



# USE ON REVIEW REPORT

► **FILE #:** 4-A-24-UR

**AGENDA ITEM #:** 30

**AGENDA DATE:** 4/11/2024

► **APPLICANT:** JASON DECORT, JR

OWNER(S): Jason DeCort, Jr

TAX ID NUMBER: 56 P B 024

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 3304 STAMPS LN

► **LOCATION:** South side of Stamps Ln, west of Camberley Dr

► **APPX. SIZE OF TRACT:** 2.53 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Stamps Lane, a local road with a pavement width ranging from 16-25 ft within a right-of-way of 40 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

► **ZONING:** A (Agricultural)

► **EXISTING LAND USE:** Rural Residential

► **PROPOSED USE:** Dog training and kenneling facility

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RA (Low Density Residential), A (Agricultural)

South: Single family residential - RB (General Residential)

East: Single family residential - RB (General Residential)

West: Single family residential - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This property is surrounded by single family subdivisions in Powell.

## STAFF RECOMMENDATION:

► **Approve the request for a dog training facility with approximately 1,009 sq ft of floor area and 864 sq ft of outdoor fenced in turf area and overnight kenneling for up to 8 dogs, subject to 2 conditions.**

1) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including 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.

2) Meeting all applicable requirements of the Knox County Zoning Ordinance, including, but not limited to, the outdoor lighting and landscape screening standards in Section 4.10.

With the conditions noted, this plan meets the requirements for approval of a dog training facility with kenneling in the A (Agricultural) zone and the criteria for approval of a use on review.

## COMMENTS:

The applicant is requesting to allow for a dog training facility with overnight kenneling to be permitted as a secondary use, on a residential property. The existing 625 sq ft attached garage has been renovated for dog training and kenneling. Behind the garage is an 864 sq ft fenced outdoor turf area where dogs will be let out several times a day for 15-20 minutes at a time. Behind the fenced area is a cabin used for office space and parking for clients to drop off pets. The applicant anticipates having a maximum total of 6 dogs coming and going per day from 7am to 7pm Monday-Friday and 8am-noon on Saturdays with a maximum of 8 dogs kenneled overnight. The kenneled dogs will be trained in public and will not be onsite all day.

## 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 recommends low density residential uses for this site. The scale of the operation is consistent with home occupations, a low density residential use.

B. General Plan Policy 8.12 -- When commercial uses abut residential property, use-on-review conditions requiring fencing, landscaping screens, and and/or deeper than usual building setbacks can provide buffers between properties. This property is located on Stamps Ln, a local road surrounded by single family homes on small to medium-sized lots. The subject project is on a lot much larger than most in the surrounding area at approximately 2.54 acres, and has larger setbacks than many residential properties because of its size. The outdoor area is fully enclosed with an 8 ft tall wooden fence, and the eastern property line has existing mature vegetation approximately 25 ft in width.

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

A. The A zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces. The A zone allows consideration for dog kennels as a use permitted on review. The applicant anticipates having a maximum total of 6 dogs coming and going per day with a maximum of 8 dogs kenneled overnight. The kenneled dogs will be trained in public and will not be onsite all day making this less intense than typical kennels that have all activities on site. The proposed dog training and kenneling 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 closest house to the west is approximately 150 ft from the fenced outdoor area and the closest house to the east is 190 ft. 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 ft 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, and the fencing and vegetation will help to mitigate noise from barking dogs. Since the plan proposes for dogs to be outside in limited intervals, it is not anticipated that the noise levels would be significantly different from a homeowner with dogs in the yard.

B. The site plan is compatible with residential properties. The outdoor area is behind the house with a solid wooden fence similar to many other residential backyards. The training area will be in the existing garage, and the office space is a cabin in the backyard similar in size to an accessory structure such as shed.

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

A. There will not be any outdoor activities when it is dark out as all dogs are dropped off during daylight hours (9-10 am).

B. Kennels require a Special Pollution Abatement Permit. (Knox County Tennessee Stormwater Management Manual Vol. 2, Chapter 10, 10.2) that requires animal waste shall be prevented from entering streams, sinkholes, wetlands, ponds or any other component of the storm drain system. Controls shall be instituted to collect the animal waste and properly treat or dispose of it. The Special Pollution Abatement Permit (SPAP) will be reviewed during the design phase. The outdoor yard area will have pet astro turf to mitigate waste pollution.

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

A. The estimated 1-6 clients a day will not bring significant traffic through the residential neighborhoods.

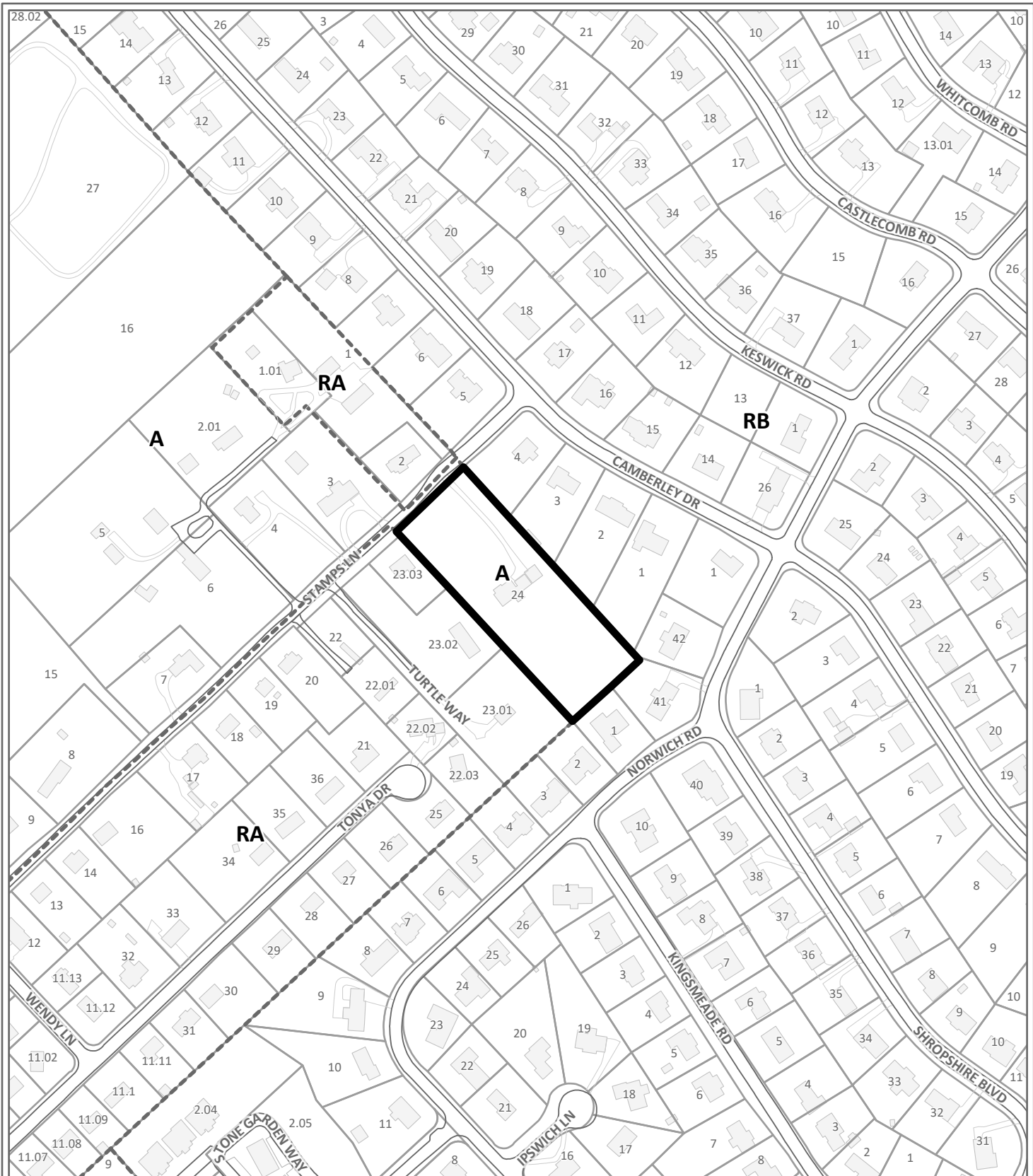
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

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

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.



**USE ON REVIEW**

**4-A-24-UR**

**Petitioner:** Jason DeCort, Jr



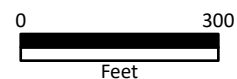
Dog training in A (Agricultural)

**Original Print Date:** 3/6/2024

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

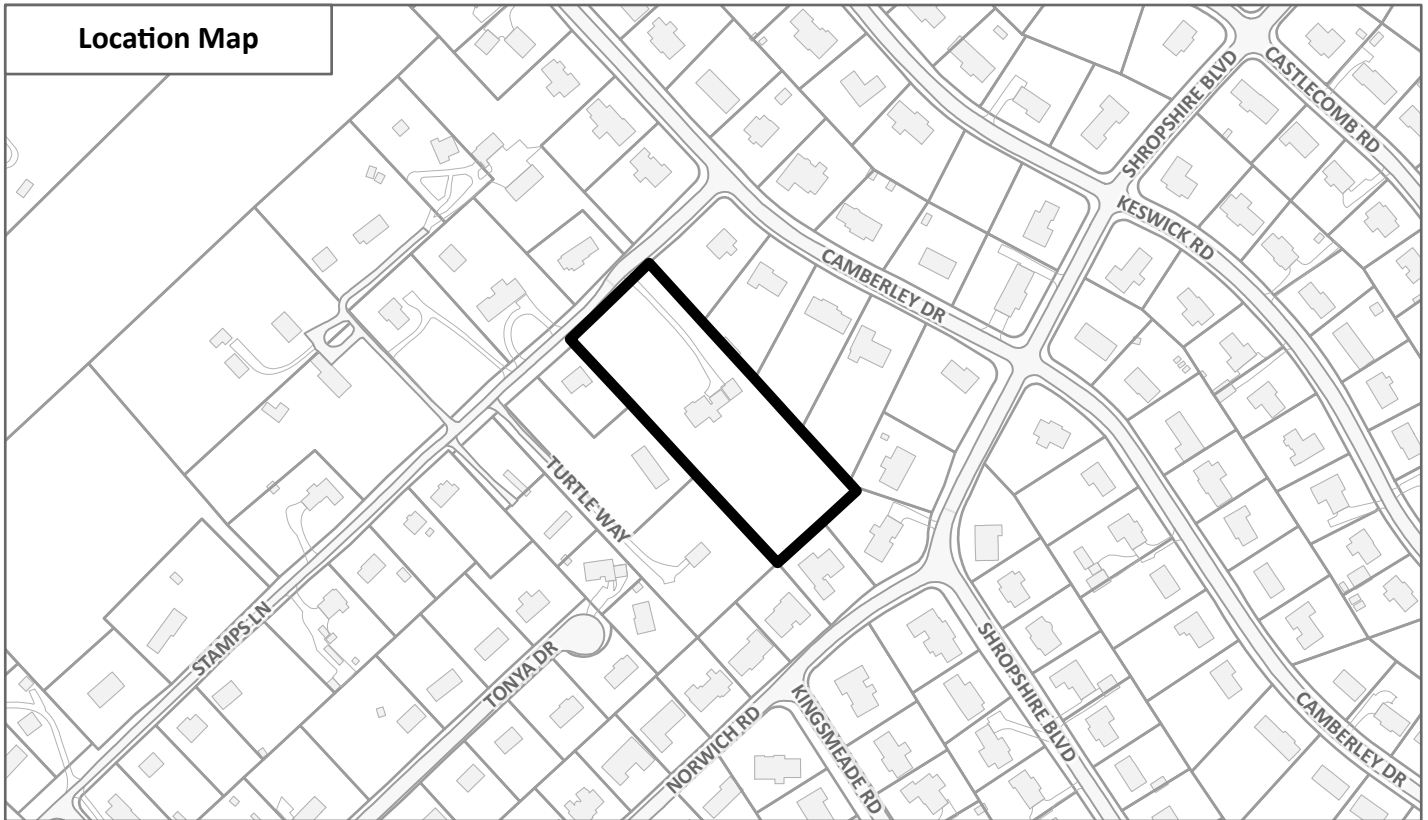
**Map No:** 56

**Jurisdiction:** County



## Exhibit A. Contextual Images

Location Map



Aerial Map

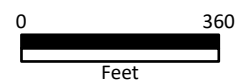


CONTEXTUAL MAPS 1

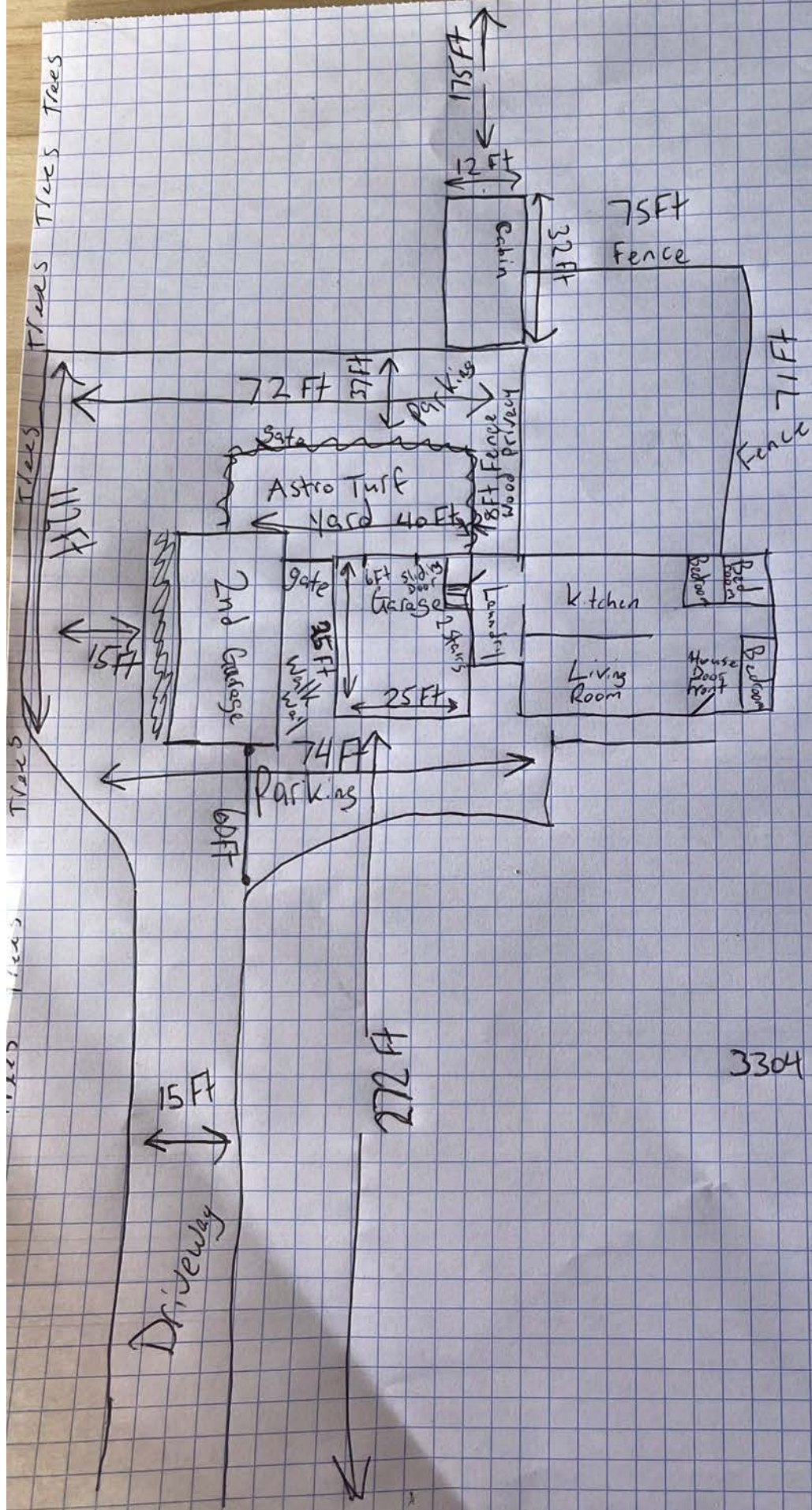
4-A-24-UR



Case boundary

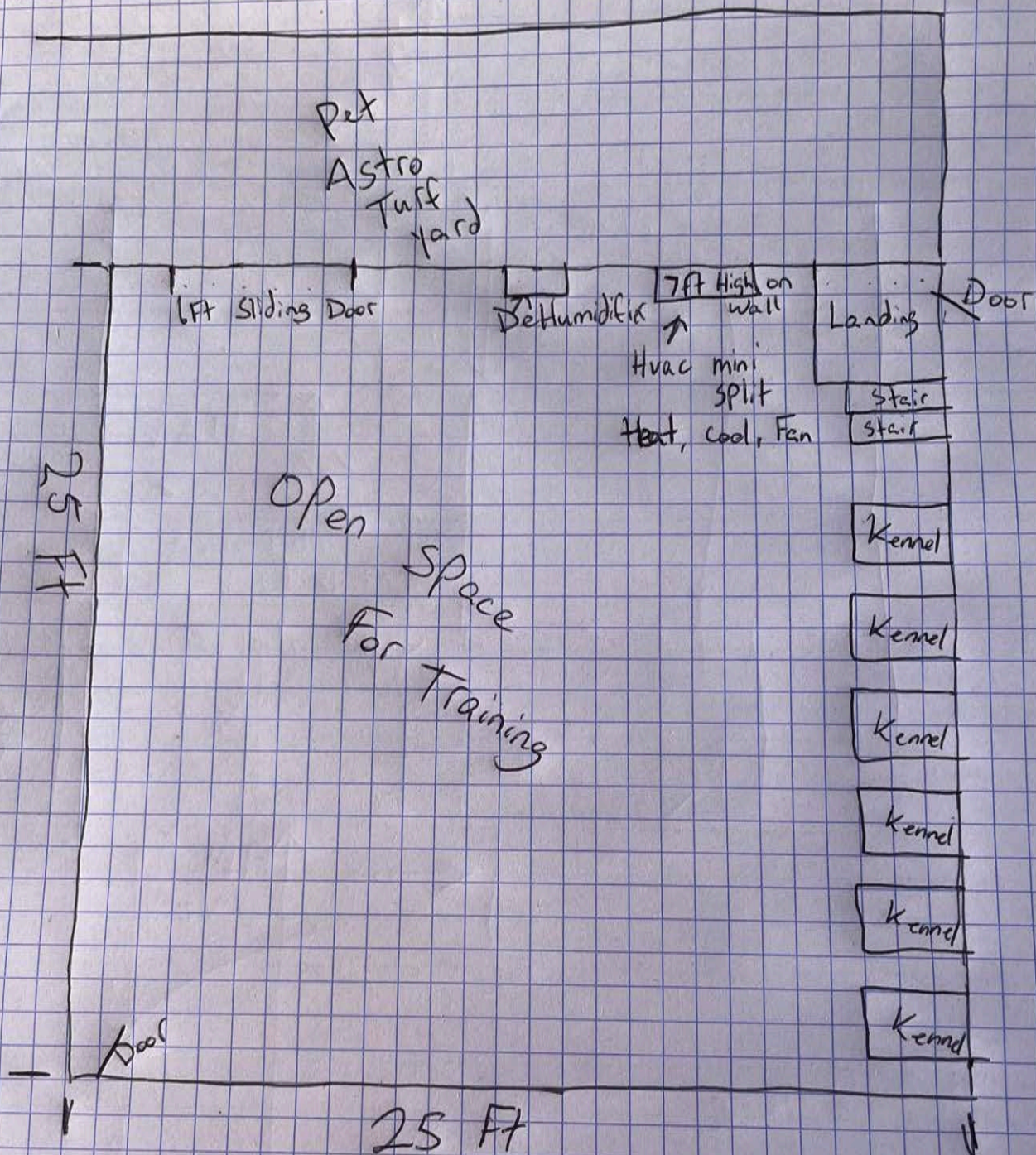






3304 Stamps Lane









4-A-24-UR





4-A-24-UR





4-A-24-UR

Mike Reynolds <mike.reynolds@knoxplanning.org>

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## Fwd: The Spot 4 Dogs 3304 stamps lane

1 message

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**Mike Reynolds** <mike.reynolds@knoxplanning.org>  
To: Mike Reynolds <mike.reynolds@knoxplanning.org>

Wed, Jan 24, 2024 at 12:14 PM

----- Forwarded message -----

From: jason decortjr <[info@thespot4dogs.com](mailto:info@thespot4dogs.com)>  
Date: Tuesday, January 23, 2024 at 2:23:30 PM UTC-5  
Subject: The Spot 4 Dogs 3304 stamps lane  
To: [applications@knoxplanning.org](mailto:applications@knoxplanning.org) <[applications@knoxplanning.org](mailto:applications@knoxplanning.org)>

I am writing this Letter for the Use on Review for my dog training business, The Spot 4 Dogs K-9 Training LLC. The location involved is 3304 Stamps Lane, Powell, Tn.

I have included pictures and had a Survey completed. You can see the property lines in the images.

I am requesting Use to train dogs utilizing the existing attached garage that has been enclosed. Siding, windows, and Entry door have been put in place of the garage doors. A contractor installed a sliding glass door, rubber flooring along with a ceiling fan and HVAC with Dehumidifier.

I have installed an 8 foot wood Fence that is 24 feet by 36 feet behind the garage with pet turf. This space is used to let dogs go to the bathroom. There is also a parking area behind the fenced area 30 feet wide and 50 feet long. It is large enough for 2 cars to pull in and be able to turn around. There is also parking in front of the garage space that can be utilized for parking 4 vehicles.

There is an additional cabin building used for an office where clients will drop their dogs off. This is 12ft by 32ft

My business operating hours are 7am to 7pm Monday-Friday and 8am to 2:00 pm on Saturday. There will not be cars in and out all day long. The services I provide will allow clients between 9am to 5:30 pm. I offer board and train and day train services. I will have up to 8 dogs maximum for a 3 week period of time. The dogs will be housed inside the Training area in individual Ruffland Kennels. Dogs will be let out for 15-20 minute durations several times per day and brought back inside. I would estimate 1-6 clients per day. Clients are usually on-site for 10-30 minutes at a time. Board and Train dogs are trained in public environments and are not on site all day everyday.

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Thank you,

**Jason DeCort Jr**

Owner/Trainer

The Spot 4 Dogs K-9 Training LLC

[thespot4dogs.com](http://thespot4dogs.com)

(865)310-7528





# 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

Jason DeCort, Jr

Applicant Name

Affiliation

1/31/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-A-24-UR

File Number(s)

## CORRESPONDENCE

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

Jason DeCort, Jr

Name / Company

3304 Stamps Ln Powell TN 37849

Address

865-310-7528 / info@thespot4dogs.com

Phone / Email

## CURRENT PROPERTY INFO

Jason DeCort, Jr

Owner Name (if different)

3304 Stamps Ln Powell TN 37849

Owner Address

865-310-7528 / info@thespot4d

Owner Phone / Email

3304 STAMPS LN

Property Address

56 P B 024

Parcel ID

2.53 acres

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

## STAFF USE ONLY

South side of Stamps Ln, west of Camberley Dr

General Location

☐ City

Commission District 7

A (Agricultural)

Rural Residential

☒ County District

Zoning District

Existing Land Use

North County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) **Dog training**

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

## ZONING REQUEST

- ☐ Zoning Change

Proposed Zoning

Pending Plat File Number

- ☐ 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

**\$1,600.00**

Total

Fee 2

Fee 3

## 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.

**Jason DeCort, Jr**

**1/31/2024**

Applicant Signature

Please Print

Date

Phone / Email

**Jason DeCort, Jr**

**1/31/2024**

Property Owner Signature

Please Print

Date



(1) Download and fill out this form at your convenience.  
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the  
Knoxville-Knox County Planning offices  
OR email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org)

Reset Form



# 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

Jason Decort Jr

Applicant Name

Affiliation

1/20/24

~~3/7/2024~~ April 11, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

4-A-24-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

Jason Decort Jr

The Spot 4 Dogs k-9 Training LLC

Name

Company

3304 stamps lane

powell

TN

37849

Address

City

State

ZIP

865-310-7528

info@thespot4dogs.com

Phone

Email

## CURRENT PROPERTY INFO

Jason Decort Jr

3304 stamps lane

865-310-7528

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3304 stamps lane

056PB024

Property Address

Parcel ID

Halls Dale Powell

Halls Dale Powell

N

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) **Dog Training**

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**

☒ 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

Jason Decort Jr

01/20/24

865-310-7528

Please Print

Date

info@thespot4dogs.com

Phone Number

Email

Property Owner Signature

Jason Decort Jr

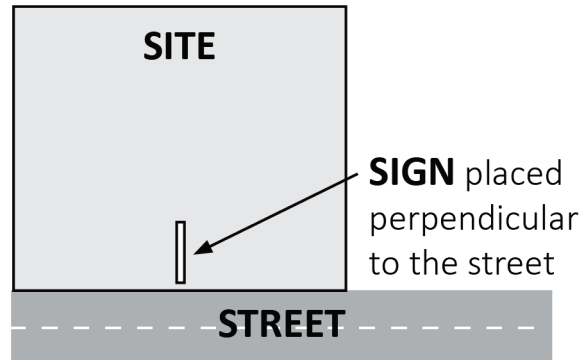
01/31/2024, SG

Please Print

Date Paid



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:*

\_\_\_\_\_ **03/29/2024** \_\_\_\_\_ and \_\_\_\_\_ **04/12/2024** \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Jason DeCort Jr.

Date: 02/01/2024

File Number: 4-A-24-UR



Sign posted by Staff



Sign posted by Applicant