

USE ON REVIEW REPORT

► **FILE #:** 6-A-25-UR

AGENDA ITEM #: 57

AGENDA DATE: 6/12/2025

► **APPLICANT:** JEREMIAH COTTLE

OWNER(S): Jeremiah Cottle The Veteran Kennel LLC

TAX ID NUMBER: 116 06710

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2418 EAST GALLAHER FERRY RD

► **LOCATION:** East side of East Gallaher Ferry Rd, south of Joneva Rd

► **APPX. SIZE OF TRACT:** 26.21 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access would be via East Gallaher Ferry Rd, a major collector with a pavement width of 17 ft within a right-of-way which varies from 40 ft to 60 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Conner Creek

► **ZONING:** A (Agricultural)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING:

North: Agriculture/forestry/vacant land, rural residential, single family residential - PR (Planned Residential) up to 1 du/ac

South: Agriculture/forestry/vacant land, rural residential - (A) Agricultural

East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac

West: Single family residential - A (Agricultural), PR (Planned Residential) up to 1 du/ac

NEIGHBORHOOD CONTEXT: This area is characterized by single family residential dwellings on small suburban lots and by large, cleared agricultural lots.

STAFF RECOMMENDATION:

► Table the application per the request of the applicant.

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.



Outlook

Re: 6-A-25-UR | Dog boarding and training facility

From Jeremiah <[REDACTED]>

Date Wed 6/4/2025 9:33 AM

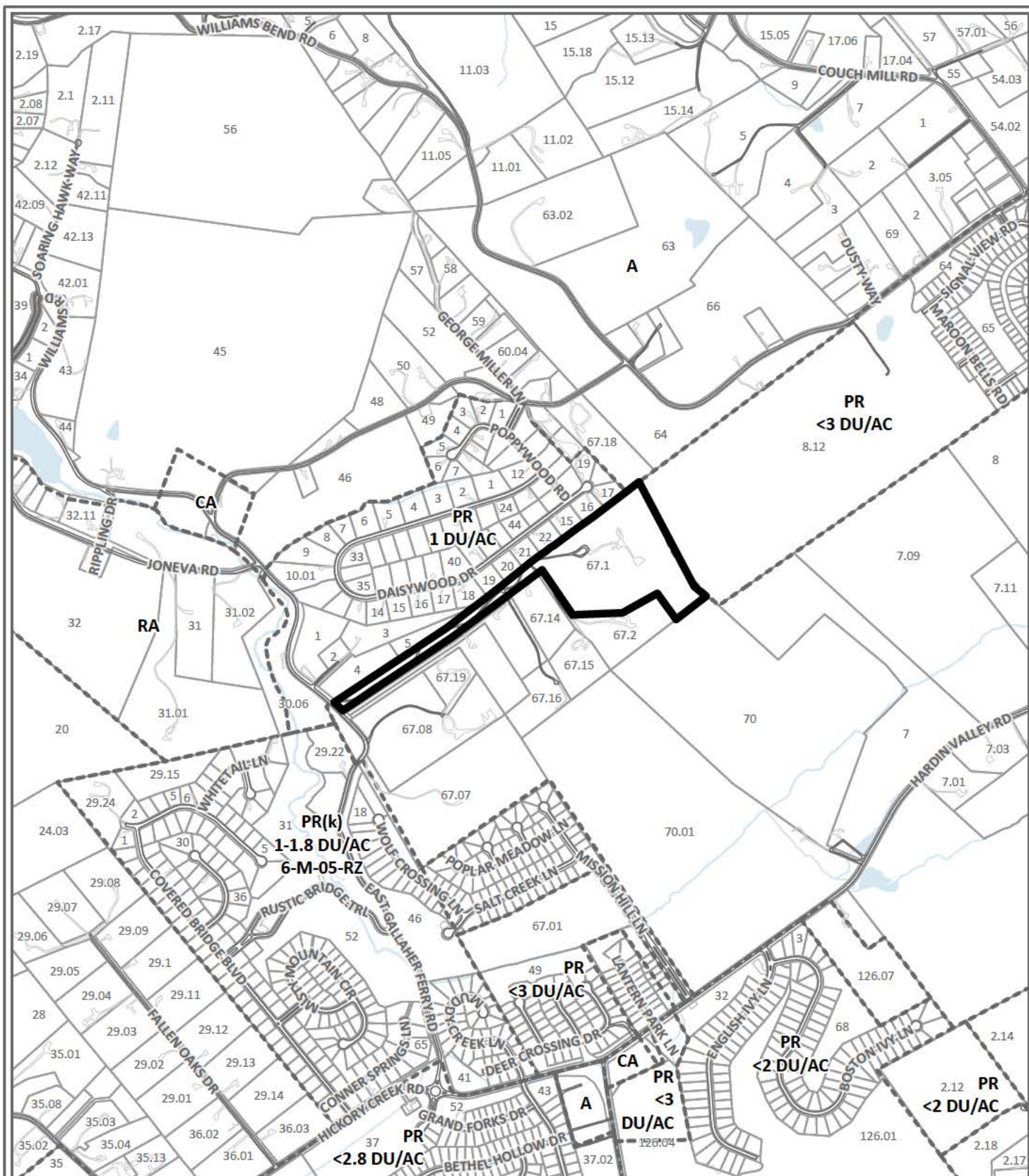
To Samiul Haque <samiul.haque@knoxplanning.org>; Slide Fire - Tommy <[REDACTED]>

Samiul,

Thank you for the update - tabling the application is acceptable. I've included Tommy in the email so that he can handle communications while I'm out of pocket with my wife.

My personal email is [REDACTED] if you need to get in touch with me directly.

Thank you
Jeremiah



USE ON REVIEW

6-A-25-UR

Petitioner: Jeremiah Cottle



Dog boarding and training facility in A (Agricultural)

Original Print Date: 5/14/2025

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

Map No: 116

Jurisdiction: County

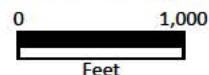
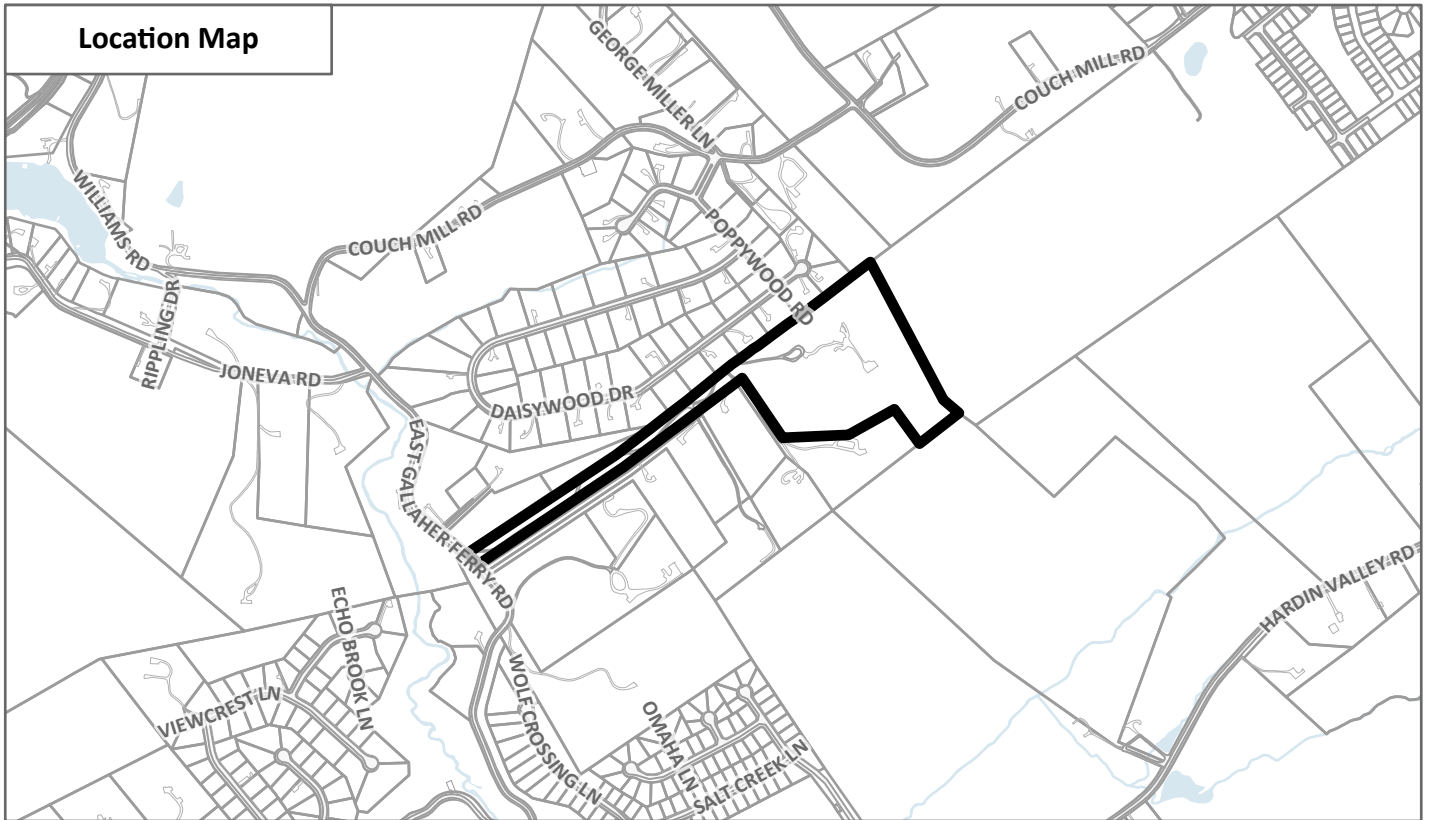
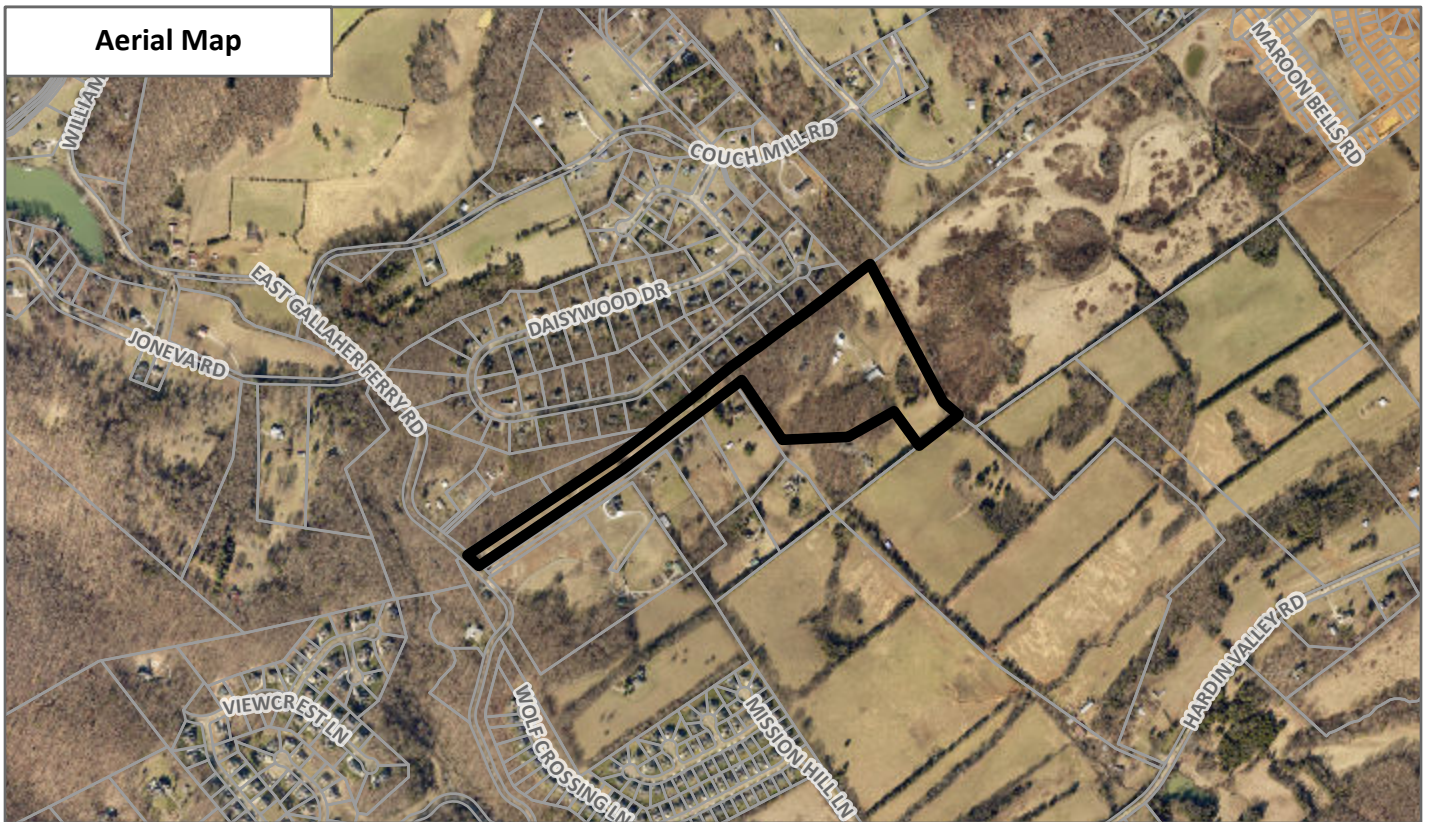


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

6-A-25-UR

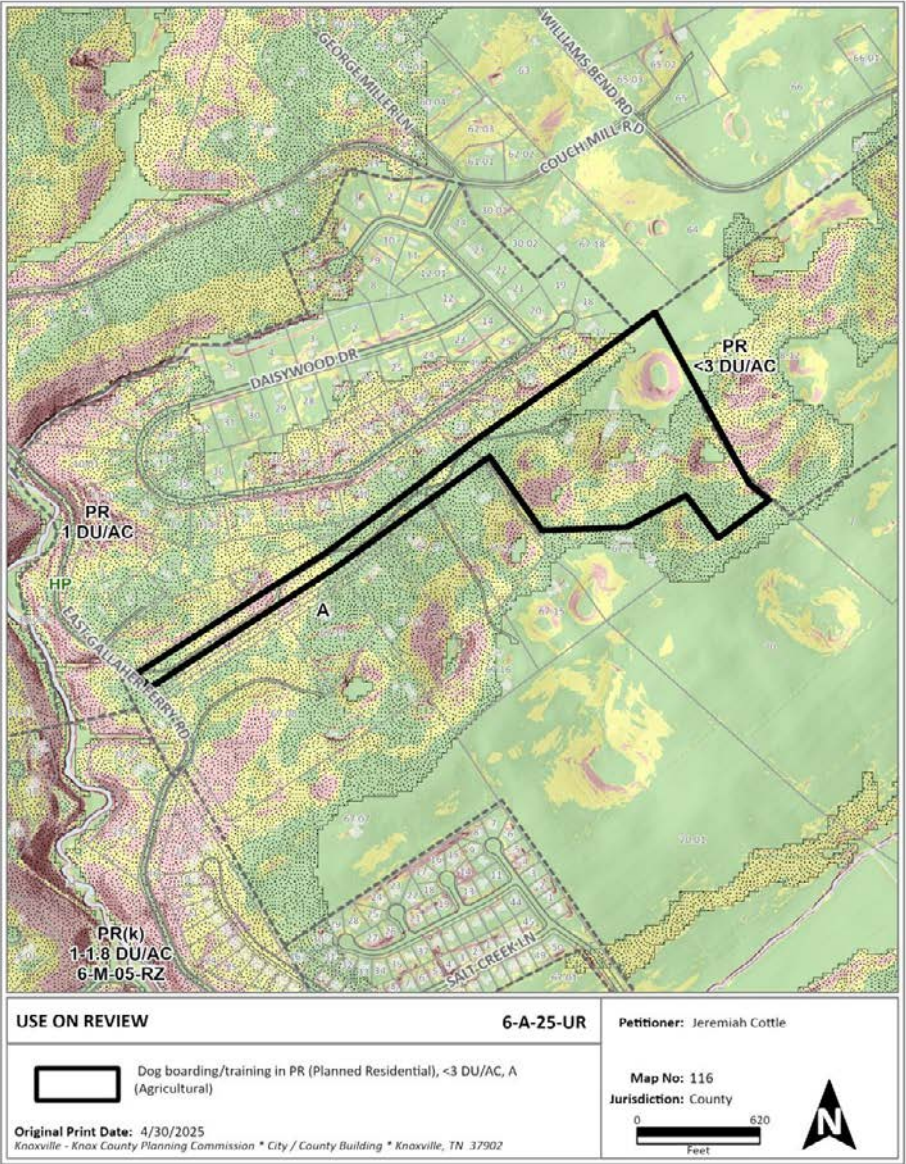


Case boundary

0 1,000
Feet



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	26.2		
Non-Hillside	4.7	N/A	
0-15% Slope	11.2	100%	11.2
15-25% Slope	7.4	50%	3.7
25-40% Slope	2.8	20%	0.6
Greater than 40% Slope	0.1	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	21.5	Recommended disturbance budget within HP Area (acres)	15.5
		Percent of HP Area	72.1%



Permit Application for Dog Kennel – Knoxville

16 April 2025

To Whom It May Concern,

My name is Jeremiah Cottle. I am a disabled combat veteran of the United States Air Force, living at 2418 East Gallaher Ferry Road, Knoxville. My wife and I, along with our dog, moved to our 27-acre ranch from West Texas three years ago. Last March, I canceled international travel plans due to a lack of suitable boarding for our dog. This led me to convert a four-acre field into a dog kennel. The kennel accommodates up to 32 dogs in indoor-outdoor facilities. Dogs stay indoors at night for safety and enjoy 10- to 20-foot runs and open ranch areas for play during the day.

Daily Operations

Current operations: 32 kennels, up to 45 dogs overnight, with private run access during daylight hours. All dogs are inside during hours of darkness.

Future operations: Convert the barn into a grooming area, horse arena becomes an obedience training arena, and new kennel area on the southern 4 acres, with private run access during daylight hours, expectations to board 100+ dogs on the farm based on demand in Hardin Valley.

Thank you,

A handwritten signature in black ink, appearing to read 'Jeremiah Cottle', with a long horizontal line extending to the right.

Jeremiah Cottle

Owner

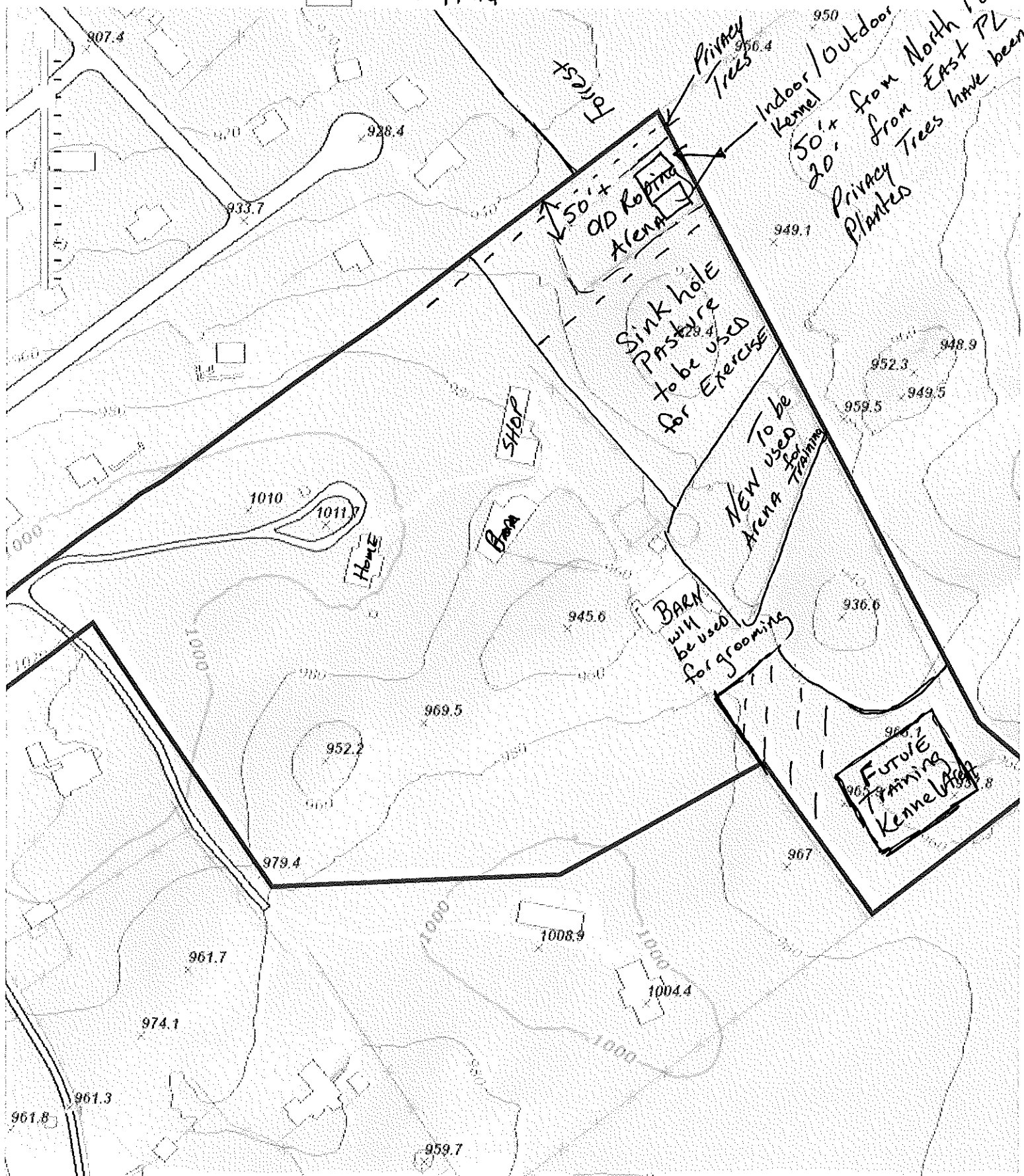
The Veteran Kennel LLC



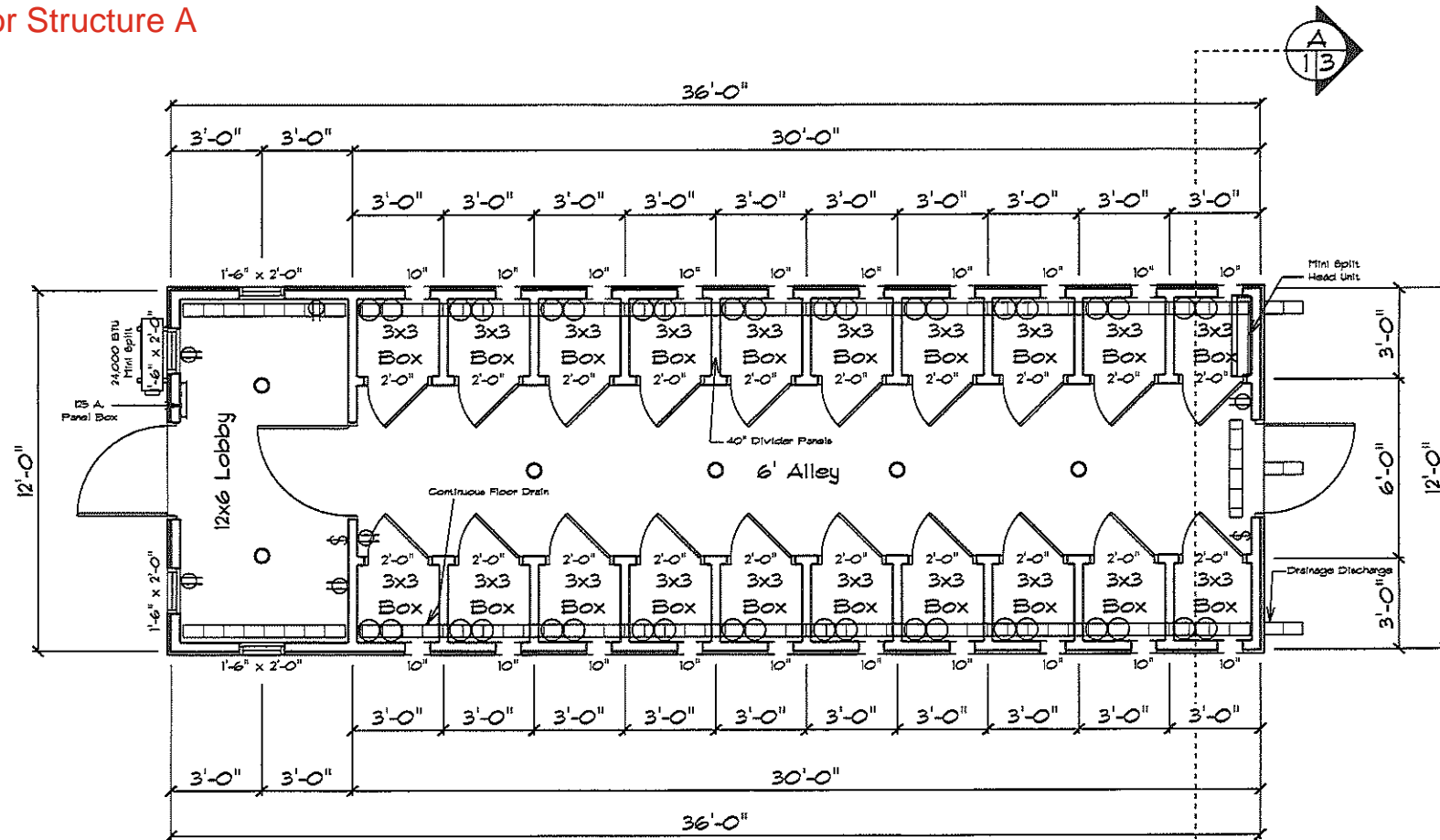
SITE PLAN

Enter Address:

Launch



Plan for Structure A



MAIN FLOOR

SCALE: 0.1719" = 1'-0"

DocuSigned by:

10/31/2024

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CONSTRUCTION NOTES:

Jeremiah Cottle

Knoxville
TN
37932

PHONE:

DRAWN BY: Ellie Knowles

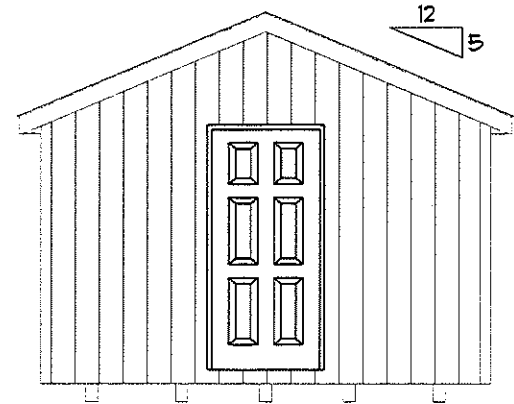
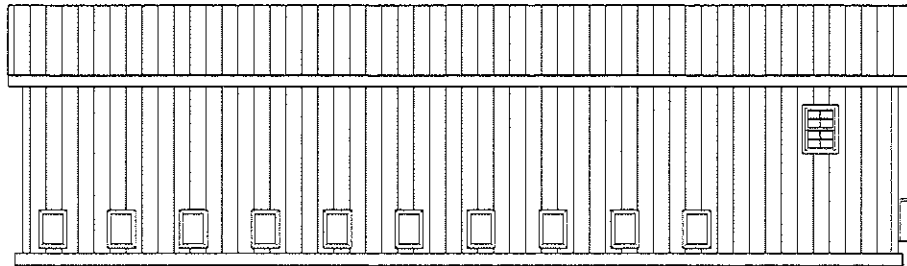
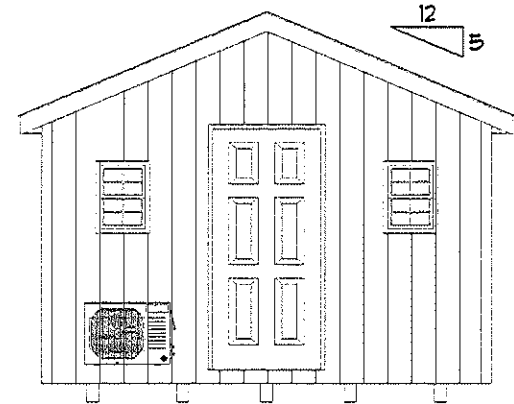
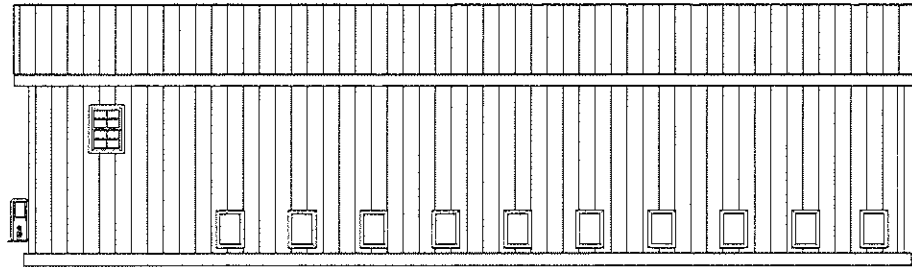
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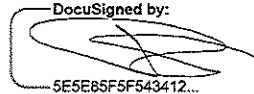
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1/3

Plan for Structure A



DocuSigned by:

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10/31/2024

CONSTRUCTION NOTES:

Jeremiah Cottle

Knoxville
TN
37932

PHONE:

DRAWN BY: **Ellie Knowles**

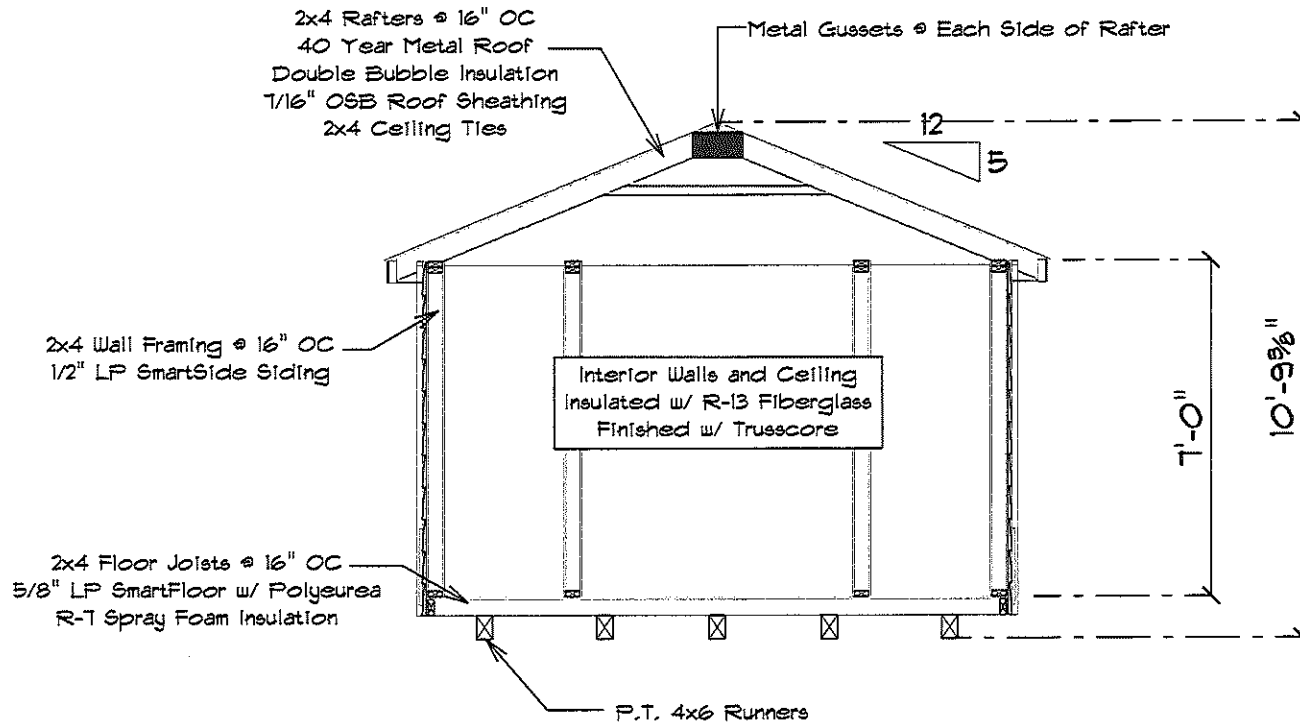
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PAGE: **2/3**



Plan for Structure A



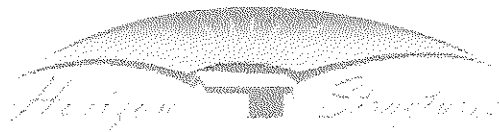
CROSS SECTION A

SCALE: 1/4" = 1'-0"

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10/31/2024



CONSTRUCTION NOTES:

Jeremiah Cottle

Knoxville
TN
37932

PHONE:

DRAWN BY: **Ellie Knowles**

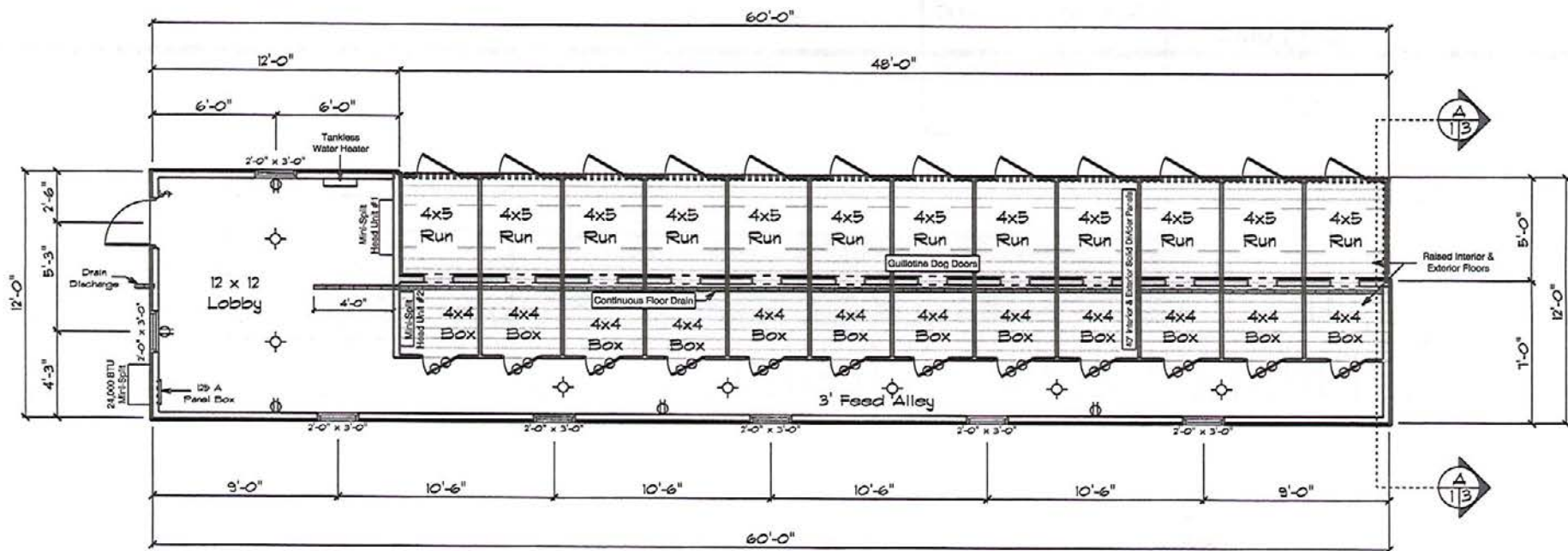
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DATE: Tuesday, October 22, 2024

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Plan for Structure B



MAIN FLOOR

SCALE: 1/8" = 1'-0"

DocuSigned by:

4/2/2024

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CONSTRUCTION NOTES:

Snow Live Load: 30 psf
 Wind Load: 120 mph
 Weathering: Severe
 Termites: Moderate to Heavy
 Decay: Slight to Moderate
 Flood Hazard: see Local Flood Map

Jeremiah Cottle

2418 East Gallaher Ferry Road
 Knoxville
 Tennessee
 37932

PHONE:

DRAWN BY: James Lapp

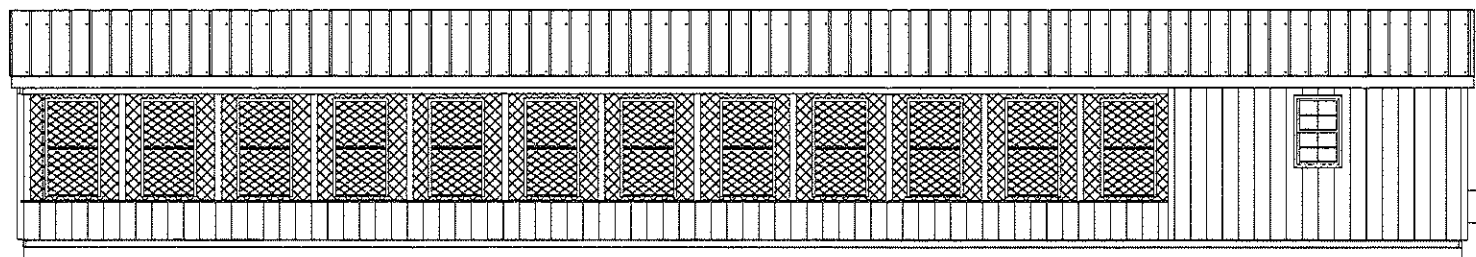
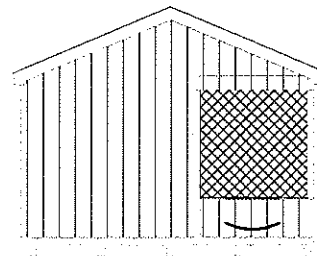
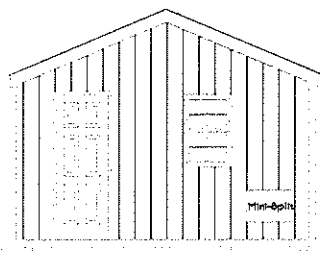
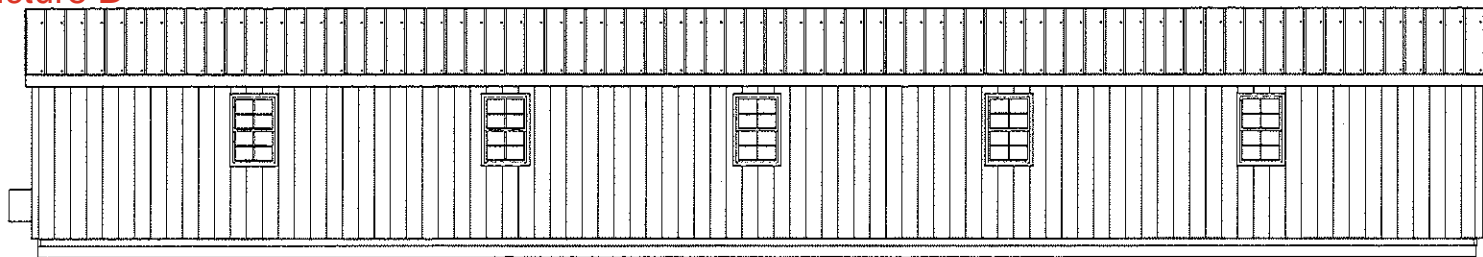
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DATE: Tuesday, March 26, 2024

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1/3

Plan for Structure B



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4/2/2024



CONSTRUCTION NOTES:

Snow Live Load: 30 psf
 Wind Load: 120 mph
 Weathering: Severe
 Termites: Moderate to Heavy
 Decay: Slight to Moderate
 Flood Hazard: see Local Flood Map

Jeremiah Cottle

2418 East Gallaher Ferry Road
 Knoxville
 Tennessee
 37932

PHONE:

DRAWN BY: James Lapp

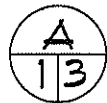
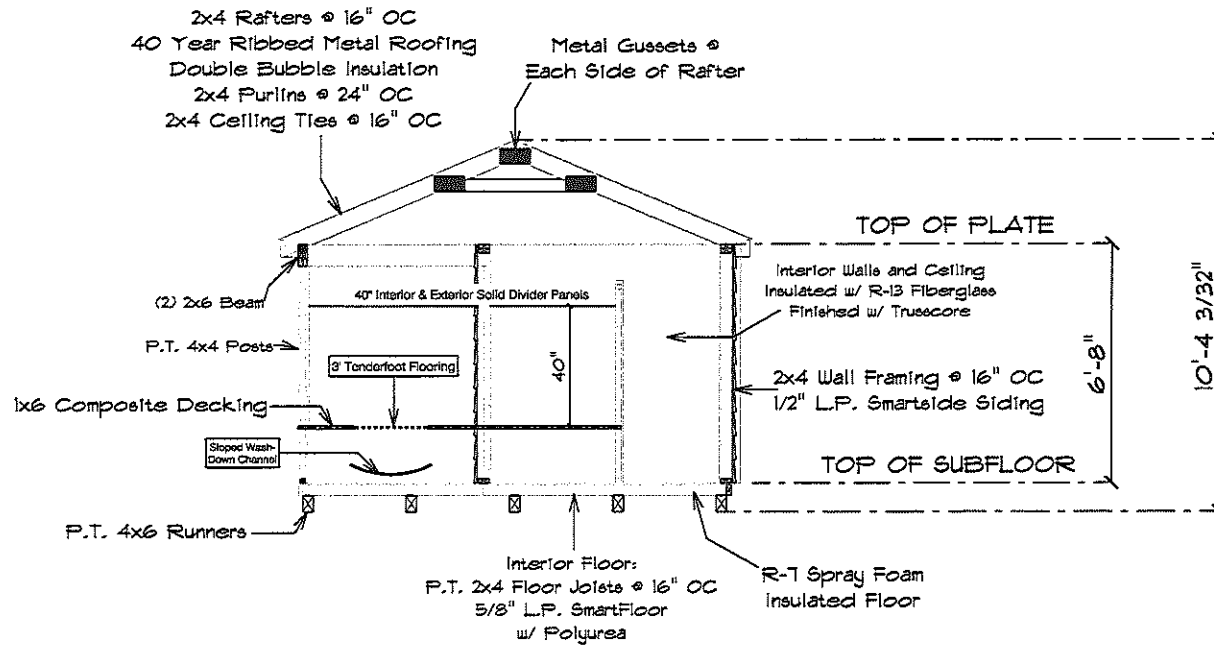
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DATE: Tuesday, March 26, 2024

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Plan for Structure B



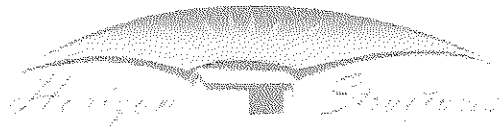
CROSS SECTION A

SCALE: 3/16" = 1'-0"

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4/2/2024

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CONSTRUCTION NOTES:

Snow Live Load: 30 psf
 Wind Load: 120 mph
 Weathering: Severe
 Termites: Moderate to Heavy
 Decay: Slight to Moderate
 Flood Hazard: see Local Flood Map

Jeremiah Cottle

2418 East Gallaher Ferry Road
 Knoxville
 Tennessee
 37932

PHONE:

DRAWN BY: James Lapp

SCALE: 3/16" = 1'-0"

DATE: Tuesday, March 26, 2024

PAGE:

3/3

(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

Reset Form



Development Request

Subdivision ☐ Concept Plan* ☐ Final Plat

Zoning ☐ Rezoning ☐ Plan Amendment*

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

*These application types require a [pre-application consultation](#) with Planning staff.

JEREMIAH COTTLE

OWNER - THE VETERAN KENNEL LLC

Applicant Name

Affiliation

04/16/2025

06/12/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

6-A-25-UR

Correspondence

All correspondence will be directed to the approved contact listed below.

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

JEREMIAH COTTLE

THE VETERAN KENNEL LLC

Name

Company

2418 E GALLAHER FERRY RD

KNOXVILLE

TN

37932

Address

City

State

ZIP

(325)660-8400

Phone

Email

Current Property Info

2418 E GALLAHER FERRY RD

(325)660-8400

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2418 E GALLAHER FERRY RD

116 06710

Property Address

Parcel ID

N/A

N/A

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☐ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

DOG BOARDING/TRAINING

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Subdivision Request



		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

Zoning Request

		PENDING PLAT FILE NUMBER
<input type="checkbox"/> Zoning Change Proposed Zoning Proposed Density (units/acre, for PR zone only)		
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s)		
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application Previous Rezoning Requests		
<input type="checkbox"/> Other (specify) _____		

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

	JEREMIAH COTTLE/OWNER	04/15/2025
Applicant Signature	Print Name / Affiliation	Date
(325)660-8400		
Phone Number	Email	
	JEREMIAH COTTLE	
Property Owner Signature	Please Print	Date Paid

Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0405			\$1,600.00

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

05/30/2025

06/13/2025

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☒ No

☐ No, but I plan to prior to the Planning Commission meeting



Jeremiah Cottle

04/15/2025

Applicant Signature

Applicant Name

Date