



USE ON REVIEW REPORT

▶ **FILE #:** 3-E-20-UR

AGENDA ITEM #: 26

AGENDA DATE: 3/12/2020

▶ **APPLICANT:** **SPOT 4 DOGS**
OWNER(S): Two Sons Land Company, LLC

TAX ID NUMBER: 78 073

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 6923 Harrell Rd.

▶ **LOCATION:** **Southwest side of Harrell Rd., north side of Oak Ridge Hwy.**

▶ **APPX. SIZE OF TRACT:** **0.95 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Harrell Road, a major collector street with a 20 ft pavement width within a 70 ft right-of-way per the Major Road Plan.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Grassy Creek

▶ **ZONING:** **CB (Business and Manufacturing)**

▶ **EXISTING LAND USE:** **Private Recreation**

▶ **PROPOSED USE:** **Dog grooming, training, daycare & kennel**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residential - A (Agricultural)

South: Daycare - CB (Business and Manufacturing)

East: Residential - A (Agricultural) & CA (General Business)

West: Retail - CB (Business and Manufacturing)

NEIGHBORHOOD CONTEXT: Property in the area is zoned CB, CA, and A. Development consists of detached dwellings and a small shopping center.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a dog grooming, training, daycare & kennel facility containing approximately 8,060 square feet of floor area and approximately 1,200 square feet of fenced outdoor activity area, as shown on the development plan, subject to 5 conditions.**

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Meeting all applicable requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Along the north and east sides of the fenced area (outdoor activity area), maintaining the existing landscaping and installing new landscaping to meet the intent of the Type "B" continuous landscape screening

guidelines, as shown on the site plan.

5. Wheel stops will be provided for parking stalls that front the 5 ft sidewalk or the sidewalk shall be widened to 7 ft, as it complies with Knox County Department of Engineering and Public Works for accessible access.

With the conditions noted, this plan meets the requirements for approval of a dog grooming, training, and daycare facility in the CB district and the other criteria for approval of a use on review.

COMMENTS:

The proposed site was formally used as a martial arts facility. The conversion of the site to a dog grooming, training and daycare will include internal and external renovations, including an overnight kennel area and fenced area to the east of the building for an outdoor activity area for dogs.

There are three nearby houses that could be affected by the proposed use. The house to the north of the site is approximately 170 feet from the fenced outdoor activity area and the two houses to the east of the site (across Harrell Rd) are approximately 140 - 170 feet away from the fenced outdoor activity area. Veterinary clinics and animal hospitals, which are 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. Since kennels are considered a different use classification than a veterinary clinic, the 100 ft separation standard does apply. However, the outdoor activity area could be a nuisance to nearby residence so staff is recommending that a continuous evergreen landscape buffer be installed along the outside boundary of the fenced area to limit disturbance. This landscape buffer is a recommended one row of evergreen trees with a maximum of 10 ft centers, installed tree height of 8 ft, and a mature tree height of at least 15 ft.

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

1. The proposed use will have no impact on schools.
2. No significant traffic will be added to the surrounding roads with the approval of this request since access is from a shared easement off of Harrell Rd.
3. There will be no impact on utility requirements in the area.
4. Staff is recommending that a continuous evergreen landscape screen be installed along the outside boundary of the fenced area to limit disturbance to the nearby residential uses.

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

1. The proposed kennel in the CB 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 since the site has access to a major collector street.

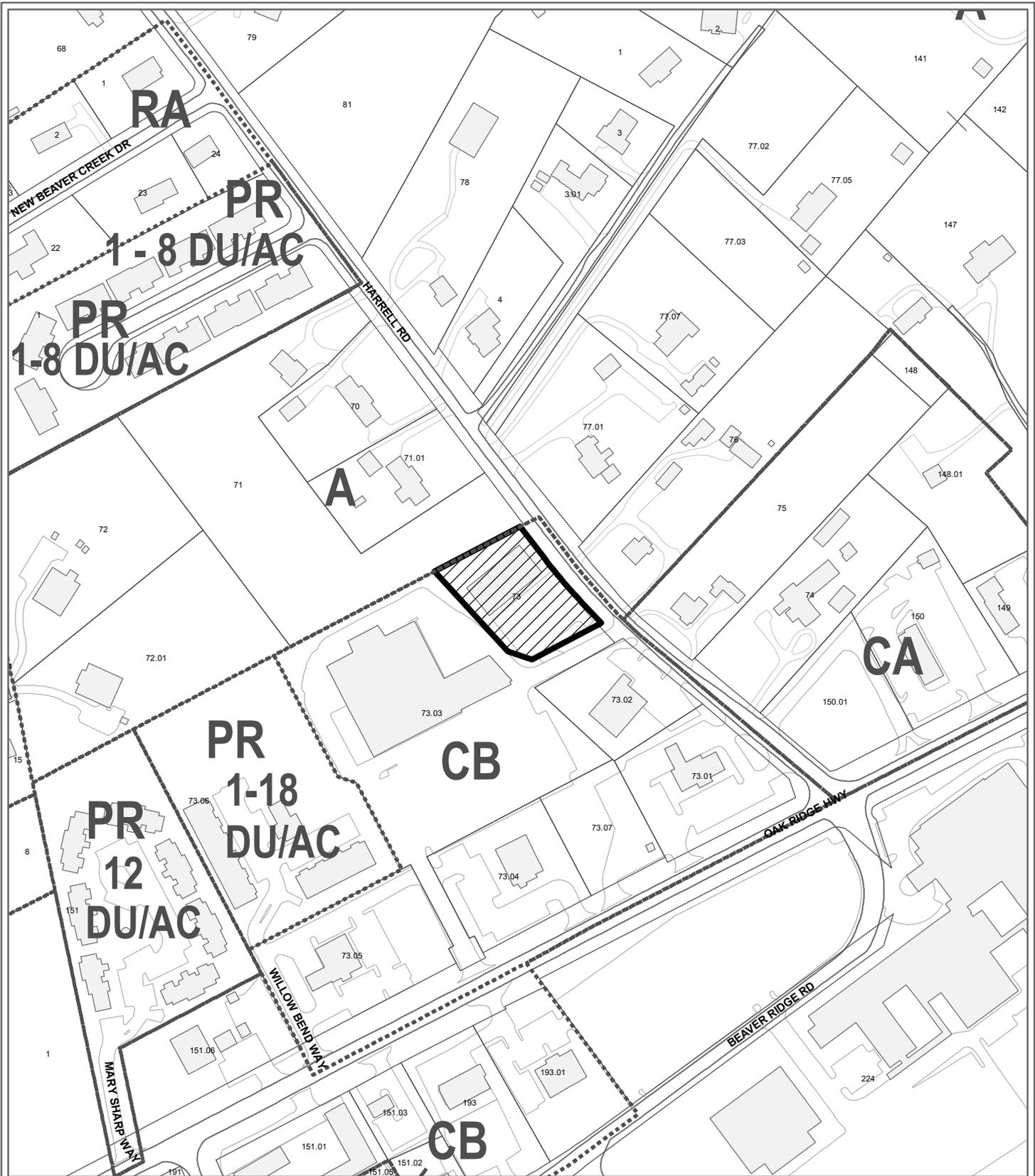
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for General Commercial use. The dog grooming, training, and daycare use is compatible with the sector plan designations.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

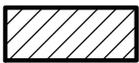
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the County.



**3-E-20-UR
USE ON REVIEW**



Dog grooming, training & daycare in CB (Business and Manufacturing)

Petitioner: Spot 4 Dogs

Map No: 78

Jurisdiction: County

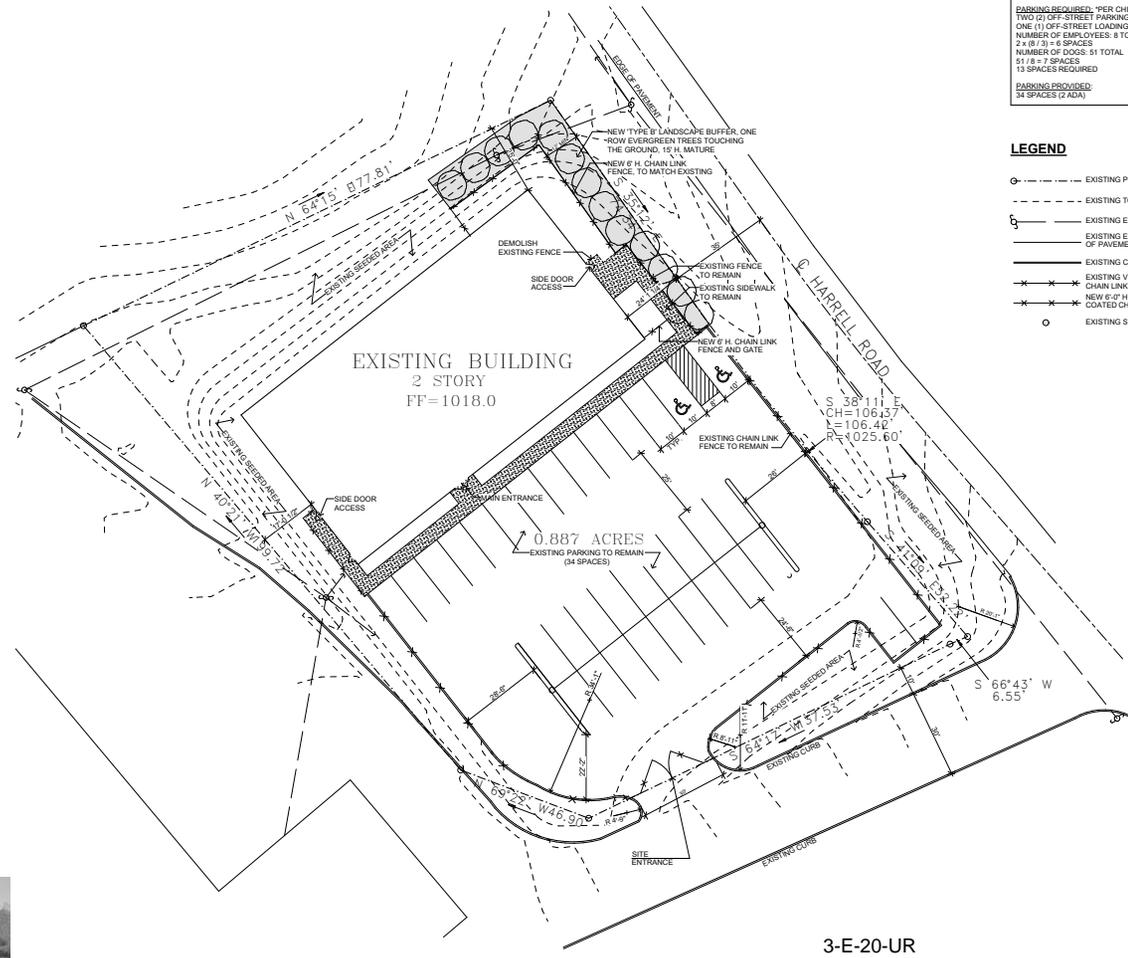


Original Print Date: 2/19/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

PROJECT DATA
TENANT: SPOT 4 DOGS
OWNER: TWO SONS LAND COMPANY LLC
ADDRESS:
 6923 HARRELL ROAD
 KNOX COUNTY, TN 37931
USE: BUSINESS
 DOG GROOMING, TRAINING, DAY-CARE, AND
 FULL TIME KENNEL FOR TRAINING DOGS ONLY
ZONING: CB
CLT MAP: 78
PARCEL: 70
ASSOCIATE: MS
SETBACK:
 FRONT: 20'-0"
 SIDE: 17'-0" (2-STORY)
 REAR: 20'-0" (2-STORY)
PARKING REQUIRED: PER CHLD DAYCARE FACILITY
 TWO (2) OFF-STREET PARKING SPACES PER 3 EMPLOYEES, PLUS
 ONE (1) OFF-STREET LOADING SPACE FOR EVERY EIGHT (8) DOGS
NUMBER OF EMPLOYEES: 8 TOTAL
2+ (8/3) = 6 SPACES
NUMBER OF DOGS: 51 TOTAL
51 / 8 = 7 SPACES
13 SPACES REQUIRED
PARKING PROVIDED:
34 SPACES (2 ADN)

LEGEND

- --- EXISTING PROPERTY LINE
- EXISTING TOPOGRAPHY
- ⊕ --- EXISTING ELECTRIC
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- EXISTING VINYL COATED CHAIN LINK FENCE
- NEW 6'-0" H. BLACK VINYL COATED CHAIN LINK FENCE
- EXISTING SITE LIGHTPOST



LOCATION MAP



SITE FENCING



EXISTING BLACK VINYL COATED CHAIN LINK FENCE, NEW FENCE TO MATCH EXISTING

1
A0.1 **SITE PLAN**
 SCALE: 1" = 20'



INTERIOR RENOVATION FOR:
SPOT 4 DOGS
 3-E-20-UR
 6923 HARRELL ROAD
 KNOX COUNTY, TN 37931

SITE PLAN

DATE: 24 FEB 2020
 PROJECT NO.: 19130
 PROJECT MGR.: GAE
 PLAN FILE NO.: 3-E-20-UR

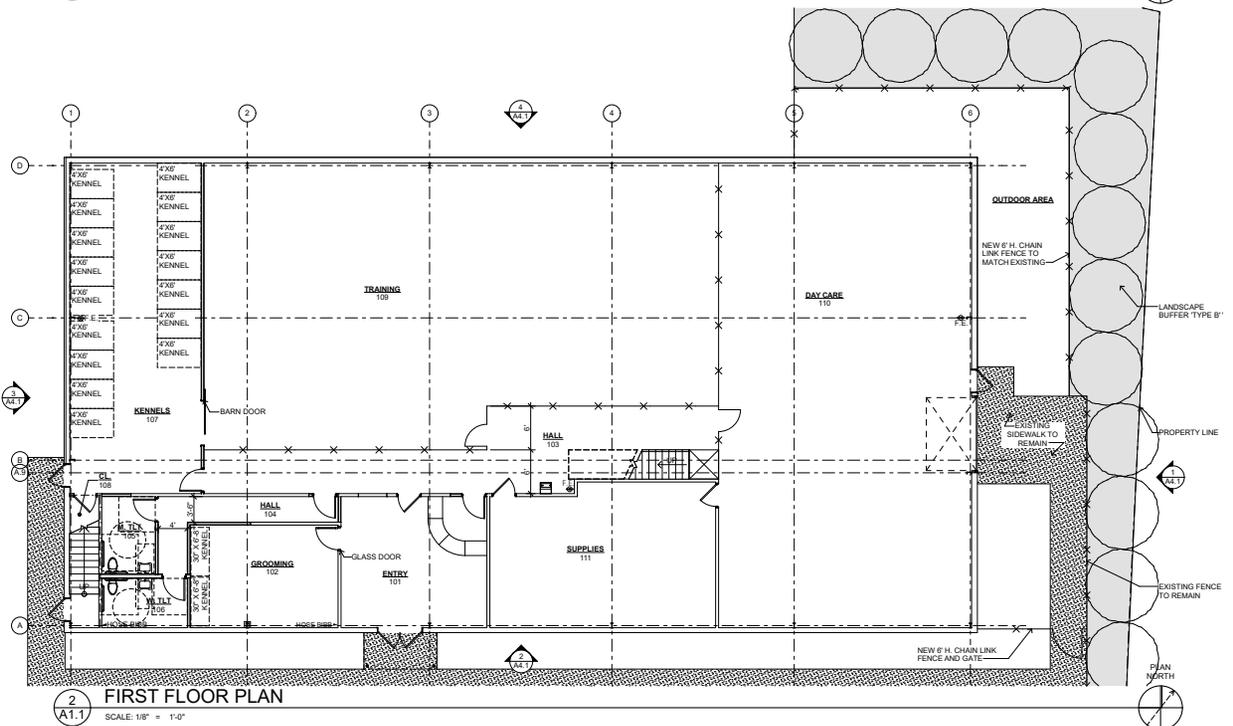
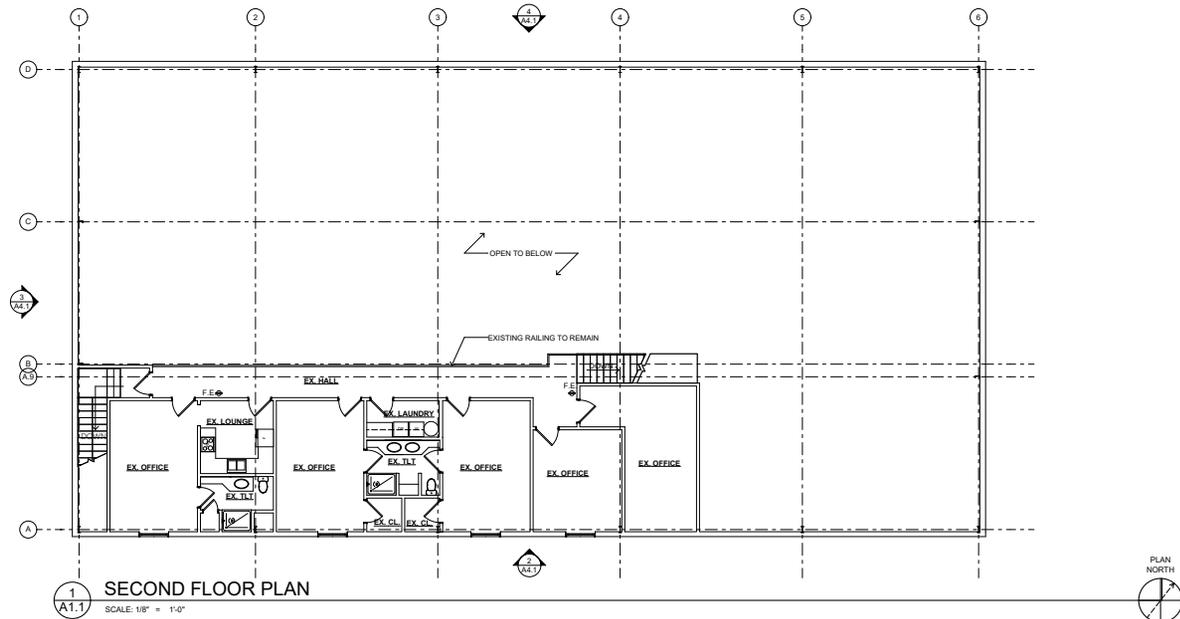
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**GEORGE
ARMOUR
EWART
ARCHITECT**

404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com

INTERIOR RENOVATION FOR:
SPOT 4 DOGS
3-E-20-UR
6923 HARRELL ROAD
KNOX COUNTY, TN 37931



PARTITION LEGEND:

	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW WALL
	NEW FENCING

3-E-20-UR

FLOOR PLANS

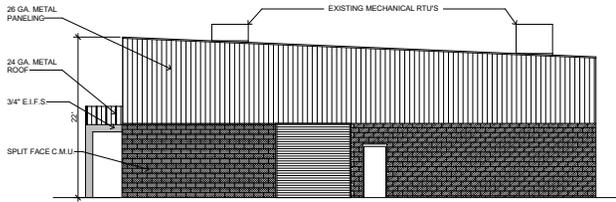
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A1.1

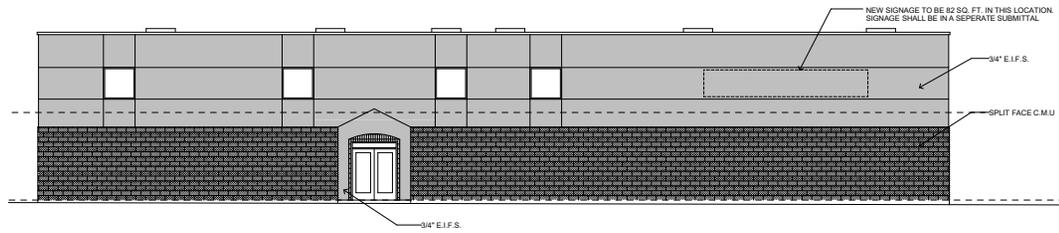


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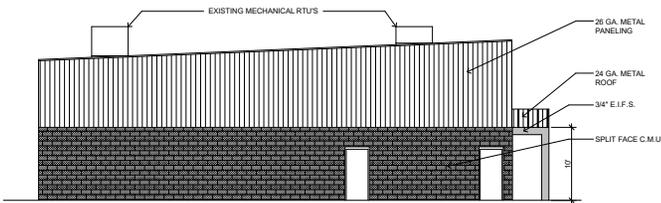
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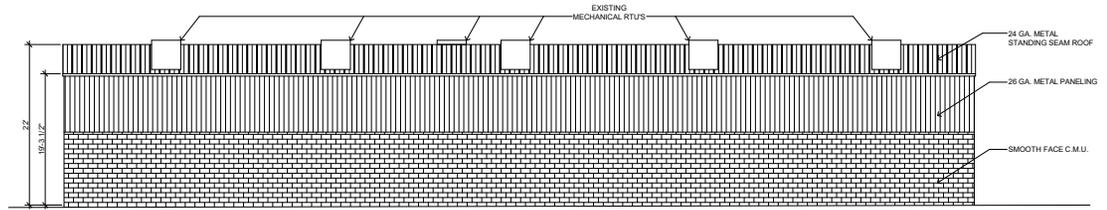
1
A4.1 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



2
A4.1 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3
A4.1 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



4
A4.1 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

INTERIOR RENOVATION FOR:
SPOT 4 DOGS
3-E-20-UR
6923 HARRELL ROAD
KNOX COUNTY, TN 37931

EXTERIOR ELEVATIONS

3-E-20-UR

DATE: 24 FEB 2020
PROJECT NO.: 19130
PROJECT MGR.: GAE
PLAN FILE NO.: 3-E-20-UR

A4.1



DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

SPOT 4 DOGS

TENANT

Applicant Name

Affiliation

1/24/2020

3-12-20

3-E-20-UR

Date Filed

Meeting Date (if applicable)

File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

WHITNEY WHITE

GEORGE ARMOUR EWART ARCHITECT

Name

Company

404 BEARDEN PARK CIRCLE

KNOXVILLE

TN

37919

Address

City

State

Zip

(865) 602-7771

wwhite@georgeewart.com

Phone

Email

CURRENT PROPERTY INFO

TWO SONS LAND COMPANY LLC.

4104 PICO LANE, POWELL, TN 37849

(865)-296-2098

Owner Name (if different)

Owner Address

Owner Phone

6923 HARRELL ROAD, KNOX COUNTY, TN 37931

078 073

Property Address

Parcel ID

KARNS sw/s Harrell Rd, N/s Oak Ridge Hwy

0.95 ACRES

General Location

Tract Size

KNOX 6

CB, COMMERCIAL BUSINESS

Jurisdiction (specify district above) City County

Zoning District

NORTHWEST COUNTY

COMMERCIAL GC

PLANNED GROWTH

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

PRIVATE RECREATIONAL

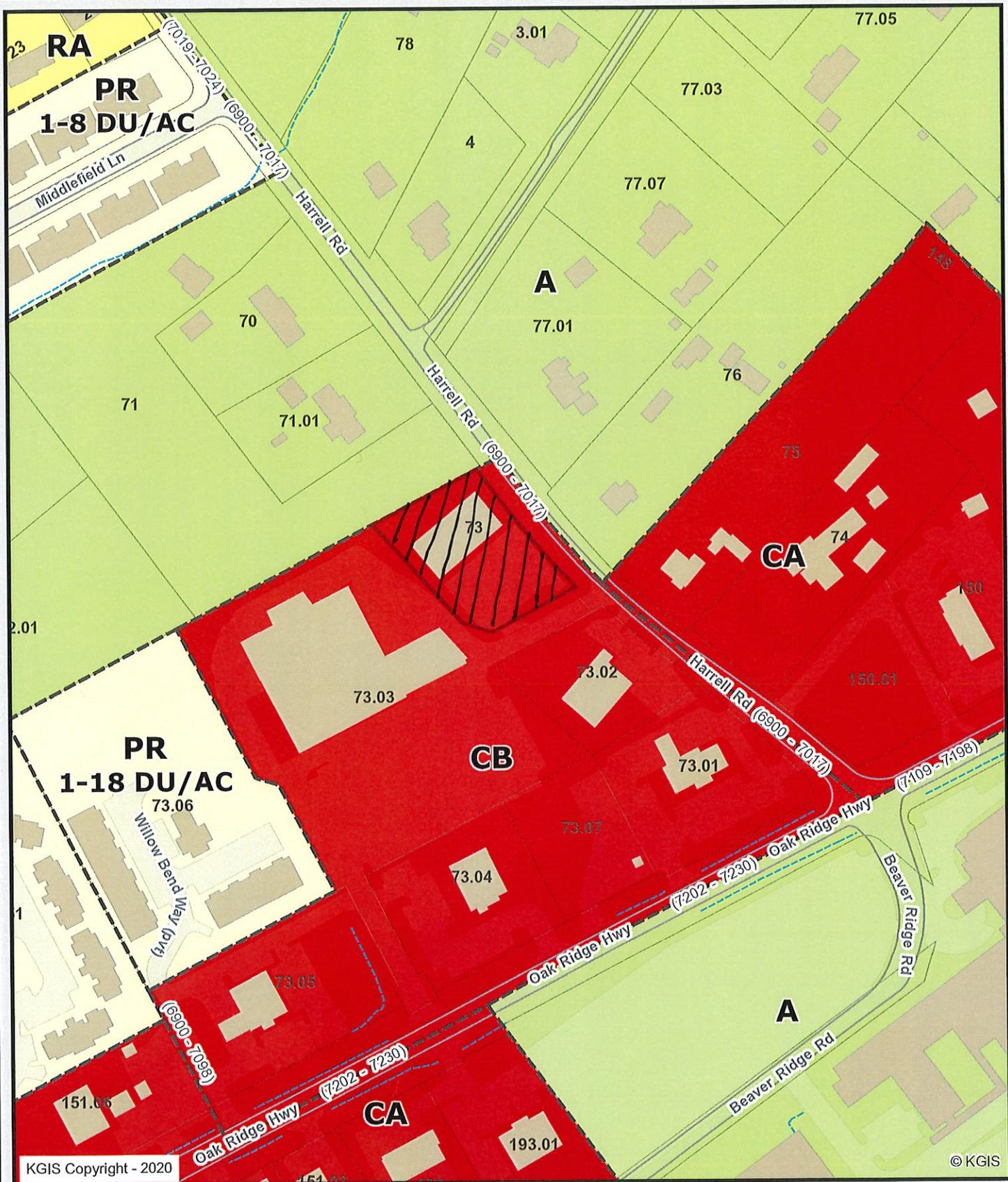
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Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider



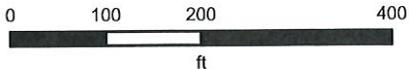
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6923 Harrell Rd.



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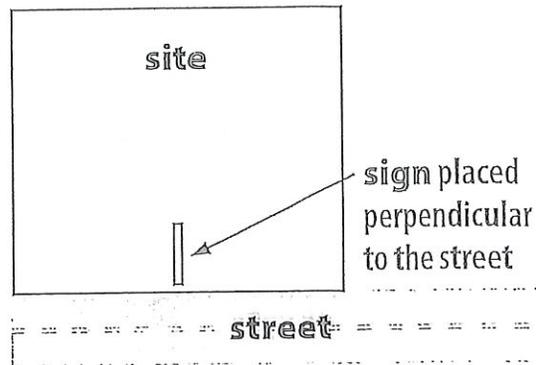
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Feb 26 (Wed.) and March 13 (Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Whitney White

Printed Name: Whitney White

Phone: 865-602-7771 Email: wwhite@georgeewart.com

Date: 1-24-20

File Number: 3-E-20-WR