



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.