

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

▶ **FILE #:** 1-F-17-UR

AGENDA ITEM #: 62

AGENDA DATE: 1/12/2017

▶ **APPLICANT:** KENNY MILLER GIBBS GROOM SHOP

OWNER(S): Gibbs Ruritan Club

TAX ID NUMBER: 13 043

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7825 Tazewell Pike

▶ **LOCATION:** West side Tazewell Pike, southwest of Barker Rd.

▶ **APPX. SIZE OF TRACT:** 1.4 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Tazewell Pike, a major collector street with 20' of pavement width within 40' of right of way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source:

WATERSHED: Beaver Creek

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Event facility and kennel

▶ **PROPOSED USE:** Grooming and boarding of dogs

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Park and single family residential / A (Agricultural)

South: Rural residential / A (Agricultural)

East: Park and single family residential / A (Agricultural)

West: Rural residential and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area has been developed with residential uses under A, RA and PR zoning. Gibbs High and Elementary Schools are located to the south along Tazewell Pike. Some commercial uses are located to the south at the intersection of Tazewell Pike and E. Emory Rd., zoned CA. The subject site is located in the Gibbs Ruritan Park.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a dog kennel, including dog grooming, containing approximately 3,000 square feet of floor area and 4,200 square feet of outdoor activity area as shown on the development plan, subject to 3 conditions.

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Public Works.
3. Meeting all requirements of the Knox County Health Department.

With the conditions noted, this plan meets the requirements for approval of a dog kennel in the A district and the other criteria for approval of a use-on-review.

COMMENTS:

The Gibbs Groom Shop is currently in operation and is seeking an after the fact approval from the use on this site. The Agricultural zone allows consideration of a kennel as use permitted on review, which the grooming shop does offer as a service. It is staff's opinion dog grooming is a service that can be provided by kennels and has an indistinguishable impact for surrounding uses.

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

1. The proposal will have no impact on schools.
2. No significant traffic will be added to the surrounding roads with the approval of this request.
3. There will be no impact on utility requirements in the area.
4. The grooming business is to the rear of the Gibbs Ruritan Club, in the basement level. There is a fenced outdoor pet activity area to the rear of the building, adjacent to a baseball field to the south and an agricultural property with a house to the west. The baseball field is in the Gibbs Ruritan Park, which is part of the Knox County park system.
5. The house to the west is approximately 220 feet from fenced outdoor activity area and the house to the east is approximately 245 feet. Veterinary clinics and animal hospitals, which are also a use permitted on review in the Agricultural zone, require that no animals be kept outdoors within 100 feet of any residence and that the applicant shall demonstrate that the use of the property will not create nuisance conditions for adjoining properties due to noise, odor, or lack of adequate sanitation. The City of Knoxville Zoning Ordinance has supplemental regulations for pet services (indoor/outdoor) and requires that all outdoor activity areas be located at least 150 feet from any lot in a residential zone or residential use, and that an evergreen screen be planted. The City's ordinance anticipates residential lots being much smaller and closer to commercial districts than County properties which usually are larger and have more separation between uses. In this case, the distance between the nearest houses and the outdoor activity area would be roughly equal to or more than the minimum City standard.
6. The outdoor activity area is buffered from the nearest residential use to the west with mature evergreen trees.

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

1. The proposed dog grooming and kennel in the A zone district is consistent with the general standards for uses permitted on review: The proposed development 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 additional traffic through residential areas.
2. The Agricultural zone allows consideration of a kennel as use permitted on review, which the grooming shop does offer as a service. It is staff's opinion dog grooming is a service that can be provided by kennels and has an indistinguishable impact for surrounding uses.

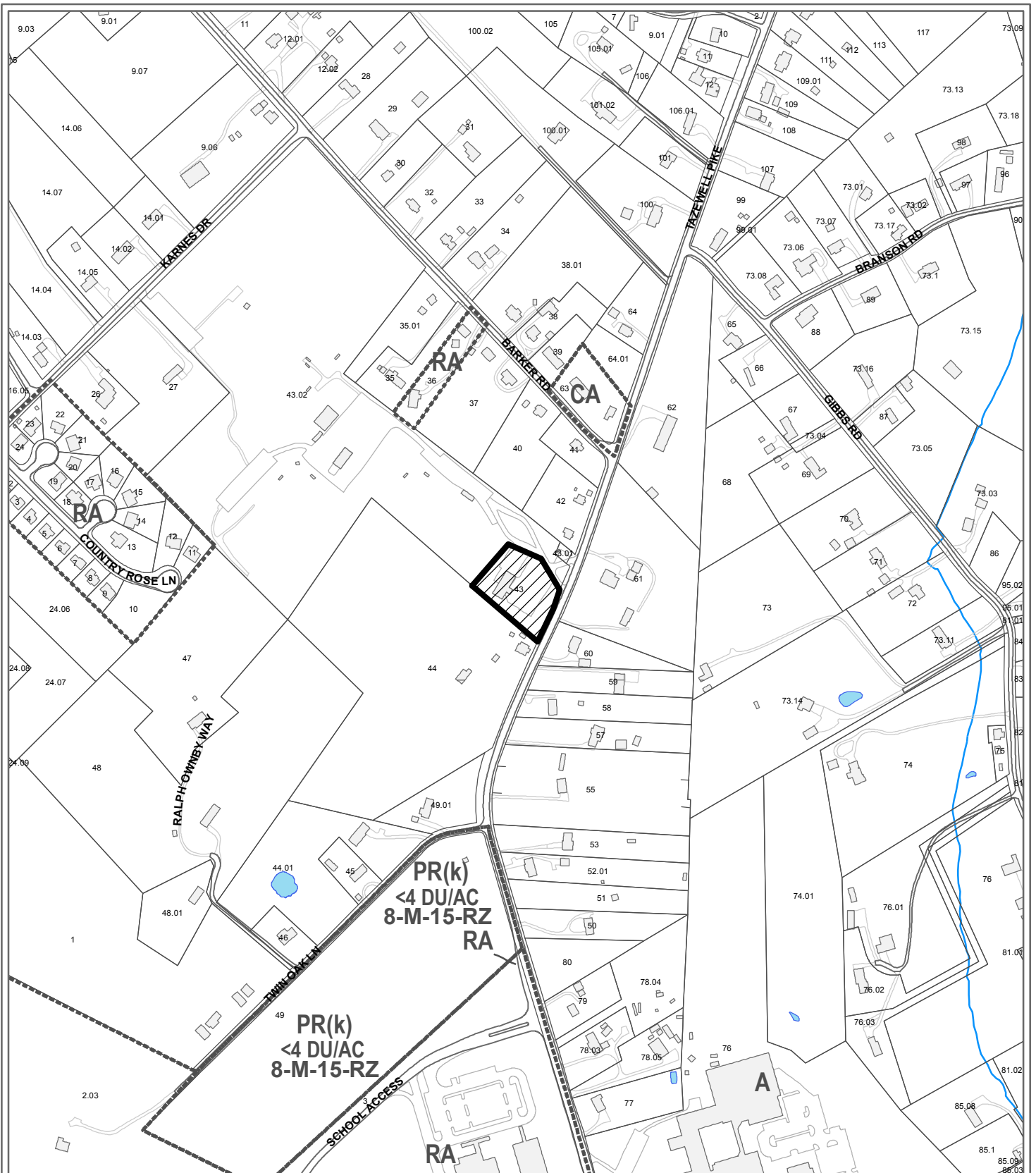
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northeast County Sector Plan proposes public park uses for the site. The Gibbs Ruritan Club building and property has been included with the adjacent Gibbs Ruritan Park property on the land use plan but it is under private ownership and is not restricted use. The proposed dog grooming business is compatible with the adjacent public park.
2. The site is located within the Rural 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.



**1-F-17-UR
USE ON REVIEW**

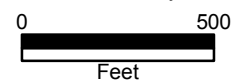


Grooming and boarding of dogs in A (Agricultural)

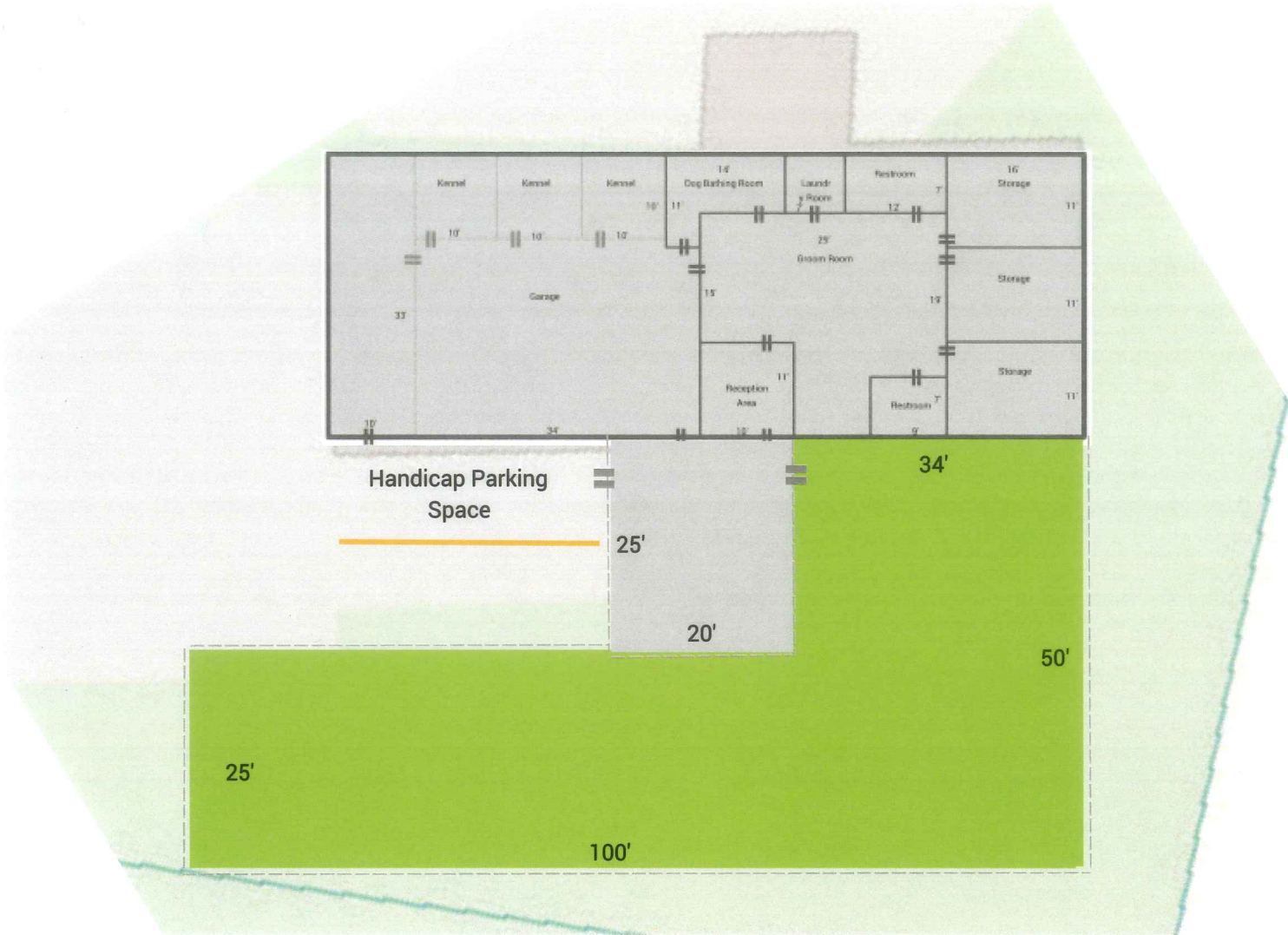
Petitioner: Miller, Kenny, Gibbs Groom Shop

Map No: 13

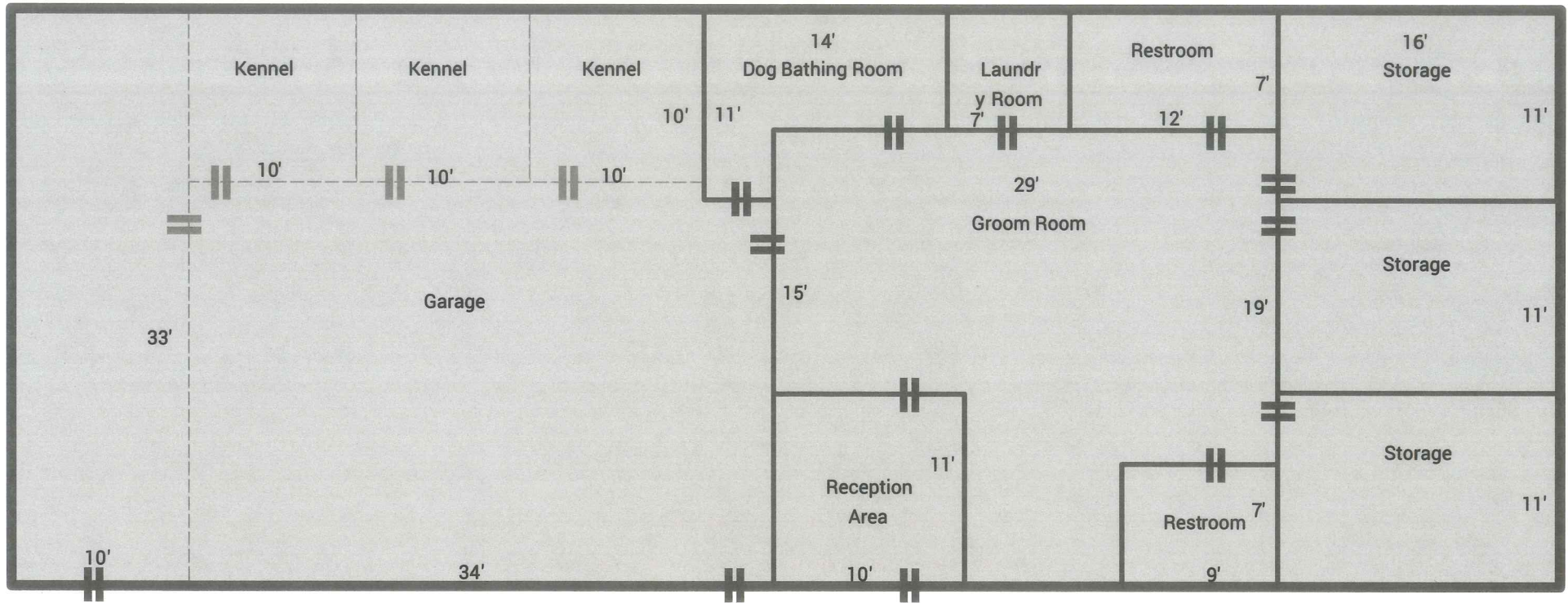
Jurisdiction: County



Original Print Date: 12/21/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



1-F-17-UR
 11/28/2016



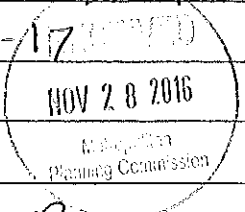
1-F-17-UR
 11/28/2016

Use on Review Development Plan

Name of Applicant: Kenny Miller / Gibbs Groom Shop

Date Filed: 11-28-16 Meeting Date: 1-12-17

Application Accepted by: Mike Reynolds



Fee Amount: _____ File Number: Development Plan _____

Fee Amount: \$1200.00 File Number: Use on Review 1-F-17-UR

PROPERTY INFORMATION

Address: 7825 Tazewell Pike

General Location: West side of Tazewell Pike SW of Barker Rd.

Tract Size: 1.4 acres No. of Units: _____

Zoning District: A (Agricultural)

Existing Land Use: Event facility and Kennel (pending)

Planning Sector: NE County

Sector Plan Proposed Land Use Classification: PP (Public Parks & Refuges)

Growth Policy Plan Designation: Rural area

Census Tract: 6402

Traffic Zone: 186

Parcel ID Number(s): 013 043

Jurisdiction: City Council _____ District County Commission 8 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Gibbs Nutrition Club

Company: _____

Address: 7825 Tazewell Pike

City: Covington State: TN Zip: 37721

Telephone: 865-789-4681 (Eddie Jones)

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: Kenny Miller

Company: Gibbs Groom Shop

Address: 7825 Tazewell Pike

City: Covington State: TN Zip: 37721

Telephone: 865-360-2788

Fax: _____

E-mail: KennyMiller865@aol.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation) _____

Other (Be Specific) Grooming and Boarding of Dogs

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: _____

PLEASE PRINT Name: Kenny Miller

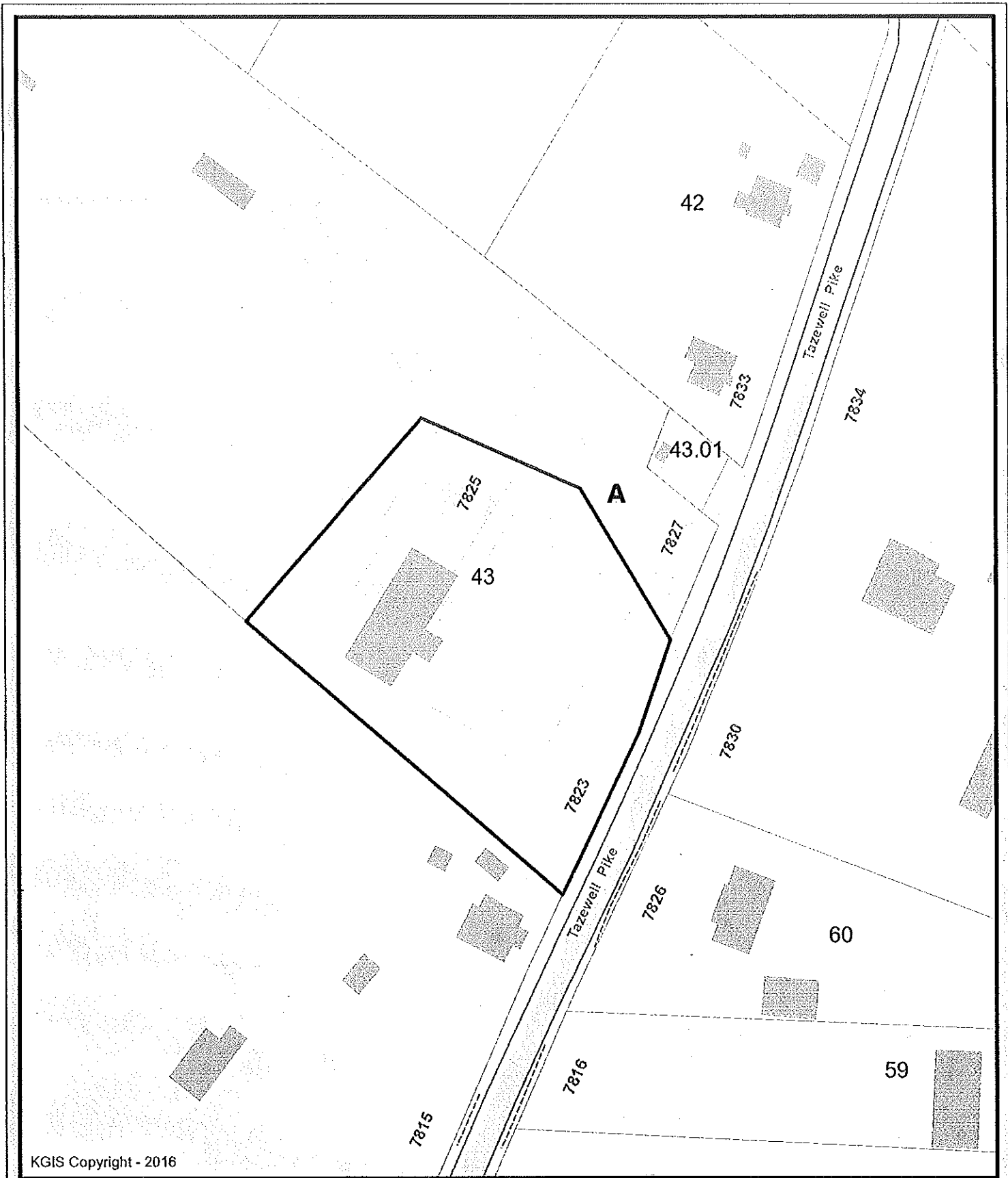
Company: (same as above)

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

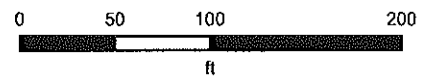


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Knoxville - Knox County - KUB Geographic Information System



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