

My name is Jeremiah Cottle - owner of the property in question, fifth generation farmer/rancher and United States Military Veteran.

I'm addressing concerns from Forest Mills residents about my dog kennel on Flying A Ranch, unrestricted agricultural land established decades before the subdivision. Below, I outline each complaint and my proactive measures to ensure minimal community impact.

Noise and Barking Concerns Residents, including Deborah, Sterling, Breanna, Lisa, Amy, Jason, Christy, Robert, Patricia, and Kristen, claim the kennel's barking disrupts their quiet neighborhood, backyards, work-from-home settings, and evenings/weekends, with some citing health impacts (e.g., Patricia and Kristen with hearing aids or medical needs). I've provided hours of video footage demonstrating minimal barking that doesn't carry to the subdivision, which is louder due to lawnmowers and other activities. The kennel is located in a former roping arena which sits elevated in comparison to the neighborhood and is already surrounded by mature trees. Barking occurs mainly during daylight work hours when caring for our animals, and dogs are put to bed early (by dark) to respect neighbors. For Amy's claim of noise entering her chimney, closing louvers resolves this. Kristen, living several streets away, likely hears local dogs, as my kennel's noise doesn't reach her cul-de-sac. I've invited residents to visit the ranch to experience its peacefulness firsthand.

Property Value and Community Charm Deborah, Sterling, Breanna, and Robert raised concerns about property devaluation and harm to the neighborhood's charm. I believe my 26-acre ranch, preventing further development behind homes, enhances property values and adds to East Tennessee's scenic appeal, unlike the subdivision's uniform homes. The ranch's long history, with its original owner still residing here, underscores its established role in the area.

Kennel Proximity and Land Use Breanna, Amy, Jason, and Patricia questioned the kennel's proximity to homes, suggesting relocation on my 26 acres, claiming the subdivision was established first or that the kennel deviates from prior use. The ranch predates Forest Mills, and the kennel is in the old roping arena, used for decades for late-night animal activities. This is the only flat, utility-accessible site; other areas lack suitable topography or infrastructure, requiring costly new construction. As unrestricted agricultural land, I'm entitled to place animal facilities where necessary, and the kennel aligns with historical agricultural use.

Mitigation Requests Christy, Patricia, and Jason requested noise barriers or a noise impact study. I have planted 485 Thuja Green Giant that will grow over 20 feet in five years to fully screen the subdivision and buffer sound, addressing the only exposed 60-80' area near Amy's home (all other areas are already heavily wooded as shown in the videos). These steps demonstrate my commitment to being a good neighbor.

Pet Welfare and Gun Range Patricia expressed concern about constant barking indicating upset dogs, possibly due to a gun range on my property. The gun range, located on the opposite side of the ranch, is used infrequently for firearm maintenance and doesn't disturb the dogs, who are content, as evidenced by glowing customer reviews. Other local ranges contribute more to area noise, and my range requires no permit as it's not a rifle range, consistent with unrestricted agricultural use.

Operational Approval Lisa, Kristen, and Amy claimed the kennel operated without approval, causing havoc. Initially built for my personal dog, the kennel became a business, and I was unaware of the commercial permit requirement. After a neighbor's complaint, I've complied fully, submitting the permit application and paying the fee as requested by the county. My actions align with unrestricted agricultural rights, where animal facilities don't typically require permits.

History with Amy, a direct neighbor, claimed barking ruined her backyard solitude and reported unaddressed complaints. However, she has screamed profanities at me, my workers, and customers, and on one occasion, banged pots and pans at night to provoke barking, which she then reported as a noise complaint. Video evidence of this incident, shared with authorities, led me to request she cease disturbing my animals, though I declined to press charges for potential animal abuse under Tennessee law. This incident, not excessive noise, prompted the current review, and Amy's rallying of neighbors omits her actions.

Conclusion Flying A Ranch has coexisted with the community for decades, and I've taken significant steps-video documentation, tree planting, early kennel hours, and county compliance-to address concerns. Residents choosing homes near a farm should expect animal sounds, and I invite open dialogue, with my contact information available. I respectfully request approval of the kennel