



# USE ON REVIEW REPORT

▶ **FILE #:** 11-C-22-UR

**AGENDA ITEM #:** 34

**AGENDA DATE:** 11/10/2022

▶ **APPLICANT:** HANNAH STEACY

OWNER(S): Hannah Steacy

TAX ID NUMBER: 37 F A 013

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1701 GREENWELL DR

▶ **LOCATION:** East of Pedigo Rd, southwest of Walker Rd

▶ **APPX. SIZE OF TRACT:** 12.2 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Greenwell Dr, a minor collector with a 15-ft pavement width within a 60-ft 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:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Dog groomer

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agriculture/Forestry/Vacant - A (Agricultural)

South: Rural Residential - A (Agricultural)

East: Single Family Residential - A (Agricultural)

West: Single Family Residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area primarily consists of large lot agricultural and single family residential.

## STAFF RECOMMENDATION:

▶ **STAFF RECOMMENDATION:** Approve the request for dog grooming facility as outlined in the plan of operations within a new accessory structure (364 sq ft), subject to 4 conditions.

1. No animals may be boarded overnight.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Knox County Department of Public Works.
4. Meeting all applicable requirements of the Knox County Health Department.

**With the conditions noted, this plan meets the requirements for approval of a dog groomer in the A (Agricultural) zone and the other criteria for approval of a use-on-review.**

**COMMENTS:**

The applicant is requesting to allow for a dog grooming facility to be permitted as a secondary use on a residential property. The Agricultural zone allows consideration of a dog kennel and veterinary clinics as use permitted on review. Since a dog grooming facility is similar in use to a dog kennel and vet clinic, planning staff in consultation with Knox County staff have determined that they can be considered for a use on review in the Agricultural zone.

The dog grooming operation will be in a new accessory structure to the west of the residence. Since the grooming facility is outside of the residence, it has to be considered its own use and cannot be a home occupation. The applicant will have one client on the property at a time and will be grooming 3-4 dogs a day. Clients with multiple dogs will need to be contained inside of the grooming facility while waiting to be groomed. Animals will not be boarded overnight. Regular hours of operation will be 9am to 6pm Tuesday, Wednesday, Friday, Saturday, and Sunday by appointment only. The driveway leading to their property is private and has 2 other residences that use it for access. There is gravel parking attached to the driveway with 2 parking spaces.

**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) and HP (Hillside Protection) uses for this site. The scale of the operation is consistent with home occupations, a LDR use.

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 grooming facilities as a defined use. The A (Agricultural) zone allows dog kennels as a use permitted on review. The proposal is anticipated to be less intense than typical kennels that host multiple clients at a time. The proposed dog grooming 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 closest house to the east is 260 feet from fenced outdoor activity area and the closest house to the west 462 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. In this case, the distance between the nearest houses and the outdoor activity area would be more than the minimum County standard.

B. The outdoor activity area is buffered from the nearest residential use to the west with mature trees.

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

A. The intensity of the proposed activity on the subject property does not 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 grooming facility.

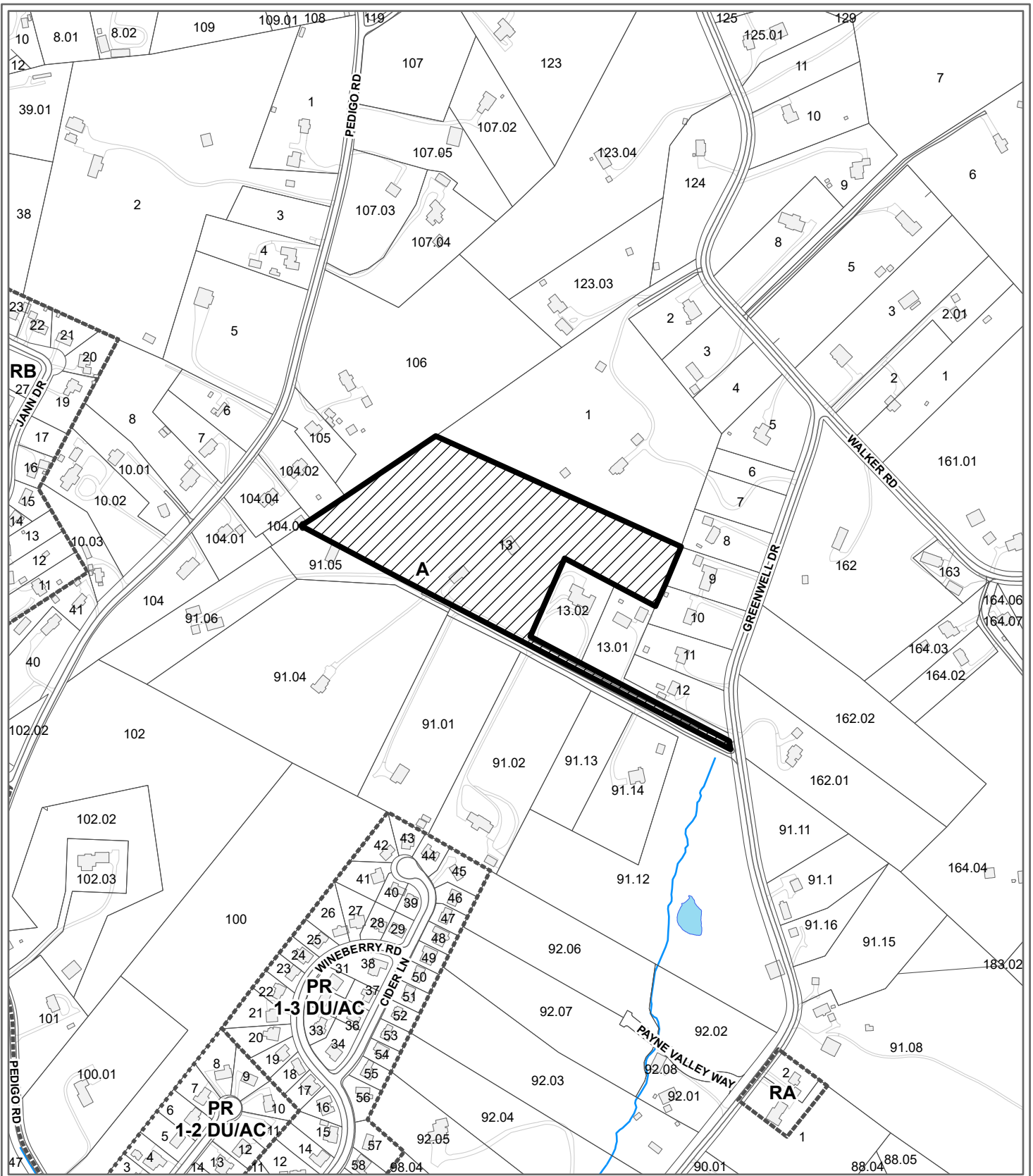
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

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

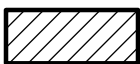
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**11-C-22-UR  
USE ON REVIEW**



Dog groomer/kennel in A (Agricultural)

Original Print Date: 10/18/2022      Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Hannah Steacy

Map No: 37  
 Jurisdiction: County





Gravel  
Parking

11-C-22-UR



Whitney Warner &lt;whitney.warner@knoxplanning.org&gt;

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**Use On Review 11-C-22-UR**

1 message

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**Hannah Steacy** <h.steacy@gmail.com>  
To: whitney.warner@knoxplanning.org

Wed, Nov 2, 2022 at 3:41 PM

Hi Whitney,

I wanted to reach out to clarify some functional details regarding my proposal for a dog grooming salon at 1701 Greenwell Drive.

I plan on only operating between the hours of 9am and 6pm on the days that I am open which would typically be Tuesday, Wednesday, Friday, Saturday, and Sunday. This may vary, as I will be running by appointment only so there may be times during those listed business hours that I am not actively operational, and sometimes (around the holidays) that I may be offering appointments on Mondays and Thursdays as well as the listed days.

When open for operation, I will be dealing with clients one-on-one. Typically each client will have only one dog, but from time to time there are clients who have two or three dogs in the one family, in which case I may have as many as three dogs at a time in the salon (a 14'x26' fully insulated structure). When there are multiple dogs per family, I will obviously only be able to groom one at a time, and in the waiting time the other dogs will be contained in dog kennels or a dog pen within the salon, so there will be no dogs running around or adding noise to the surrounding community.

I will be the only employee/groomer at this business, and the only person occupying the salon with the exception of the clients at drop off/pick up.

My husband and I own the driveway, and will have parking provided to either side of the salon for clients to use with space to turn around to return down the driveway.

Previously we attached a site map including a fenced area for the dogs to get exercise. I would like to redact that, it was stated that it was necessary to be considered for approval but it has since been explained that that is not the case and I do not plan on having client's dogs outside of the salon. I will have a strict leash policy so anytime a client is moving their dog from their car into the salon they will be required to be leashed and not stray.

Please don't hesitate to reach out with any further questions you may have!

Hannah Steacy  
(202) 607-5044



# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Hannah Steacy**

Applicant Name

Affiliation

**9/22/2022**

Date Filed

**11/10/2022**

Meeting Date (if applicable)

**11-C-22-UR**

File Number(s)

## CORRESPONDENCE

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

**Hannah Steacy**

Name / Company

**1701 Greenwell Dr Knoxville TN 37938**

Address

**202-607-5044 / h.steacy@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Hannah Steacy**

Owner Name (if different)

**1701 Greenwell Dr Knoxville TN 37938**

Owner Address

**202-607-5044 / h.steacy@gmail**

Owner Phone / Email

**1701 GREENWELL DR**

Property Address

**37 F A 013**

Parcel ID

**12.2 acres**

Tract Size

Part of Parcel (Y/N)?

**Hallsdale-Powell Utility District**

Sewer Provider

**Hallsdale-Powell Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**East of Pedigo Rd, southwest of Walker Rd**

General Location

City

**Commission District 7**

**A (Agricultural)**

**Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

**North County**

Planning Sector

**LDR (Low Density Residential), HP (Hillside Protection)**

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>Dog groomer/kennel</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information		

## STAFF USE ONLY

### PLAT TYPE

- Staff Review     Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

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

Fee 1	Total
<b>\$1,600.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

Applicant Signature: **Hannah Steacy**    Please Print    Date: **9/22/2022**

Phone / Email

Property Owner Signature: **Hannah Steacy**    Please Print    Date: **9/22/2022**

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.





# 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

Hannah Steacy

Applicant Name

Affiliation

9/21/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

11-C-22-UR

## CORRESPONDENCE

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

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

Hannah Steacy

Self employed

Name

Company

1701 Greenwell Dr

Knoxville

TN

37938

Address

City

State

ZIP

202-607-5044

h.steacy@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Hannah Steacy

1701 Greenwell Dr

202-607-5044

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1701 Greenwell Dr

037FA013

Property Address

Parcel ID

Hallsdale powell

Hallsdale Powell

Y

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

Development Plan    Use on Review / Special Use    Hillside Protection COA  
 Residential    Non-Residential  
Home Occupation (specify) Dog groomer / kennel - current zoning agricultural

Related City Permit Number(s)

Other (specify) \_\_\_\_\_

## SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

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
Fee 2	
Fee 3	

## AUTHORIZATION

*M. Jones 9/22/22*

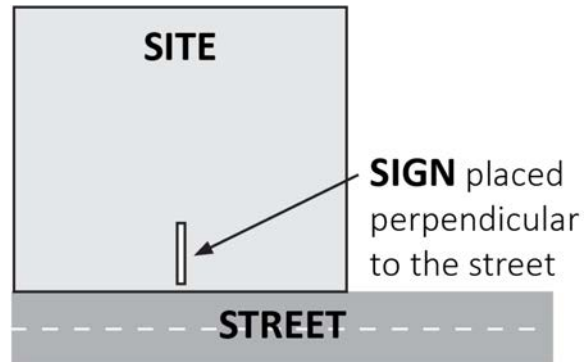
Applicant Signature   Hannah Steacy   9/21/2022  
Please Print   Date

202-607-5044   h.steacy@gmail.com  
Phone Number   Email

Property Owner Signature   Hannah Steacy   9/21/2022  
Please Print   Date

*I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.*

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:***

\_\_\_\_\_ 10/28/2022 \_\_\_\_\_ and \_\_\_\_\_ 11/11/2022 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Hannah Steacy

Date: 9/22/22

File Number: 11-C-22-UR

- Sign posted by Staff
- Sign posted by Applicant