

10-F-14-UR-OPP-Fauk



Attention Knoxville/ Knox County MPC Commissioners:

On October 9, 2014, Ms. Cheri Roop , owner of Ravenwood Kennels is going to ask the commissioners of the Knoxville/ Knox County Metropolitan Planning Commission for an expansion to the boarding and grooming services that are offered at her kennel facility at 7602 Old Maynardville Pike. She is also asking for the addition of a self- service dog wash.

We feel that the construction of the new Maynardville Hwy. allowed for many new commercial businesses to have a properly zoned area to conduct business. Thus, leaving Old Maynardville Pike, with it's hidden driveways, narrow bridges, weight limits, and flooding issues, to become a quiet, developing, residential area.

Not only does the expansion of this type of business create large volumes of traffic in and out of the area, but a self- service establishment would bring not only unestablished clientele, but their pets with unknown behavioral habits.

Over the past few months, Ravenwood and Ms. Roop have merged with another kennel, moving buildings onto the property without permits and performing services without the consent of the neighbors or the proper planning commission.

We would also like to let the commission and the immediate neighbors of Ravenwood know that pet groomers are unlicensed, sub- contracting employees. They are paid by a form 1099, and are responsible for filing their own business taxes. Ms. Roop does not groom herself, and would be contracting her grooming staff. You would be allowing her to contract with several individual businesses, all conducting commercial business on the same property.

Ms. Roop's prospective contract employees have already established themselves across Maynardville Hwy. from Ravenwood, at a properly zoned location. This seems to have remedied Ravenwood's need to have somewhere to conduct commercial grooming services.

Thank you for your consideration of this matter.

Sally A. Falk (865) 266-6581
Sally A. Falk

Former employee/ Cheryl's Paws and Claws

Partner/ Barkingdale's

6828 Tice Lane

Knoxville, TN 37918

Agenda Item # 32

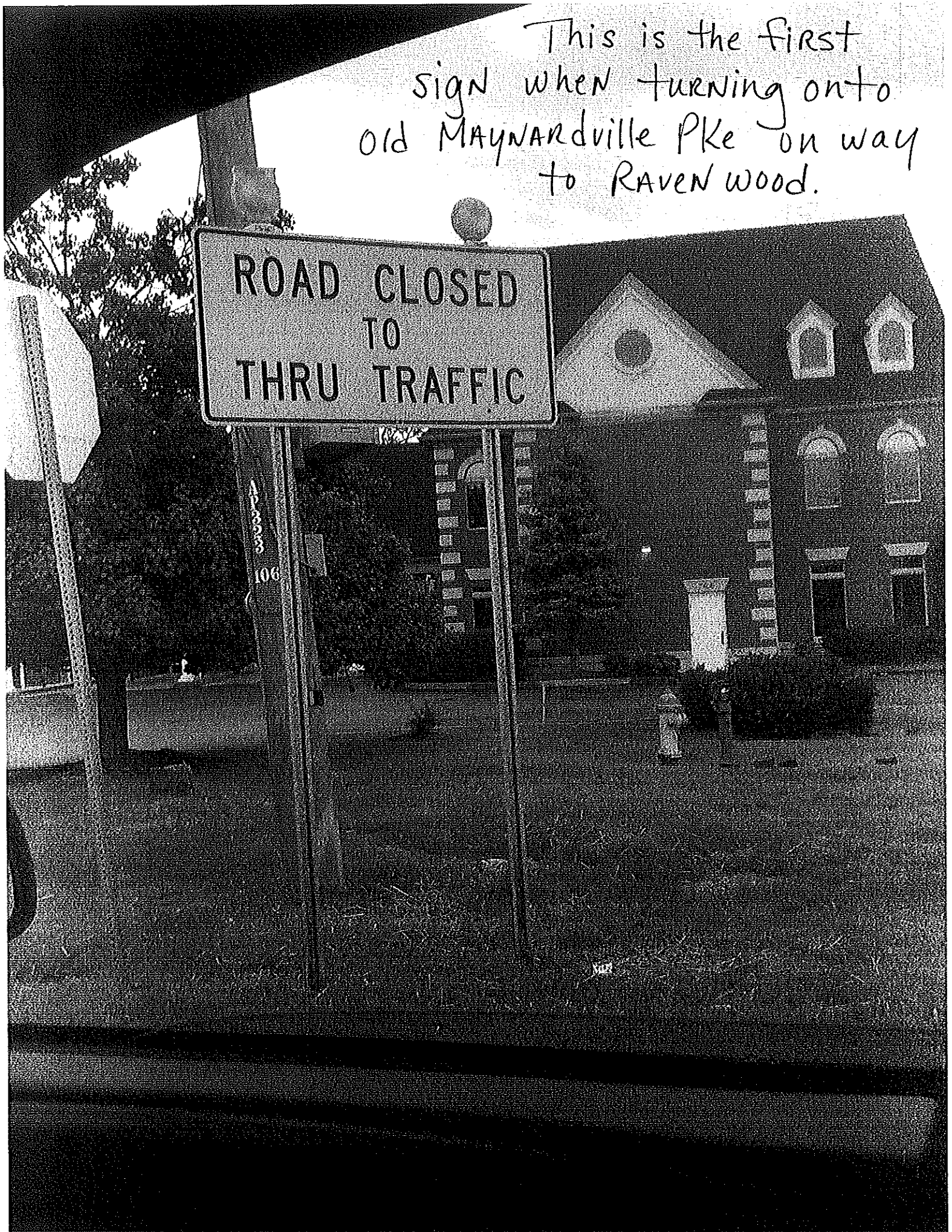
10-F-14-UR

E
J. Falk

This is the first sign when turning onto Old Maynardville PkE on way to Ravenwood.

ROAD CLOSED
TO
THRU TRAFFIC

AP 333
106



WEIGHT
LIMIT
11T
20T

1500 FT.

Second Sign
after turning onto
Old Maynardville
Pke. on way
to
Ravenwood

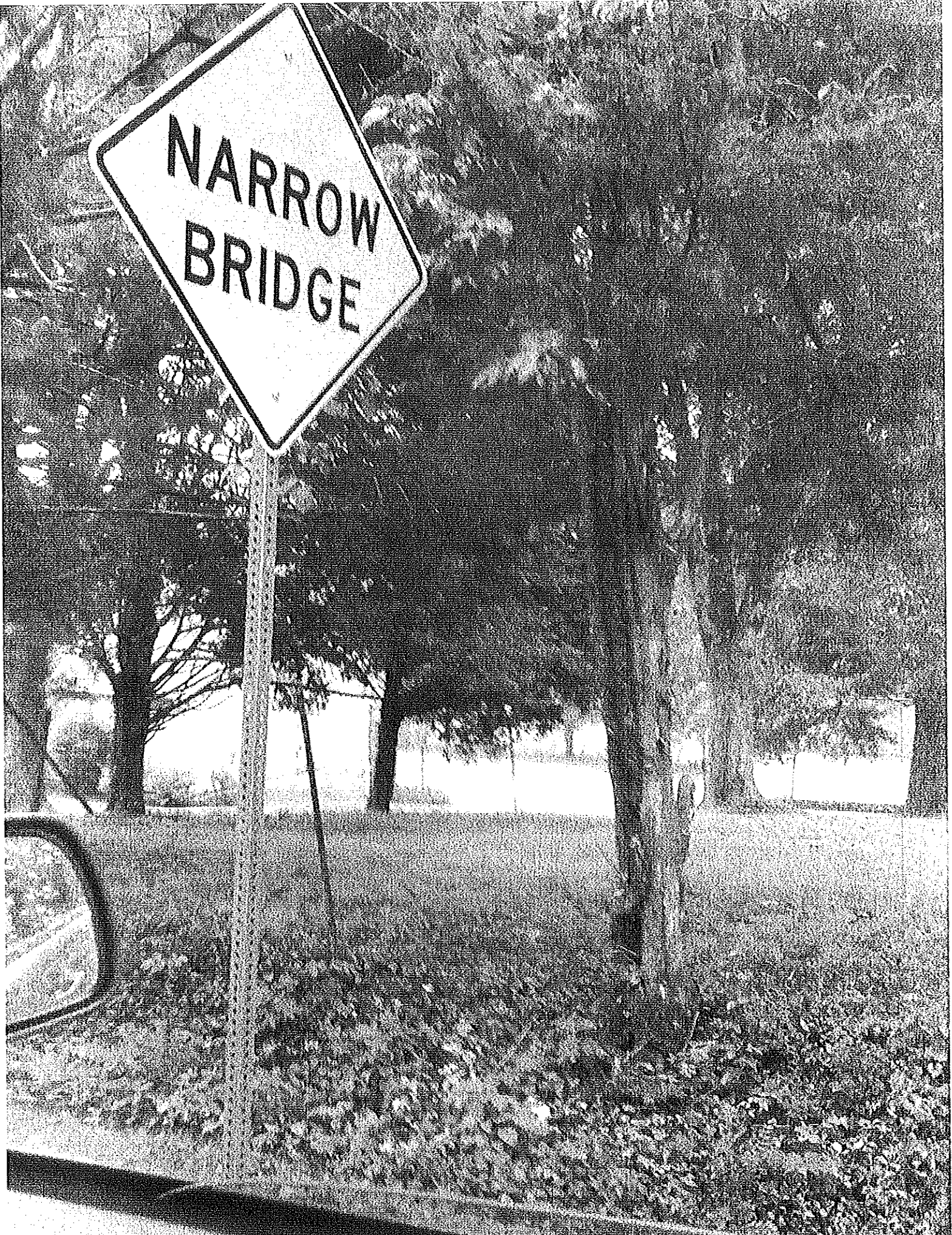
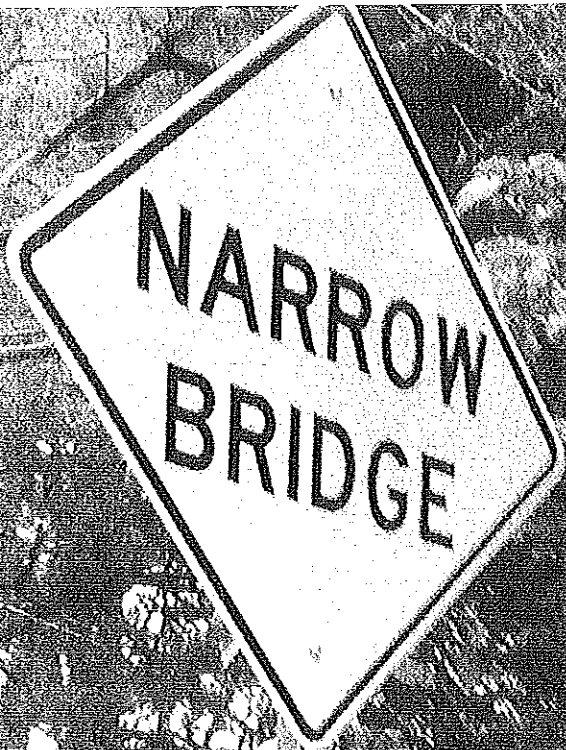


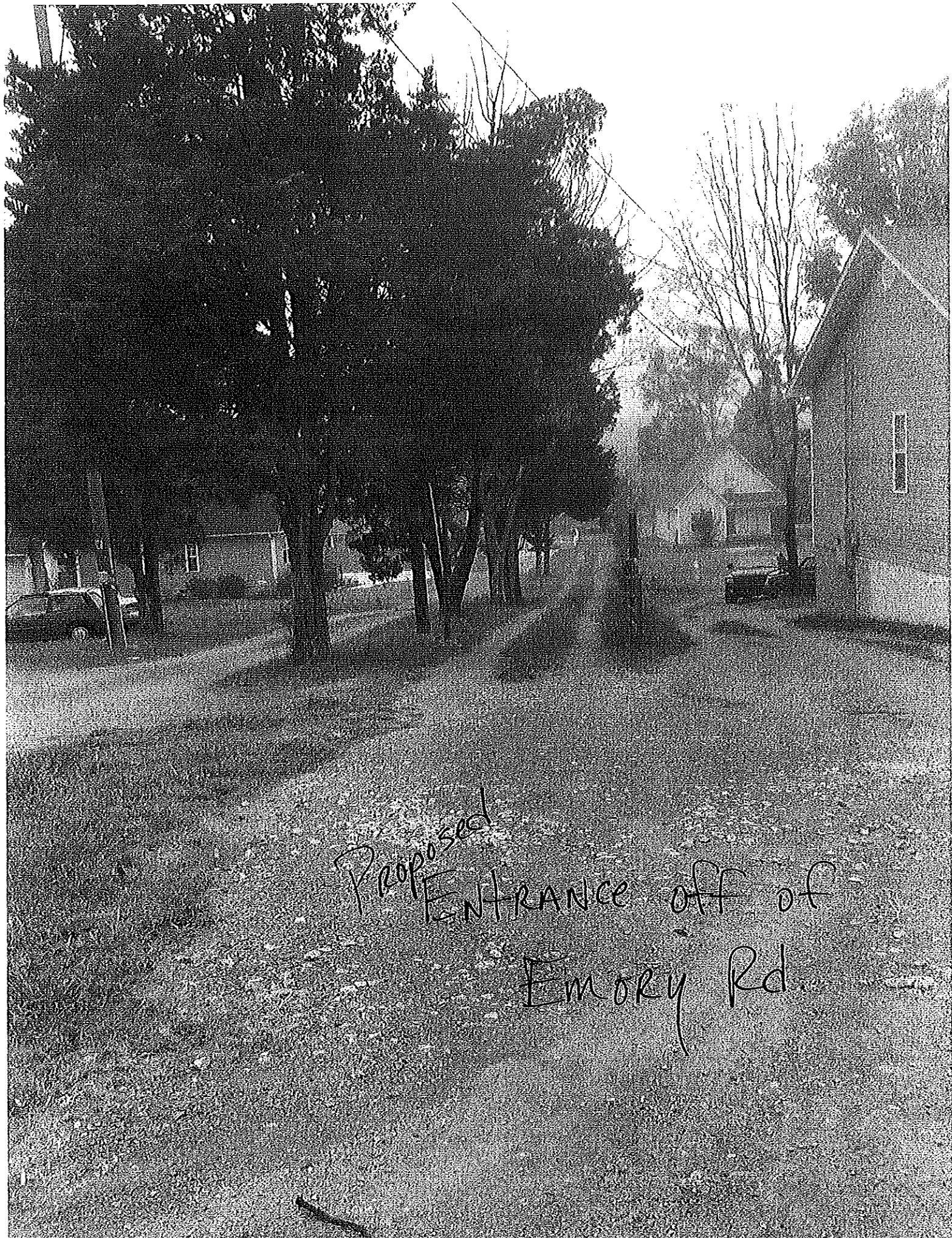
HILL
BLOCKS
VIEW

HIDDEN
DRIVEWAY

Sign on way
to Ravenwood



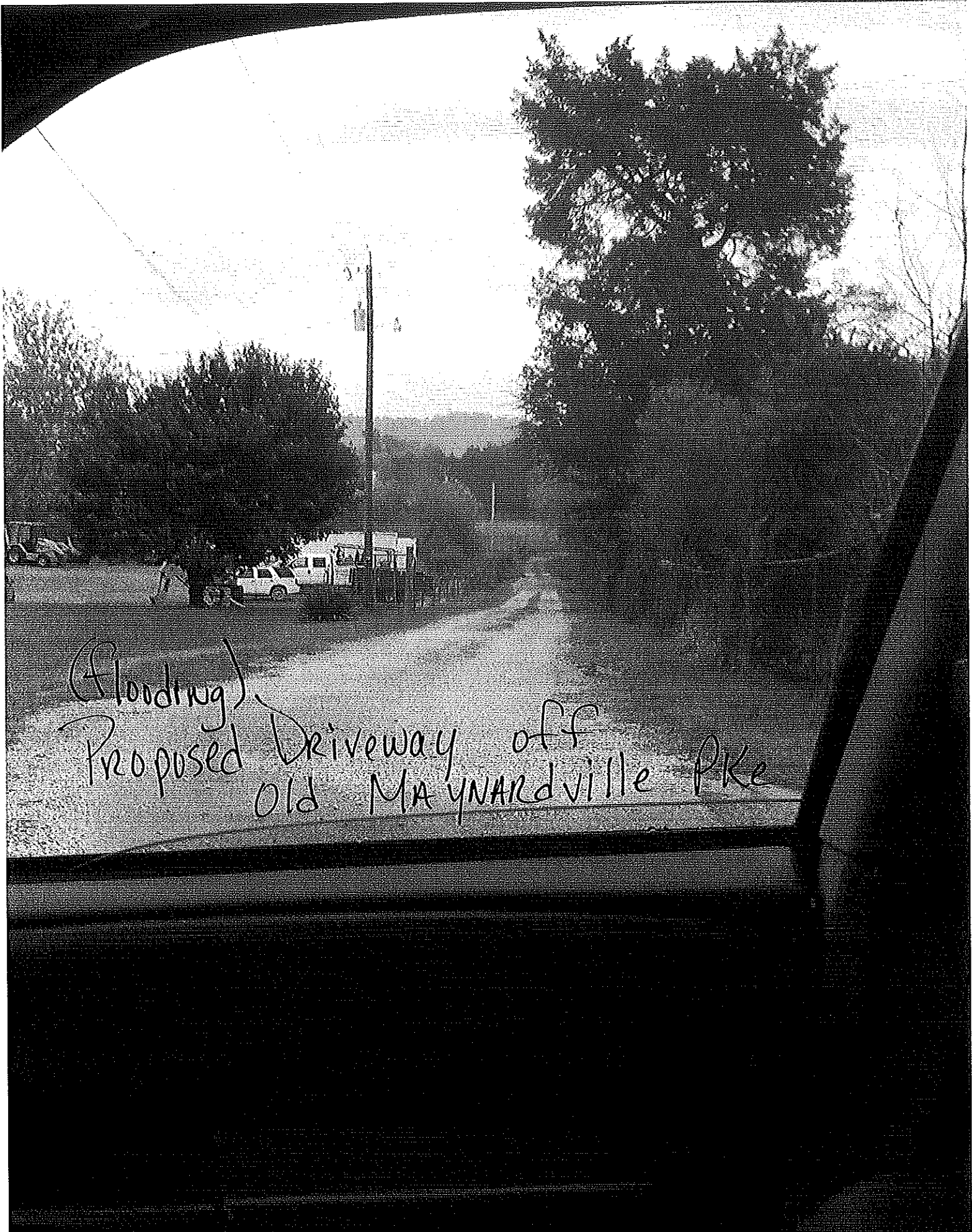




Proposed
ENTRANCE off of
EMORY Rd.



Proposed sub contracting
employees have already set
up shop here (across
the highway)



(Flooded)
Proposed Driveway off
Old MAYNARDVILLE PkE



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Boarding Expansion (use on review 10/9/2014)

1 message

'Kristy Sweet' via Commission <commission@knoxmpc.org>

Tue, Oct 7, 2014 at 6:15 PM

Reply-To: ksweet52@yahoo.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

I am writing in regards to an application for an expansion to a boarding business (Ravenwood Kennels). The address is 7602 Old Maynardville Pike. I am **OPPOSED** to the expansion based on several reasons. I have attached pictures to give you further insight.

1. There are 2 access points (driveways), and BOTH are located within FEET from homes. One of which is only a ONE LANE gravel driveway that leads over WILLOW CREEK. The driveway crosses the creek via a poorly maintained bridge that isn't subject to inspection. The public is at risk when traveling over this bridge. The gravel driveway poses it's own hazards due to dust generated from speeding cars, as well as *potentially toxic runoff into the creek*. Access in and out of my own driveway is impeded due to the current level of traffic. **Increased traffic will create or further enhance the hazards for the families in these homes, as well as the creek, and environment.**
2. The properties are zoned **RESIDENTIAL**.
3. The local utility district (Hallsdale Powell) has to periodically pump the SEWAGE that **OVERFLOWS** on adjacent property. On several different occasions the utility district has placed signs warning of hazardous water in willow creek due to the overflow. **Increased water usage from a self-service dog wash would only add to the sewage overflowing.**

PLEASE CONSIDER DENYING the application for expansion based on **lack of adequate infrastructure and hazards to families, utilities, and Willow Creek.**

PLEASE SEE ATTACHMENTS: The first two give indication of the proximity of driveway access to homes, and the others show bridge constructed on rocks that are covered with concrete and the cracks in the main structure itself, in addition to the runoff created by the concrete and other materials used to attempt to maintain the driveway.

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This message was directed to commission@knoxmpc.org

4 attachments



NEIGHBORS 002.JPG
3701K



NEIGHBORS 001.JPG
3257K



NEIGHBORS 005.JPG
4768K



NEIGHBORS 003.JPG
5988K









Reverend's
Boarding Kennels
New Location of Fences & Gates
(865) 922-9641

USE ON REVIEW
WPC PUBLIC HEARINGS
CITY COUNTY BLDG.
10 9 1:00PM
285-2500

10



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Cheri Roop and Ravenwood

1 message

Kathy Bohstedt <kbohstedt@gmail.com>

Tue, Oct 7, 2014 at 12:02 PM

Reply-To: kbohstedt@gmail.com

To: commission@knoxmpc.org

Dear Knox County MPC;

I am writing in support of Cheri Roop's application to add a Dog Grooming component to her Ravenwood Dog Boarding business. I have known Cheri for 12 years. She is a valued and respected member of my church. She is a generous, intelligent, conscientious woman and business owner.

I am aware that certain of her neighbors are attempting to slander her, both to other neighbors and to officials in the county government. This is shameful and outrageous. She has done nothing to offend anyone except to live in quiet contentment with her partner and her animals.

Please call me if you have any questions. ([865-584-4347](tel:865-584-4347))

Dr. Kathy Bohstedt
7317 Westridge Drive
Knoxville, TN 37909

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Kathy Bohstedt
kbohstedt@gmail.com

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Ravenwood kennels expansion per Cheri Roop

1 message

Roberta Boone <gardensb@icloud.com>

Tue, Oct 7, 2014 at 3:32 PM

Reply-To: gardensb@icloud.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

To: the Metropolitan Planning Commission:

I am a frequent user of Ravenwood kennels and want to let you know what I think of that establishment and it's owner, Cheri Roop. She has always conducted herself and her business in an appropriate manner. She has always been supportive and considerate of people (especially pet owners). A member of our church congregation went in the hospital for a very aggressive cancer in February and she took in his two dogs and gave him pro bono (ha! One could do a little play on words, there!) boarding for two weeks. She frequently takes in rescue pets to help find them new homes. Her kennels are always clean, her boarders are always well cared for. Adding grooming to her menu of services would help her frequent users, would provide some new jobs in the area, and would add to the tax revenue. I really can't see any downside, as the kennel is pretty far away from other houses, and any traffic generated by the new service would only be during business hours and thus not disruptive to anyone's sleep or quiet time. There are only a limited number of hours that she is open, so there is a corresponding limit to the number of clients she can handle. I just can't envision a traffic jam.

I sincerely hope you consider granting her request.

Roberta J. Boone
3821 Longwood Dr
Knoxville, TN 37918

Sent from my iPad

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Zoning for Ravenwood Kennel

1 message

'Jenny Freedle' via Commission <commission@knoxmpc.org>

Tue, Oct 7, 2014 at 1:50 PM

Reply-To: j.freedle@yahoo.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

It is my understanding that Ravenwood Kennel is seeking rezoning in order to add grooming to their services. I know Cheri Roop and have used her services. Adding those services seems to be a natural development of the kennel. In the past, in have sought grooming services and finding a good grooming service is not easy. I know Cheri to run a top notch operation. A grooming service would be an asset to the area. I urge you to approve the rezoning.

Jenny Freedle
3104 N. Broadway C19
Knoxville, TN 37917
742-3365

Sent from my iPad

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Ravenwood Kennels

1 message

Daisy Hamm <daisylhamm@icloud.com>

Wed, Oct 8, 2014 at 7:58 AM

Reply-To: daisylhamm@icloud.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Dear Commissioners,

I am writing this letter to you today to show support for Cheri Roop and her company Ravenwood. My husband and I have kenneled our beloved Westie, Max, multiple times at Cheri's business and have been thoroughly pleased and impressed by her (and her staff's) professionalism, organization and extremely well kept kennel. Max loves going there!

Any endeavor Cheri undertakes will be done so within the law and with the utmost care and planning. We would be thrilled if she could have grooming, it would be a one stop shop for us!

Thanks for your support!!

Daisy Hamm
(865) 588-4418

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Ravenwood Boarding Kennels Use on Review

1 message

'Tina McMillan' via Commission <commission@knoxmpc.org>

Tue, Oct 7, 2014 at 12:47 PM

Reply-To: newmoonlmt@aol.com

To: commission@knoxmpc.org

Dear Commissioners:

I want to write to enthusiastically endorse Cheri Roop and Ravenwood Boarding Kennels' MPC application for expansion of services.

I have known Cheri since 1994, when she helped my spouse and I care for a chronically ailing dog. When the time came to euthanize him, his head was in HER lap.

I have been a client of Ravenwood Boarding Kennels since 1998 when she opened.

Cheri is an asset to the Halls community where I live. She is one of the most honest, generous people I've ever met. Her clients, myself included, RAVE about her. Her kennel is spotless. I've NEVER smelled an odor there, as many times as I've walked in the door. The animals are extremely well cared for. The grounds around the kennel and her home are immaculate. The kennel has been a good neighbor. Many of our neighbors don't even know it's there.

One of my dogs has been groomed several times this summer during stays at Ravenwood. The groomer who came from Paws & Claws, Perri Waiwaiole, is a complete professional. My dog adores her!

In short, there is NOBODY I'd EVER leave my dogs with other than Ravenwood. Cheri is a smart, fair, above-board business owner who always strives for a win-win. The kennel and its owner are assets to our neighborhood.

Sincerely,

Tina McMillan
7600 Old Maynardville Pike
[865/406-4259](tel:8654064259)

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This message was directed to commission@knoxmpc.org

10-F-14-UR - SUPP - Petition

Petition to Approve Use on Review 10-F-14-UR



Petition summary and background Ravenwood Boarding Kennels, established 1998, is requesting approval from the Metropolitan Planning Commission to expand its kennel & grooming services. Cherl Rupp, owner, is also requesting permission for a self-service dog wash.

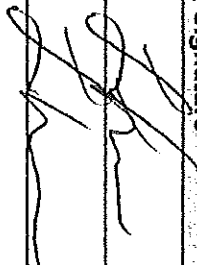
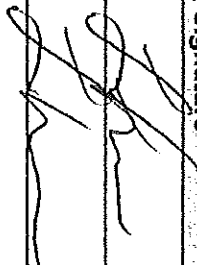
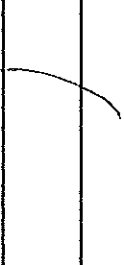

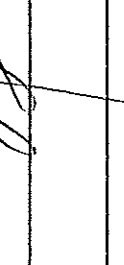



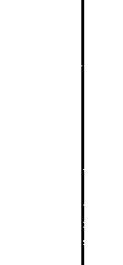

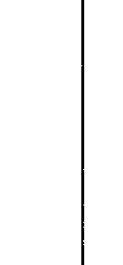

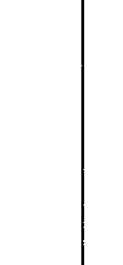
Action petitioned for We the undersigned are in support of the request of Ravenwood Boarding Kennels to expand their services.

Printed Name	Signature	Address	Comment	Date
Lisa Hill	<i>[Signature]</i>	7609 Old Maryland Rd	Next door neighbor	10/6/14
"	"	4809 Starwood Circle	Requester's Neighbor	"
"	"	4808 " "	SIGNATURE	"
"	"	4812 " "		"
"	"	4816 " "		"
"	"	4822 " "		"
"	"	4825 " "		"
"	"	4830 " "		"
"	"	4834 " "		"
"	"	7500 Grandstand way		"
"	"	7501 " "		"
"	"	7509 " "		"
"	"	7505 " "		"

Petition to Approve Use on Review 10-F-14-UR

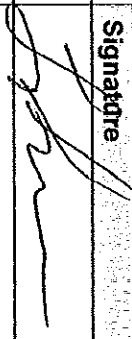


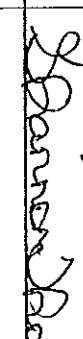




Petition summary and background Ravenwood Boarding Kennels, established 1998, is requesting approval from the Metropolitan Planning Commission to expand its kennel & grooming services. Cheri Roop, owner, is also requesting permission for a self-service dog wash.

Action petitioned for We the undersigned are in support of the request of Ravenwood Boarding Kennels to expand their services.

Printed Name	Signature	Address	Comment	Date
Lisa Mui		7508 Broadway Way		10/6/10
		7509 "		
		7514		
		7515		
		7518		
		7519		
		7600 Emory Lane Way		
		7604		
		7608		
		7614		
		7618		
		7622		
		7630		

Petition to Approve Use on Review 10-F-14-UR

Petition summary and background	Ravenwood Boarding Kennels, established 1998, is requesting approval from the Metropolitan Planning Commission to expand its kennel & grooming services. Cheri Rupp, owner, is also requesting permission for a self-service dog wash.
Action petitioned for	We the undersigned are in support of the request of Ravenwood Boarding Kennels to expand their services.

Printed Name	Signature	Address	Comment	Date
Lisa Hill		7634 Emory Cove Way		10/6/14
		7638		
		7642		
		7646		
		7650		
		7652		
Lisa Hill		7540		10-6-14
Amy Jackie Appling		4827 Emond Rd		
Sharon Thomas		4825 E Emory Rd.		10-6-14
Frank & Wade		4815 E. Emory Rd.		10-6-14
ROBERT J ABRONIA		4513 E. EMORY RD.		10-6-14
Peggy S ABRONIA		4813 E. Emory Rd		10-6-14
Tier Rutherford		1402 Old Maconville Pe		10-6-14

Petition to Approve Use on Review 10-F-14-UR

Petition summary and background Ravenwood Boarding Kennels, established 1998, is requesting approval from the Metropolitan Planning Commission to expand its kennel & grooming services. Cheri Roop, owner, is also requesting permission for a self-service dog wash.

Action petitioned for We the undersigned are in support of the request of Ravenwood Boarding Kennels to expand their services.

Printed Name	Signature	Address	Comment	Date
Kara Rutherford	Kara Rutherford	1412 Old Maynardville Pk		10/6/14
Den Rutherford	Mr. b. Rutherford	1412 Old Maynardville Pk		10-6-14
Naissa Rutherford	Tyquana Rutherford	1422 Old Maynardville Pk		10/6/14
Fredy Davidson	Fredy Davidson	1430 Old Maynardville Pk		10-6-14
L.T. TRANSMAN	A. J. TRANSMAN	7436 Old Maynardville		10-6-14
Joe Whittle	Joe Whittle	7431 Old Maynardville		10-6-14
Cheril Roop	Cheril Roop	7500 Old Maynardville		10-6-14
Lori Bell	Lori Bell	7532 Old Maynardville Pk		10/6/14
RONNY TRANSMAN		7429 Old Maynardville Pk		10/6/14

Petition to Approve Use on Review 10-F-14-UR

Petition summary and
 the responsible
 the undersigned are in support of the request of Ravenwood Boarding Kennels to expand their services.

Ravenwood Boarding Kennels, established 1998, is requesting approval from the Metropolitan Planning Commission to expand its kennel & grooming services. Cheryl Rupp, owner, is also requesting permission for a self-service dog wash.

Address	City	State	Zip	Date
Donna Arp	Arnold	MO	63010	10/7/14
Bridget Rogess	Bridget Rogess	MO	63010	10/7/14
David Rupp	David Rupp	MO	63010	10/7/14
Tina McMillan	Tina McMillan	MO	63010	10/7/14



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] attn: Tom Brechko re Cheri Roop/Ravenwood Kennels

1 message

threecarpenters@bellsouth.net <threecarpenters@bellsouth.net>

Tue, Oct 7, 2014 at 1:04 PM

Reply-To: threecarpenters@bellsouth.net

To: commission@knoxmpc.org

To whom it may concern:

I am writing in support of Cheri Roop, owner of Ravenwood Kennel in Halls. I have know Cheri for several years as a very hardworking and honest member of the Knoxville community. She is very conscientious in all her dealings. By her example and her personal interactions, she challenges each of us to steadily strive to work with integrity in all our endeavors.

I know you will consider this as you evaluate the issues that are being presented to you by others.

Carolyn Rogers
7009 Nubbin Ridge 37919
584-6293

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Ravenwood kennels

1 message

Lisa Wilson <willowsmomma83@gmail.com>

Tue, Oct 7, 2014 at 4:26 PM

Reply-To: willowsmomma83@gmail.com

To: commission@knoxmpc.org

Dear MPC Commissioners:

I am the owner of Lisa's Dog House Grooming in the Mill Branch Office Park in Halls, across from Tractor Supply. We have been renting space to Ravenwood since late June.

I have found Cheri Roop to be a caring person and a wonderful business woman. I have had the opportunity to see her handle many situations; all were handled with professionalism.

Cheri has also boarded several of my dogs and my clients' dogs in her kennel. All were very well cared for. She even went out of her way to help me get my dogs spayed/neutered so i could afford it.

Quite honestly, our arrangement has been wonderful, and we will be sad to see Perri (her groomer) and Cheri move on. But I realize it will be better for them to have everything at one location.

Thank you for letting me express my opinion. I would welcome any calls.

Lisa Wilson, owner
Lisa's Dog House Grooming

865 640-4244 cell
865 925-0925 office

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Ravenwood Kennels rezoning request

1 message

MaryElizabeth SAGA <maryelizabethyates@icloud.com>

Tue, Oct 7, 2014 at 2:47 PM

Reply-To: maryelizabethyates@icloud.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

My name is MaryElizabeth Yates, and I am sending this to speak as a client of Ravenwood Kennels in support of their request for grooming services to be granted. We have boarded our dogs at Ravenwood for many years, and have always had complete confidence in their care of our beloved dogs. I've known Cheri for years having met her at our church. She is committed to teaching a financial responsibility class there to educate our members on all kinds of financial matters. She does this with the same responsible attention that she devotes to Ravenwood Kennels and to being a good neighbor in her community.

If I didn't have a work conflict, I would be there today to speak on behalf of Cheri. I hope that you will grant her proposal to have grooming services at Ravenwood Kennels.

Thank you.

MaryElizabeth Yates
715 Forest View Road
Knoxville, 37919

Sent from my iPad

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This message was directed to commission@knoxmpc.org