



USE ON REVIEW REPORT

► **FILE #:** 7-A-21-UR

AGENDA ITEM #: 28

AGENDA DATE: 7/8/2021

► **APPLICANT:** AMANDA BARTLESON

OWNER(S): Amanda Bartleson / B&B K9 Obedience Training

TAX ID NUMBER: 29 092

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 5307 E. Emory Rd.

► **LOCATION:** Northeast side of E. Emory Road, east of Quarry Road

► **APPX. SIZE OF TRACT:** 1.62 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via 5307 E. Emory Road, a major arterial street with a 20' pavement width within an 60' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

► **ZONING:** A (Agricultural)

► **EXISTING LAND USE:** SFR (Single-Family Residential)

► **PROPOSED USE:** Dog training facility

HISTORY OF ZONING:

SURROUNDING LAND North: Single-family dwelling - A (Agricultural)

USE AND ZONING: South: Single-family dwelling - RA (Rural Residential)

East: Single-family dwelling - RA (Rural Residential)

West: Single-family dwelling - A (Agricultural)

NEIGHBORHOOD CONTEXT: Access is via E. Emory Road, a major arterial street with a 18' pavement width within an 63' right-of-way.

STAFF RECOMMENDATION:

- **DENY** the request to allow a dog training facility to be permitted at 5307 E. Emory Road because the proposed use is inconsistent with the North County Sector Plan land use designation of LDR (Low Density Residential).

COMMENTS:

The applicant is requesting to allow for a dog training facility to be permitted at 5307 E. Emory Road. It is proposed that dog training will be inside a 6 ft tall chain-link fence located in the rear yard. The specific location

of the dog training facility is indicated on the attached site plan.

A kennel is typically defined as a place where dogs are trained or cared for while their owners are away. The zoning ordinance does not have a stand-alone definition for dog training facilities. Due to the similarity of the uses, Planning staff in consultation with Knox County staff have determined that the use could be considered as a use on review in the A (Agricultural) zone.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2).

The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The North County Sector Plan land use designation recommends LDR (Low Density Residential) uses for this site. The proposed dog training facility is not consistent with the intent of LDR because this proposal introduces a commercial use into a residential neighborhood.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE

A. The Knox-County Zoning Ordinance does not reference dog training facilities as a defined use. The A (Agricultural) zone considers dog kennels, a use that often includes dog training facilities. The proposal is anticipated to be less intensive than typical kennels that host multiple clients at a time. The proposed dog training facility meets the general purpose and intent of the Knox County Zoning Ordinance as a permitted use on review.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed dog training facility is not compatible with the existing residential development of the neighborhood. The subject property is 1.62 acres, and is located in a residential neighborhood.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The intensity of the proposed activity on the subject property may create conflicts with adjacent land uses.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Traffic volume in this neighborhood will not be substantially increased as a result of the proposed dog training facility.

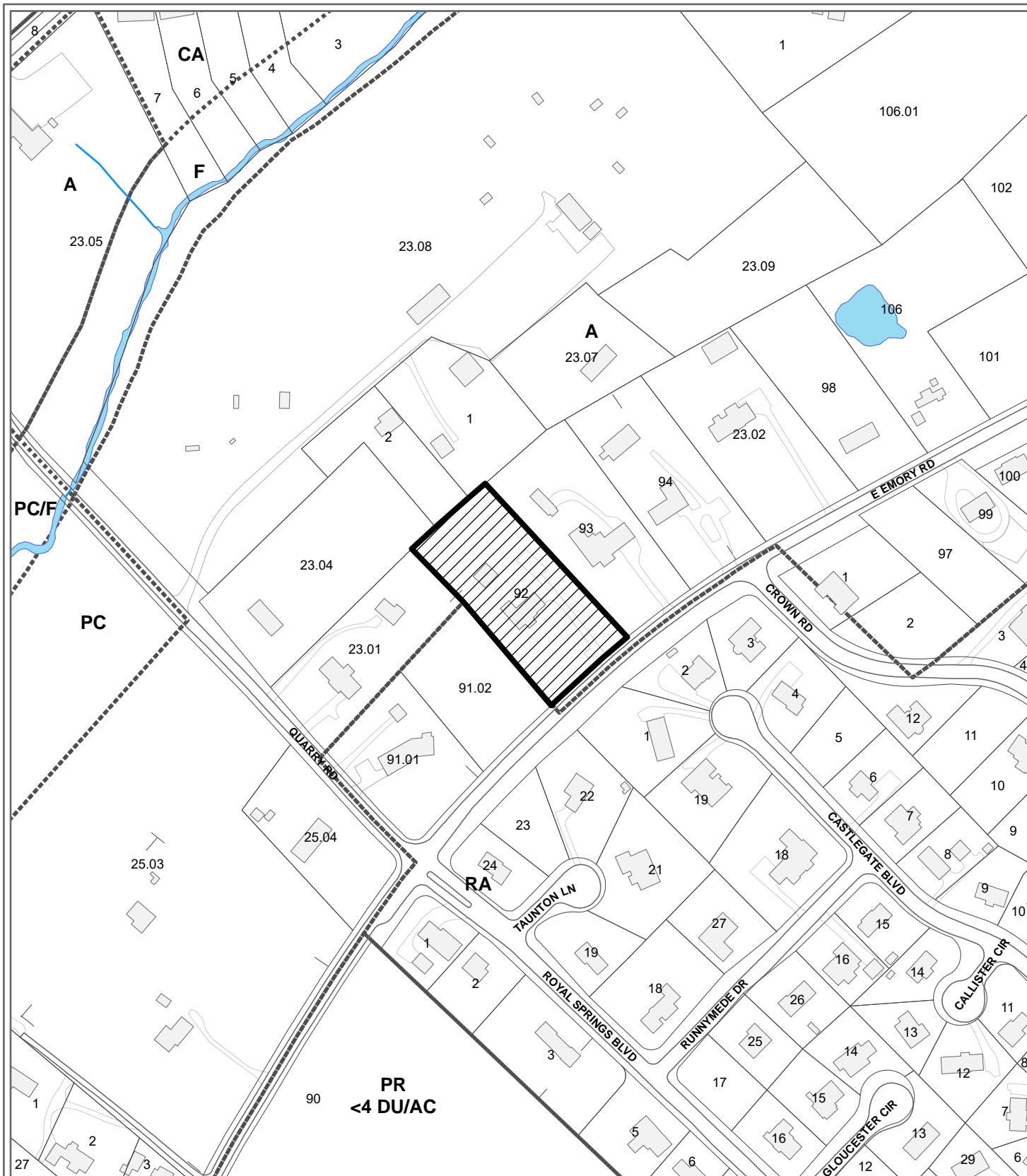
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

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.



**7-A-21-UR
USE ON REVIEW**



Dog training facility in A (Agricultural)

Original Print Date: 6/15/2021
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

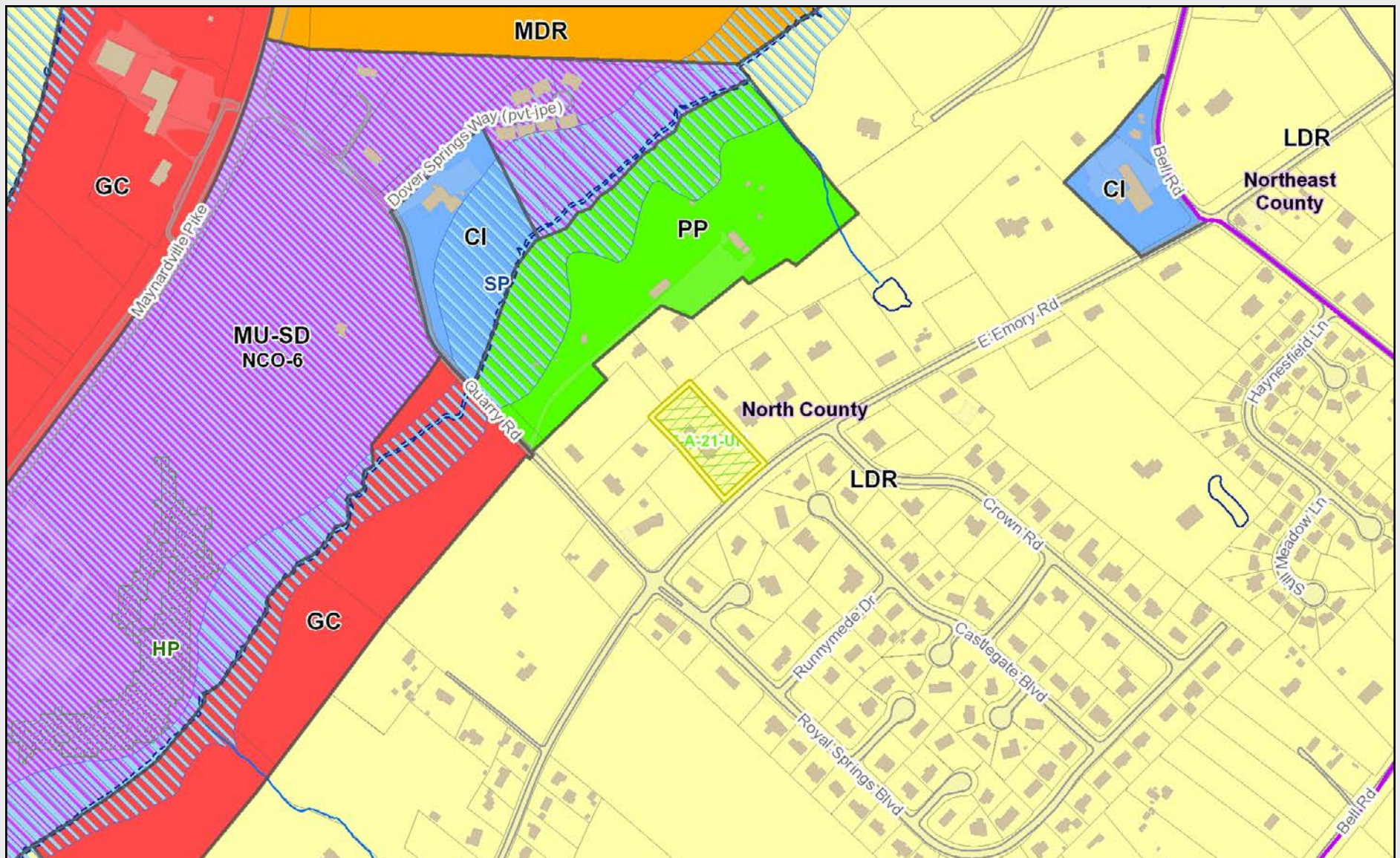
Petitioner: Amanda Bartleson

Map No: 29

Jurisdiction: County

0 250
 Feet

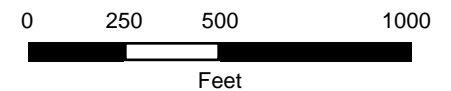




7-A-21-UR: Sector Plan Map

5307 E. Emory Road

Notes



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7-A-21-UR: Aerial Map

5307 E. Emory Road

Notes

0 200 400 800
Feet

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General Layout of 5307 E. Emory Road Knoxville, TN 37938 as of 5/31/2021



In Black: 6 ft wood privacy fence completed

In Gray: Driveway expansion completed

7-A-21-UR

Site Plan: 5307 E. Emory Road Knoxville, TN 39738



Future Construction if use of review is approved:

In Red: 6 ft chain link fence

In Yellow: 6 Foot Privacy Fence

7-A-21-UR



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Amanda Bartleson

Applicant Name

Affiliation

File Number(s)

5/12/2021
Date Filed

7/8/2021
Meeting Date (if applicable)

7-A-21-UR

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

Amanda Bartleson

B&B K9 Obedience Training

Name

Company

5307 East Emory Road

Knoxville

TN

37938

Address

City

State

ZIP

865-394-3804

Abartleson85@gmail.com

Phone

Email

CURRENT PROPERTY INFO

E.

Michael & Amanda Bartleson

5307 East Emory Road

865-394-3804

Owner Name (if different)

Owner Address

Owner Phone

5307 East Emory Road

029 092

Property Address

Parcel ID

KUB

Halls Dale Powell

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side of E. Emory Rd., east of Quarry Rd.
General Location

1.62 acres (approx)
Tract Size

☐ City ☒ County 7th
District

A
Zoning District

SFR
Existing Land Use

North County
Planning Sector

LDR
Sector Plan Land Use Classification

Planned Growth
Growth Policy Plan Designation

DEVELOPMENT REQUEST

☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA

Related City Permit Number(s)

☒ Residential ☐ Non-Residential

Home Occupation (specify) 2 Adults / 4 Children -- Dog Training Facility

Other (specify)

SUBDIVISION REQUEST

N/A

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify)

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify)

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (Final Plat)
☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1	Total
0403 900.00	
Fee 2	
Fee 3	
	\$900.00

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Amanda Bartleson
Applicant Signature

Amanda Bartleson

05-10-2021

Please Print

Date

865-394-3804

Phone Number

Abartleson85@gmail.com

Email

Sherry Michienzi
Staff Signature

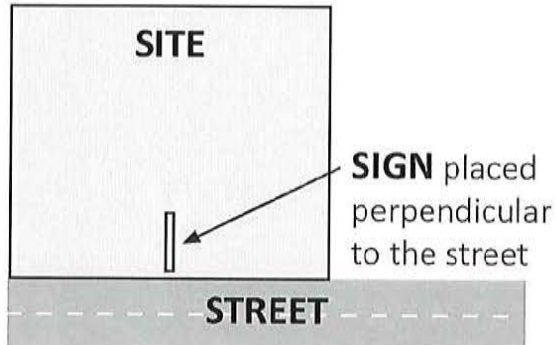
Sherry Michienzi
Please Print

5/12/2021

swn 5/21/21

Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

June 23 (Wed) and July 9, 2021 (Thu)
 (applicant or staff to post sign) (applicant to remove sign) + dispose

Applicant Name: Amanda Bartleson

Date: 5/21/2021

File Number: 7-A-21-UR



Sign posted by Staff



Sign posted by Applicant