



MEMORANDUM

TO: Knoxville-Knox County Planning Commission

FROM: Whitney Warner

DATE: Tuesday, October 31, 2023

SUBJECT: Agenda Item # 41 / File # 11-A-23-OB
Similar use determination for animal training facility
1733 Maryville Pike Knoxville, TN 37920
Parcel ID 122KC033

STAFF RECOMMENDATION:

Approve dog training and kenneling as a use permitted on review in the CA (General Business) zone.

BACKGROUND:

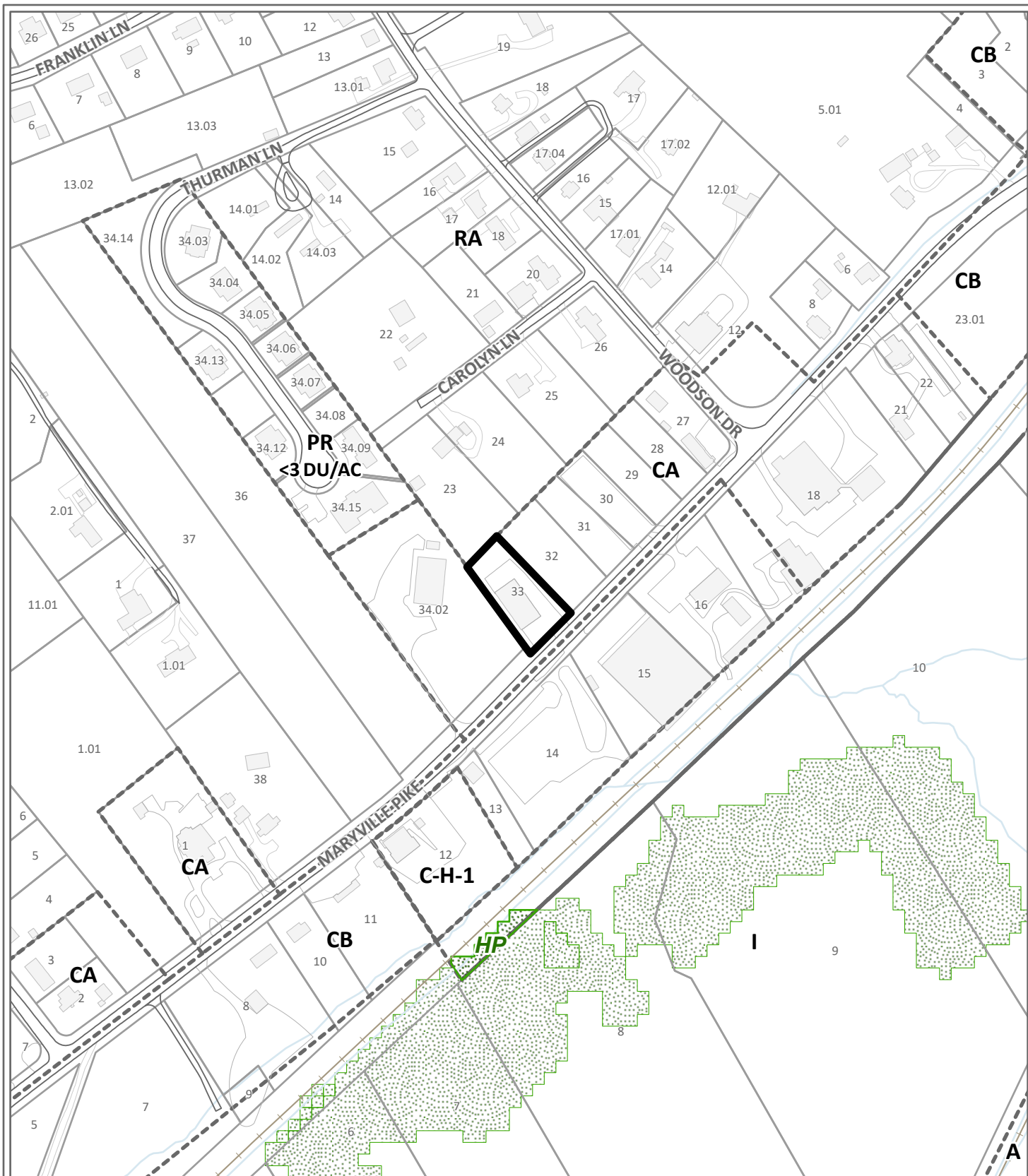
The property at 1733 Maryville Pike, Knoxville, TN 37920 is zoned CA (General Business). The applicant is requesting to have a dog training and kenneling facility within an office/warehouse building. The CA (General Business) zone does not identify dog training and kenneling as a permitted use or a use permitted on review. A use on review (application 11-C-23-UR) is being reviewed concurrently with this similar use determination.

The Knox County Zoning Code authorizes the Planning Commission to allow other uses to locate in the CA zone upon a finding that the intent of this resolution is maintained. The general intent of this zone is for general retail business and services but not for manufacturing or for processing materials other than farm products. This zone allows veterinary clinics and animal hospitals as a use permitted on review.

The dog training facility is approximately 5,000 sq ft and has 2 large areas for training and kenneling as well as a separate office area. The fenced outdoor area will be a gravel surface and is approximately 1,300 sq ft. The applicant anticipates having maximum total of 32 dogs coming and going per day from 7am to 8pm and a maximum of 18 dogs kenneled overnight. The business hours coincide with other vet hospital hours.

Dogs will be outside periodically but will always be supervised, and only for a short period of time. The rear property line will maintain the existing vegetation, which includes mature trees approximately 20-ft in width. The gravel outdoor area is 250 ft from the closest residence. Knox County Engineering requires a Special Pollution Abatement Permit (SPAP) for extended overnight animal stay, which requires controls in place to collect animal waste and properly treat or dispose of it. The SPAP will be reviewed during the permitting phase.

The dog training and kennel facility is not anticipated to have any adverse effects on adjacent businesses or residences. Because it is similar to veterinary clinics and animal hospitals, it is the opinion of the staff that a dog training and kenneling facility maintains the intent of the CA zoning district and should be considered a use permitted on review. Similar to any other use, if a dog training facility or kennel were to propose constructing a new structure in the CA zone, the development plan is required to be reviewed and approved by the Planning Commission as a Use on Review.



OTHER BUSINESS

11-A-23-OB

Petitioner: Steele, Trent



Similar use determination for dog grooming facility

Map No:
Jurisdiction:

Original Print Date: 10/4/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

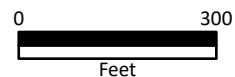
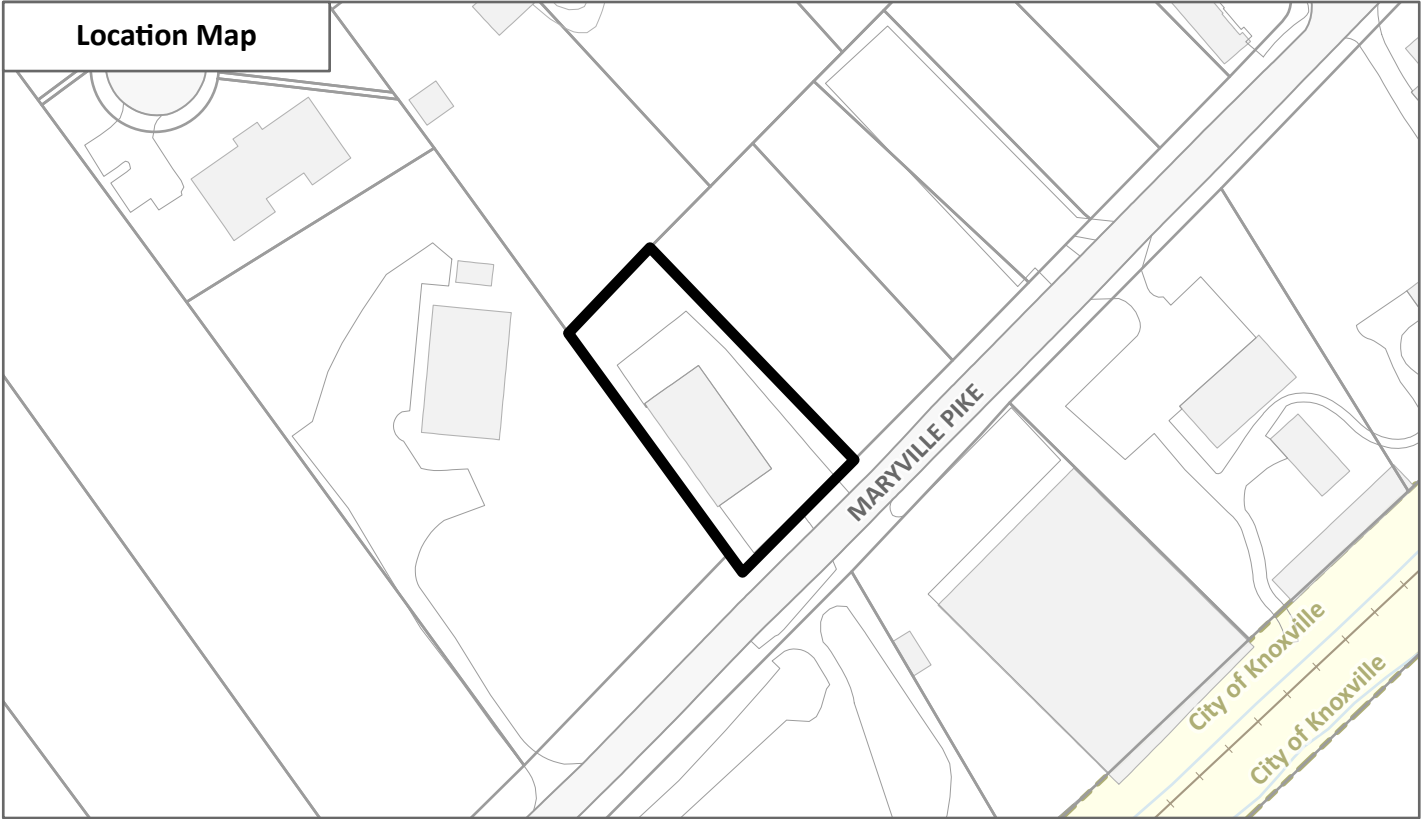


Exhibit A. Contextual Images

Location Map



Aerial Map

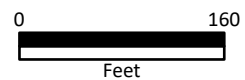


CONTEXTUAL MAPS 1

11-A-23-OB

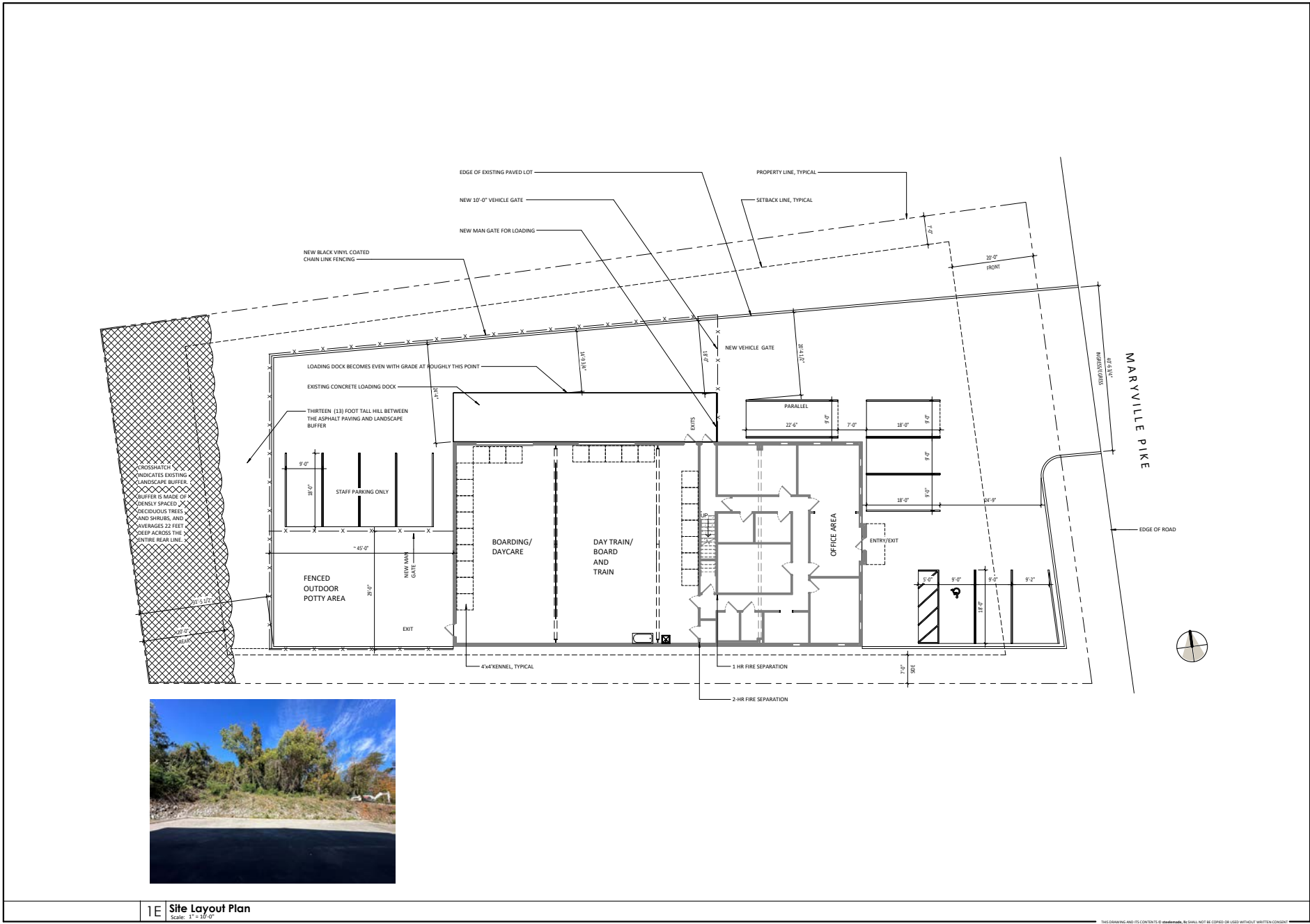


Case boundary





| REVISIONS | |
|-----------|----------------|
| 10.26 | REVISE PARKING |
| | |
| | |
| | |



1E Site Layout Plan
Scale: 1" = 10'-0"



Similar Use Determination

Knox County Only

Name of Applicant: Trent Steele

Date Filed: 9-25-23 Application Accepted by: Shelley Gray

Fee Amount: 250 Meeting Date: 11-9-23 File Number: 11-A-23-OB

PROPERTY INFORMATION

Address: 1733 Maryville PK. Knoxville TN 37920

General Location: N of Maryville PK, between John Hall and Woodson Dr.

Tract Size: ~0.6 acres No. of Units:

Zoning District: CA

Existing Land Use: Office
OF

Planning Sector: South County

Sector Plan Proposed Land Use Classification: GC

Growth Policy Plan Designation: Urban Growth

Census Tract: 35.01

Traffic Zone:

Parcel ID Number(s): 122KC033

Jurisdiction: County Commission 9 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Trent Steele

Company: The Dog Wizard

Address: 488 Raccoon Valley Rd

City: Powell State: TN Zip: 37849

Telephone: 865-437-6377

Fax:

E-mail: trent.steele@thedogwizard.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Benjamin C. Mullins

Company: Frantz, McConnell & Seymour, LLP

Address: 550 West Main St., Suite 500

City: Knoxville State: TN Zip: 37902

Telephone: 865-546-9321

Fax: 865-637-5249

E-mail: bmullins@fmsllp.com

USE REQUESTED

Animal Training Facility

ATTACH AS A SEPARATE DOCUMENT:

A detailed description of the proposed specific use.

Including: number of employees, hours of operation, products made or sold, services performed, special equipment used.

A statement indicating how the various permitted uses listed in the zoning regulations are similar in nature, operations, and character to the proposed use in this application and how they would be compatible.

Floor/site plan factors. Details regarding limitations (such as maximum floor area or site area) on building and site development for the following: office areas, warehousing areas, manufacturing areas, showroom/retail areas.

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: Benjamin C. Mullins

Company: Frantz, McConnell & Seymour, LLP

Address: 550 West Main St., Suite 500

City: Knoxville State: TN Zip: 37902

Telephone: 865-546-9321

E-mail: bmullins@fmsllp.com



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

Trent Steele

Option Holder

Applicant Name

Affiliation

9-25-23

11-9-23

File Number(s)

Date Filed

Meeting Date (if applicable)

11-A-23-OB

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

Trent Steele

Smoky Mountain Dog Training LLC, dba the Dog Wiz

Name

Company

488 Raccoon Valley Rd.

Powell

TN

37849

Address

City

State

ZIP

865-437-6377

trent.steele@thedogwizard.com

Phone

Email

CURRENT PROPERTY INFO

Jason McMahan

1335 Mimosa Dr. Louisville, TN 37777

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1733 Maryville Pk. Knoxville TN 37920

122 KC 033

Property Address

Parcel ID

KUB

KUB

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

May 1, 2023

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Home Occupation (specify) _____

Other (specify) Similar Use Determination See attached information

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Combine Parcels
 Divide Parcel
 _____ Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change
 _____ Proposed Zoning

Plan Amendment Change
 _____ Proposed Plan Designation(s)

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

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 | Fee 2 | Fee 3 | Total |
|-------|----------|-------|----------|
| 0407 | \$250.00 | | |
| | | | \$250.00 |
| | | | |

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

| | | |
|--------------------------|-------------------------------|----------------|
| Applicant Signature | Trent Steele | 9-25-23 |
| | Please Print | Date |
| 865-437-6377 | trent.steele@thedogwizard.com | |
| Phone Number | Email | |
| <i>Jason McMahan</i> | | 09/26/2023, SG |
| Property Owner Signature | Jason McMahan | 9-25-23 |
| | Please Print | Date Paid |

| | |
|-------------------------|--|
| Title | Similar Use Application |
| File name | 02645995[1].PDF |
| Document ID | 50e7476ce9334afd897235b0ac4f314b66082e6d |
| Audit trail date format | MM / DD / YYYY |
| Status | ● Signed |

Document History



SENT

09 / 25 / 2023

17:25:04 UTC

Sent for signature to Jason McMahan (jason@mcmahanmechanical.com) from ryan@greenbrier-rea.com
IP: 104.60.41.62



VIEWED

09 / 25 / 2023

17:27:04 UTC

Viewed by Jason McMahan (jason@mcmahanmechanical.com)
IP: 172.58.146.151



SIGNED

09 / 25 / 2023

17:28:44 UTC

Signed by Jason McMahan (jason@mcmahanmechanical.com)
IP: 172.58.146.151



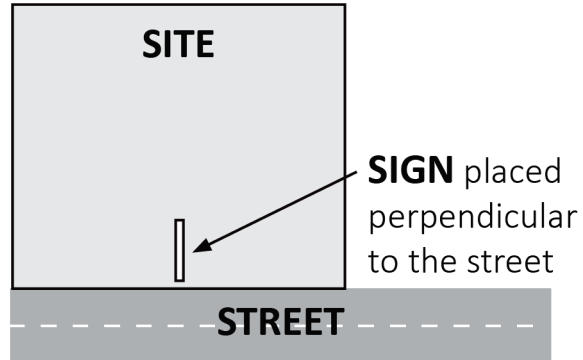
COMPLETED

09 / 25 / 2023

17:28:44 UTC

The document has been completed.

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:

_____ 10/27/2023 _____ and _____ 11/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Trent Steele

Date: 09/26/2023

File Number: 11-A-23-OB

- Sign posted by Staff
- Sign posted by Applicant