pet owner in Knoxville and surrounding areas. With our location on the east side of Knoxville we will also consider Jefferson City as in our market.

Our company strengths will be 1. The commitment we have to love and care for animals. 2. The property on which we will build the kennel is also our home so we will be available 24/7 for the pets. 3. We bring experience in caring for animals including managing the local animal shelter.

Legal form of ownership: Limited liability company (LLC)

Proposed Location

See insert plot map



Map provided by KGIS - Copyright(c) 2007 0 264ft

Products and Services

Country Paws will be a boarding facility for dogs, cats, and other small animals. We will provide grooming services such as: bathing, nail trims, and flea dipping. The kennel will also sell customized merchandise (leashes, collars, food dishes) and other accessories for pets. We will be a full service facility which will include amenities such as cuddle time, multiple feedings if needed, potty breaks, and play time. Our pet suites will be a 4.5x6 foot room with an area of 4.5x8 feet as an outdoor run. There will also be indoor only kennels available. Each suite comes equipped with a pet bed, a blanket, a toy, and fresh water at all times. Personal items will also be included in the suite if provided by the owner. Each kennel and outdoor run will be disinfected daily with an eco-friendly cleaner.

Our facilities will be all inclusive and each pet will be treated like our own. There will be no limits on potty breaks or amount of personal time per day. Any specialized needs of a pet (medications or special feeding instructions) will be met without additional cost to the owner.

Kennels will be all inclusive overnight suites that will be priced at \$30.00 per night. Baths will be priced at \$12.00 and nail trims and flea dipping will be \$10.00.

Overnight stays will include: two feeding times, play time, multiple potty breaks, cuddle time, and any necessary medications. A treat will also be given before bedtime.

All dog will be kept inside from the hours of 8pm-8am to reduce community noise and for the safety and security of the pets.

Operational Plan

Location

312 Widow Newman Lane, Knoxville 37924

Physical requirements:

- 1000 sq ft inside
- Block building with chain like outdoor runs
- Agricultural zoning
- KUB utilities, septic waste
- Drainage will be done in compliance with county engineering dept.
- All mail will be delivered to homeowners box

Access:

Gravel drive with turn around and four designated parking places

See insert Building specifications

Cost: Estimate for new building \$50,000

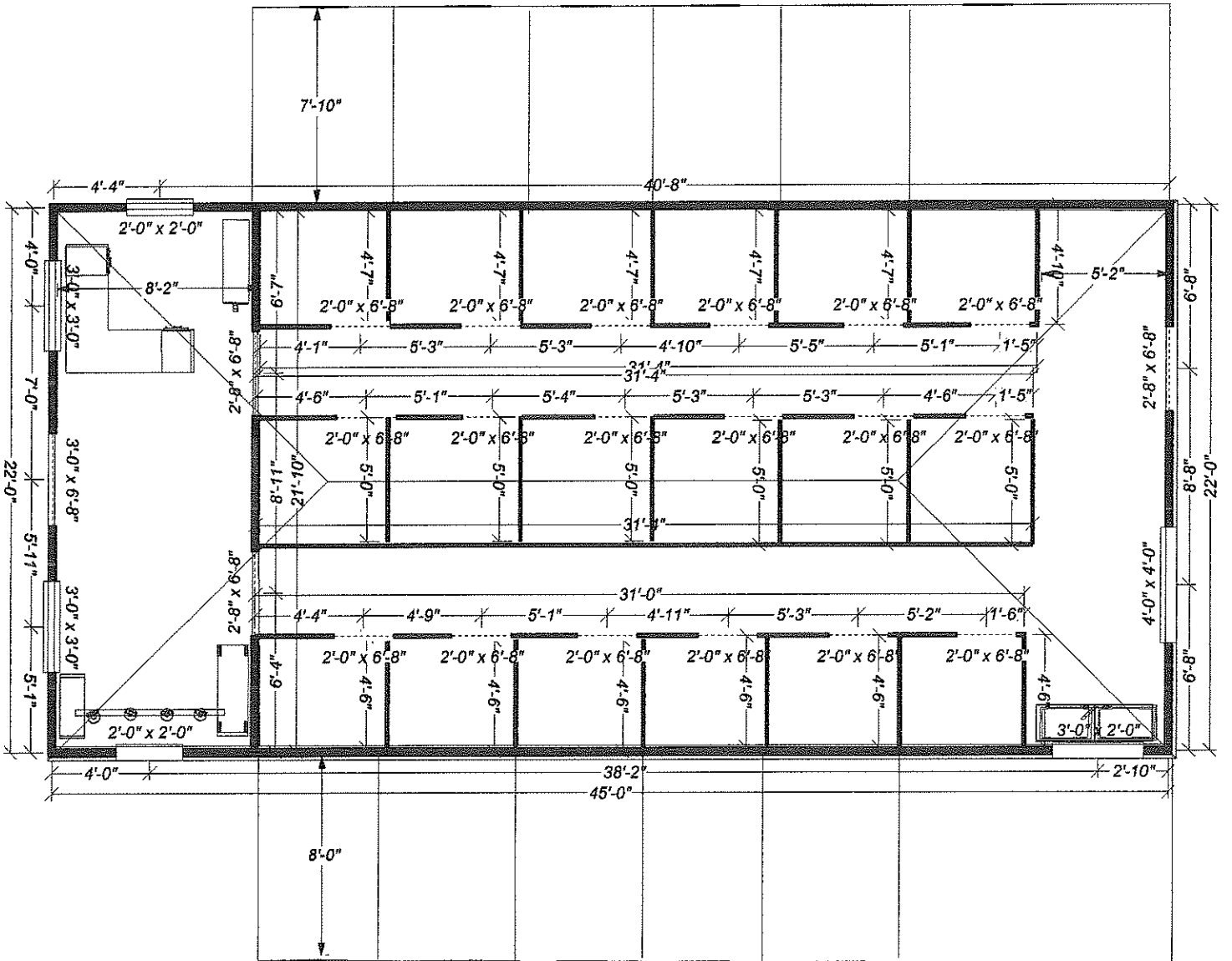
Business hours will be 8am-6pm, with 24 hour on site availability

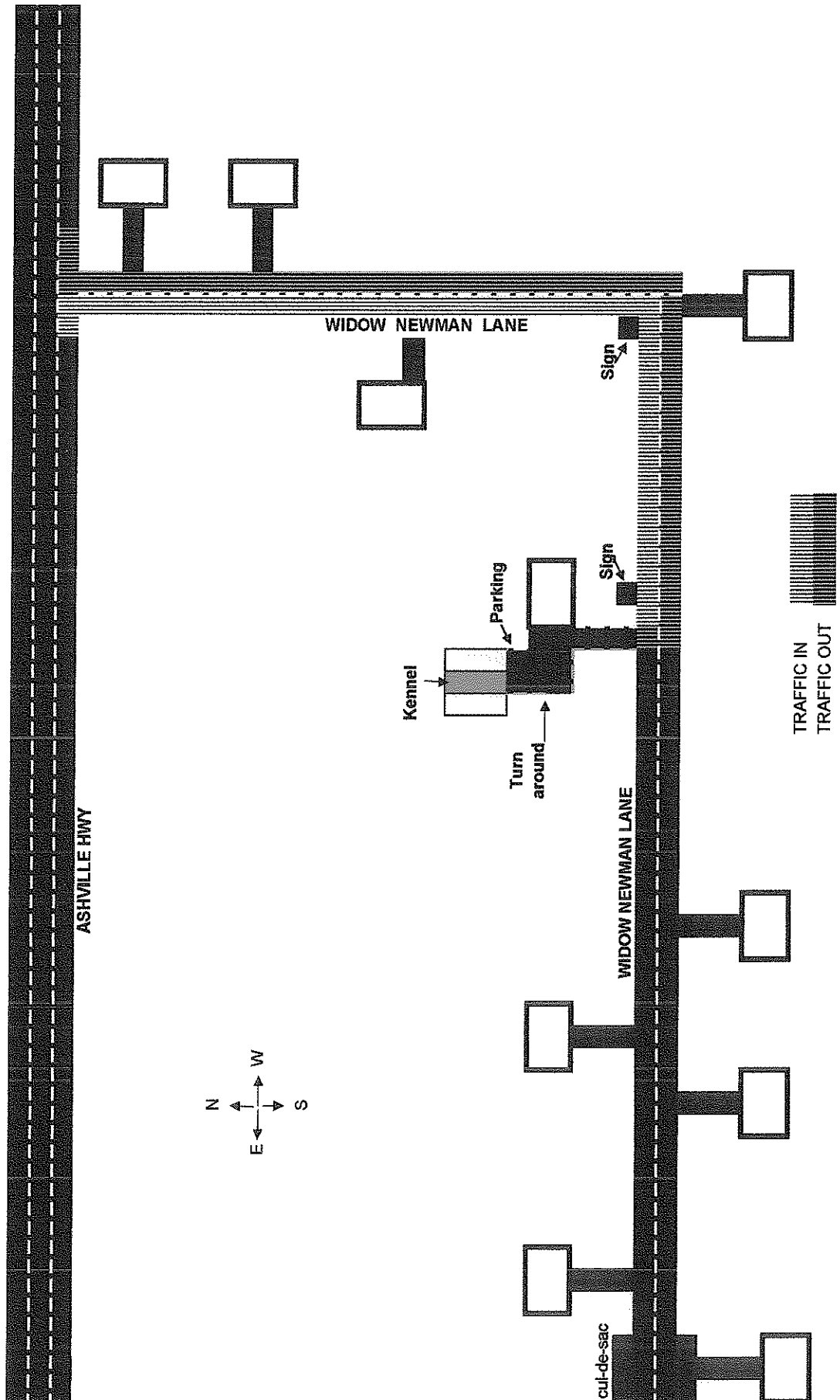
Personnel

- 2 associates in the start up
- Family will run until business requires more staff
- Bi weekly pay
- Training provided
- Written procedures and job descriptions

Inventory

- Inventory will consist of pet foods, grooming supplies, first aid supplies, cat litter, cleaning supplies and medications





Traffic will be pick up and drop off only, there will be parking spaces for 4 cars

