



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

▶ **FILE #:** 10-F-14-UR

**AGENDA ITEM #:** 32

**AGENDA DATE:** 10/9/2014

▶ **APPLICANT:** **CHERI ROOP**

**OWNER(S):** Ravenwood Boarding Kennels

**TAX ID NUMBER:** 29 40.01

**JURISDICTION:** County Commission District 7

**STREET ADDRESS:** 7602 Old Maynardville Pike

▶ **LOCATION:** **Southeast side of Old Maynardville Pike, southwest of Quarry Rd.**

▶ **APPX. SIZE OF TRACT:** **8.2 acres**

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Old Maynardville Pike, a local street with an 20' pavement width within a 40' right-of-way

**UTILITIES:** Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

**WATERSHED:** Beaver Creek

▶ **ZONING:** **A (Agricultural) & F (Floodway)**

▶ **EXISTING LAND USE:** **Residence and commercial - dog/cat boarding**

▶ **PROPOSED USE:** **Expansion of Boarding and Grooming Services and Addition of Self Service Dog Wash**

**HISTORY OF ZONING:** None noted

**SURROUNDING LAND USE AND ZONING:** North: Willow Fork Creek and residences / A (Agricultural), F (Floodway) & PR (Planned Residential)

South: Vacant land and residences / PR (Planned Residential) & RA (Low Density Residential)

East: Multi-dwelling development / PR (Planned Residential)

West: Vacant land / A (Agricultural) & F (Floodway)

**NEIGHBORHOOD CONTEXT:** The site is located in an area between Maynardville Pike and E. Emory Rd that includes a mix of rural residential, detached residential subdivisions, multi-dwelling developments and mixed commercial uses.

**STAFF RECOMMENDATION:**

▶ **APPROVE the proposed expansion of an existing kennel and grooming service as identified on the development plan and supporting documentation, subject to 9 conditions.**

1. Meeting all requirements of the Knox County Health Department for the proposed expansion.
2. Using "Option 2" (see attachment) for the design of the kennel expansion.
3. Keeping all animals indoors between the hours of 7:00 p.m. and 7 a.m.
4. Limiting the hours that animals may be dropped off and picked up to 7:00 a.m. through 7:00 p.m.

5. The kennel and grooming areas shall be cleaned a minimum of once a day with proper disposal of waste material.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all requirements of the Knox County Fire Marshal which at a minimum includes improvements to the driveway access off of E. Emory Rd. for emergency responder access and providing an adequate water source for fire protection.
8. Planting a Type A landscape screen (see attachment) along the backside of the kennel expansion extending to the area of the access driveway off of E. Emory Rd. prior to obtaining a certificate of occupancy for the kennel expansion.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted this plan meets the requirements for approval in the A (Agricultural) zoning district and the other criteria for approval of a Use on Review.

**COMMENTS:**

The applicant is requesting approval for the expansion of an existing kennel facility located on an 8.2 acre tract located on the southeast side of Old Maynardville Pike, southwest of Quarry Rd. Access to the facility is off of Old Maynardville Pike. The existing kennel and proposed expansion are located outside of the floodway/floodplain for Willow Fork Creek.

The existing boarding kennel received a use on review approval (2-A-96-UR) from the Planning Commission on March 14, 1996. The existing kennel was approved for a maximum of 30 dog runs and a cattery for a maximum of 20 cats. At that time grooming was limited to animals that were being boarded overnight.

The applicant is requesting expansion of the kennel to add 30 additional runs for a total of 60 dog runs. The cattery will remain at 20 cats. The applicant is also requesting that animal grooming be allowed without the restriction that it be limited to animals that are boarded overnight. The proposed self service dog wash will be located in the existing laundry/bath/grooming area.

The closest residential dwelling will be approximately 100 feet away from the kennel expansion. That residence was built within the last six years. To help reduce the impact of the kennel expansion, a condition has been recommended requiring a Type A landscape screen along the backside of the kennel expansion extending to the area of the access driveway off of E. Emory Rd.

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

1. All utilities are in place to serve the proposed expansion.
2. The traffic generated from the facility expansion should have minimal impact on Old Maynardville Pike.
3. The proposal will have no impact on schools.

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

1. The proposed kennel expansion and grooming business, with the recommended conditions, meets all requirements of the A zoning district as well as the general criteria for approval of a use on review.
2. The proposed expansion is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas.

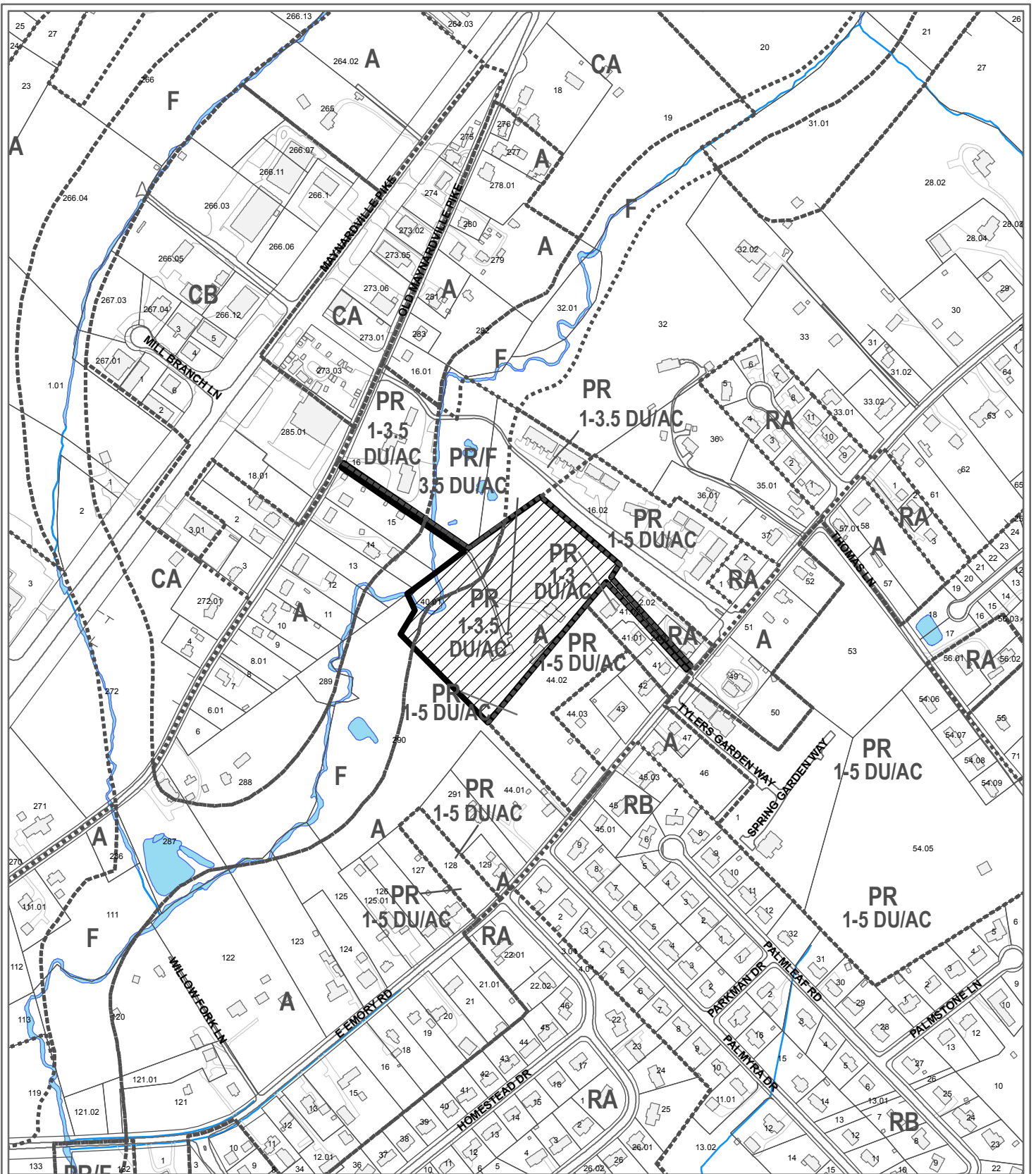
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The North County Sector Plan proposes low density residential uses for this site. The A (Agricultural) zoning district allows consideration of a kennel through the use on review process and an approval had been granted for the existing kennel.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**10-F-14-UR  
USE ON REVIEW**



Expansion of Boarding and Grooming Services and Addition of Self Service Dog Wash in A (Agricultural) & F (Floodway)

Original Print Date: 9/22/2014  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Roop, Cheri

Map No: 29

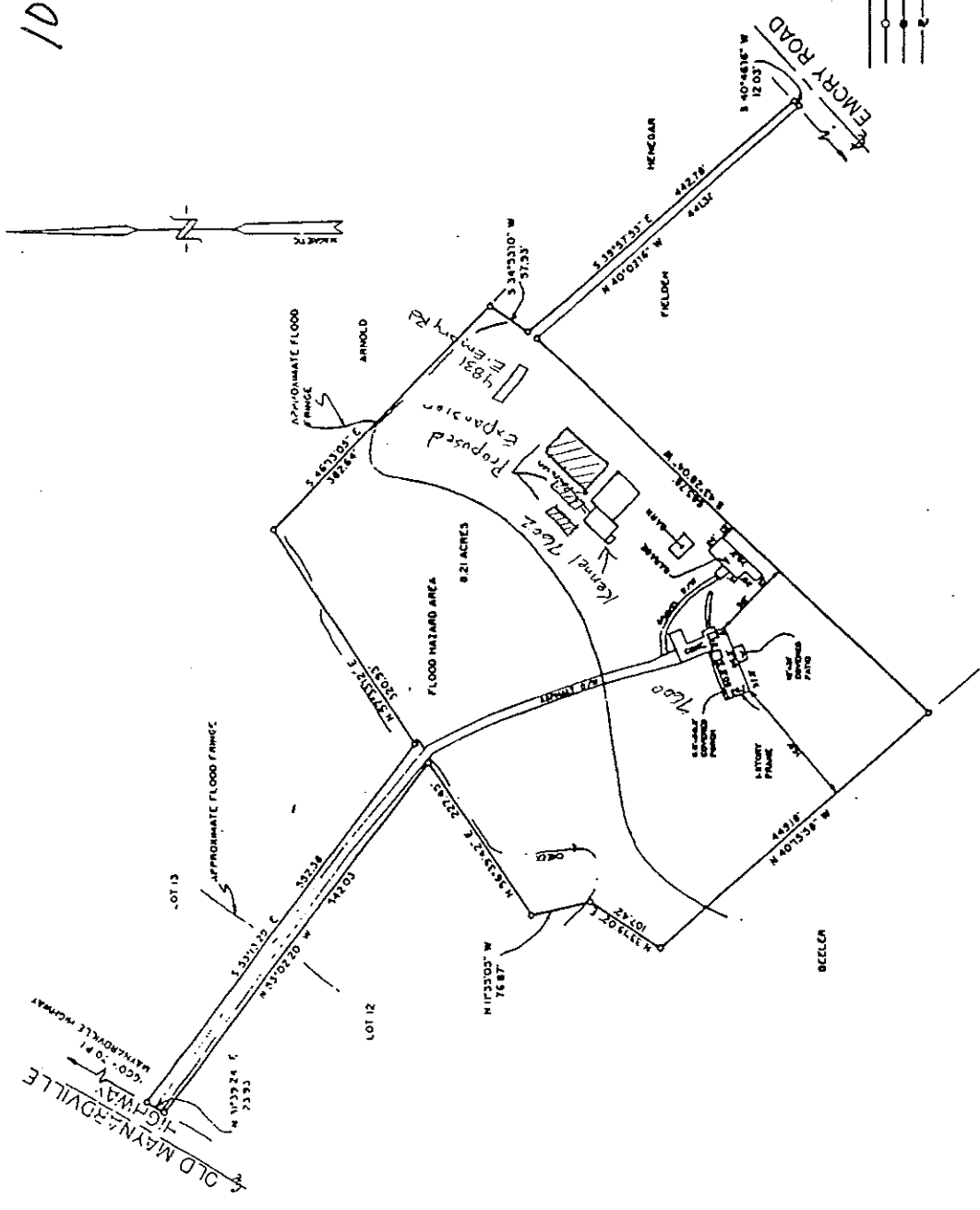
Jurisdiction: County



Kavenwood Boarding Kennels  
7602 Old Maynardville Pike

10-F-14-UR

5-1-1998



LEGEND  
 IRON PIN FOUND  
 IRON PIN SET  
 PROPERTY LINE

DATE  
 FEB. 8 1998

LEADER, COURTESY (UNION COUNTY) REFERENCE: REAL ESTATE TITLE OF KNOXVILLE

FINAL P.L. # 1998	DATE
ROGER R. & SUSAN G. RADFORD	SEPTEMBER 4, 1993
DISTRICT NUMBER 8, KNOX COUNTY, TN	SCALE
CLT MAP 23, PARCEL #001	1" = 100'
DEED BOOK 1715, PAGE 157	
PROJECT NUMBER	
30468	

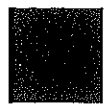
BEVERLY, GORE & ASSOCIATES, INC.  
 P. O. BOX 5881  
 KNOXVILLE, TENNESSEE 37928-0000  
 (615) 122-1169

NOTES  
 1. IRON PINS AT ALL CORNERS.

IN ACCORDANCE WITH THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS, THIS PROPERTY IS PARTIALLY WITHIN A FLOOD HAZARD ZONE.

OWNER:  
 ROGER R. AND SUSAN G. RADFORD  
 7602 OLD MAYNARDVILLE PIKE  
 KNOXVILLE, TENNESSEE 37918

1500



# GUIDELINES LANDSCAPE SCREENING

## DESIGN

### Type "A" Screen: Dense

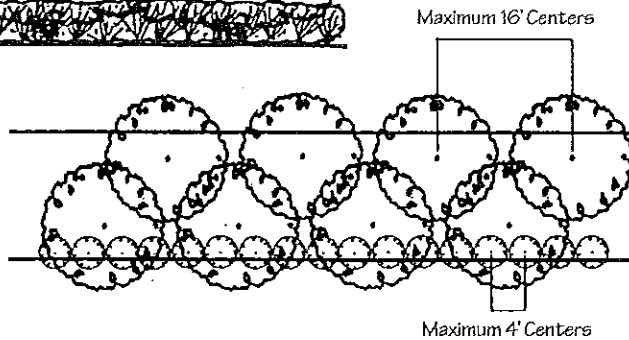
**APPROPRIATE LOCATION:** Boundaries of commercial and industrial developments adjoining residential areas

**NOTE:** Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- Two offset rows of deciduous or evergreen canopy trees with a 6 ft. high continuous dense evergreen hedge, fence, wall or earth berm

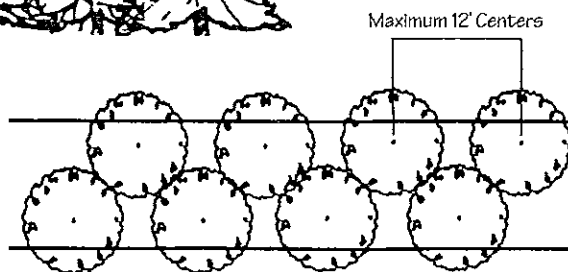
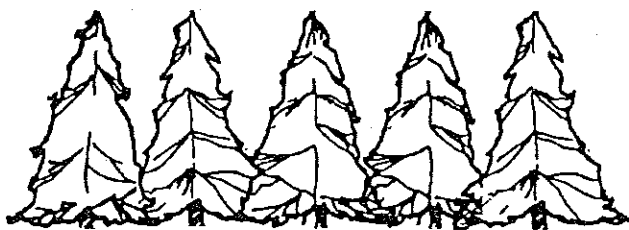
**TREE HEIGHT**  
Installed: 8 ft.  
Mature: 40 ft.

**SHRUB HEIGHT**  
Installed: 4 ft.  
Mature: 6 ft.



- Two offset rows of evergreen trees with branches touching the ground

**TREE HEIGHT**  
Installed: 8 ft.  
Mature: 30 ft.



#### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

#### For more information:

MPC  
Development Services  
Suite 403  
City County Building  
400 Main Street  
Knoxville, TN 37902  
Phone: 865 215-2500  
Fax: 865 215-2068  
Web: [www.knoxmpc.org](http://www.knoxmpc.org)

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

**Ravenwood Boarding Kennels**  
 Personalized Pet Care Since 1989

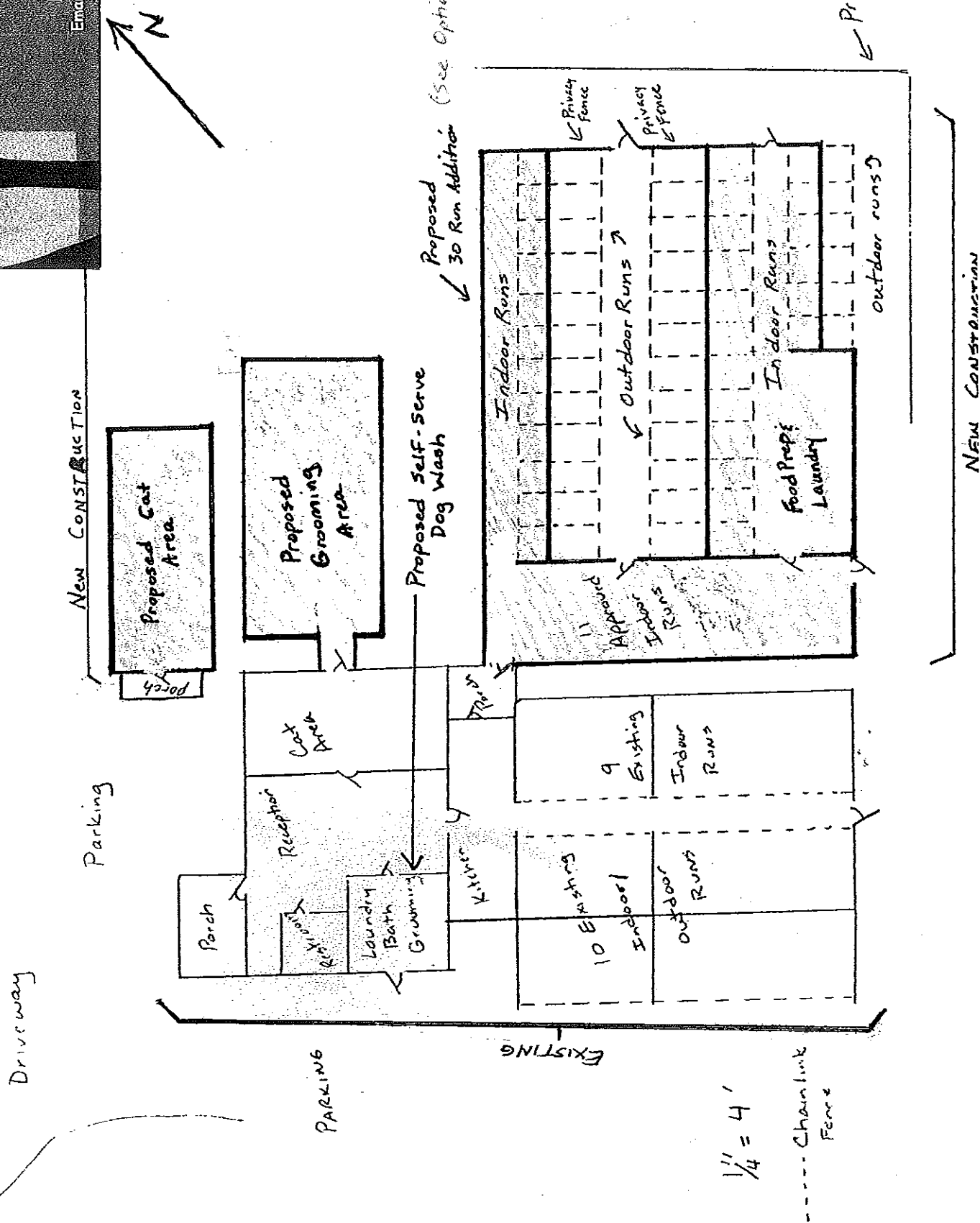
Cheri L. Róop  
 Proprietor

7602 Old Maynardville Pike  
 Knoxville, TN 37938

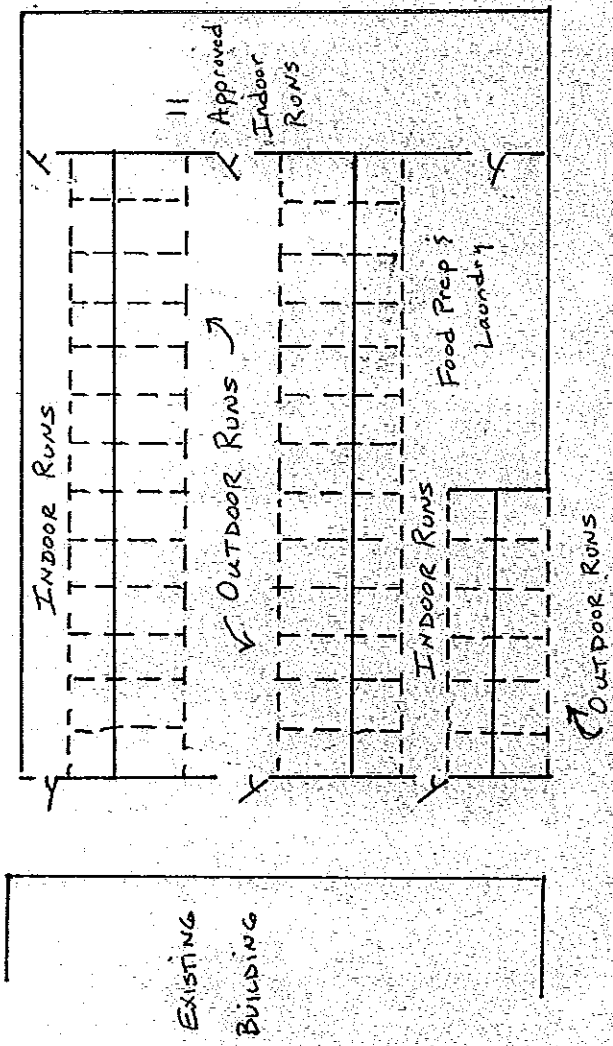
Phone: 865-922-9641  
 Email: ravenwood7600@aol.com

10-F-14-UR

10



30 Indoor/Outdoor Runs



KENNEL OPTION 2

Privacy Fence

1/4" = 4'

----- Chainlink Fence



*Ravenwood Boarding Kennels  
7602 Old Maynardville Pike  
Knoxville, TN 37938  
865/922-9641  
Ravenwood7600@aol.com*

## **MPC Questions from Preview Meeting**

### **1) Driveway Bridge**

The bridge was examined by Jimmy H. Taylor, PE, of Associated Design Group, Inc. The bridge was found to be safe; however, the approach from the Old Maynardville Pike side had been undermined, presumably by the rise and fall of the creek level. Per Mr. Taylor's recommendation, the cavity was filled with concrete, and rip-rap was added to the side of the driveway to prevent further problems. I have contacted Mr. Taylor and asked him to submit his opinion to the MPC.

### **2) Complaints**

The kennels had operated since 1998 without any complaints until this past spring, when several complaints were made to Codes and Engineering. A complaint was recorded regarding the safety of the aforementioned bridge. While I am pleased that my attention was drawn to the undermined approach to the bridge, I feel this complaint was in response to complaints I had made regarding reduced visibility at the entrance/exit of our driveway. Our next door neighbor, Mr. Sweet, had planted (and continues to plant) vegetation, and at one time placed solid fence panels, in the right of way, completely blocking our visibility as we and our clients enter and exit the property. Out of concern for my family, friends and clients' safety, the situation was reported to Engineering and Codes for resolution.

The other complaints were submitted by former employees of Ms. Lane's at Cheryl's Paws & Claws. We considered these complaints to be harassment, and were compelled, after consultation with an attorney, to send two cease-and-desist letters in order to make the harassment stop. These letters are included in this package.

### **3) Fire Marshal**

I appreciate the work done in the meeting to address safety concerns. I understand that I may be responsible for adding a hydrant, as well as making improvements to our back driveway access (which is for personal use, and would be for emergency responder access only). I would like to know if adding sprinklers to the building would provide adequate fire coverage as a substitute for installing a hydrant.

### **4) Proposal for Self-Serve Dog Wash**

The purpose of this service is to provide access to professional tubs, tools and dryers to neighbors, friends and clients who would like to bathe their own dogs, but would prefer not to have the mess at home. They would also have access to professionals on staff should they need help with nail trims, etc.

I'm happy to address any further questions raised by the MPC staff and commission, as well as by my neighbors.

10-F-14-UR  
Letter to Neighbors

*Ravenwood Boarding Kennels*  
*7602 Old Maynardville Pike*  
*Knoxville, TN 37938*  
*865/922-9641*  
*Ravenwood7600@aol.com*

September 24, 2014

Dear Neighbor:

We have some exciting changes happening at Ravenwood Boarding Kennels! In the event that I am unable to speak to you in person, I thought it would be helpful to at least let you know about our growth via this letter.

Ravenwood, established in 1998, has until this time existed as a boarding kennel for the pets of our friends, neighbors and clients. In May of this year, we were joined by Cheryl's Paws & Claws, a boarding kennel/grooming shop previously located on Cunningham Road. Cheryl Lane, Paws and Claws' owner, now resides on our property and works at Ravenwood. This merger took place in May of this year.

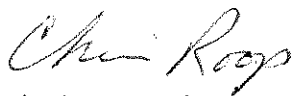
In order to accommodate the clients of Paws & Claws, and to be able to provide my own clients with this added service, I have applied to the Metropolitan Planning Commission to expand our services to include on-site grooming. We have also asked that our grooming/bathing facilities be made available to the public as a self-serve pet wash.

Given the time, effort and huge expense entailed in applying to the MPC, we are also asking for approval for 30 additional indoor/outdoor run spaces to accommodate future expansion of boarding, should demand later warrant it.

Being a good neighbor has been, and will continue to be, my number one priority. It is my opinion that these changes will have a minimal impact on your households, and in fact will probably go unnoticed by most of you. Should you have questions or input regarding our MPC application, please don't hesitate to contact me at the above phone number and/or e-mail address. You can also reach the MPC at 215-2500.

I look forward to talking with you.

Sincerely,



Cheri L. Roop, Owner  
Ravenwood Boarding Kennels

CR/tm