

THE VETERAN KENNEL, LLC

6 – A – 25 – UR

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ITEM 1

Pictures of the property and the kennels

The Veteran Kennel, LLC
Use on Review

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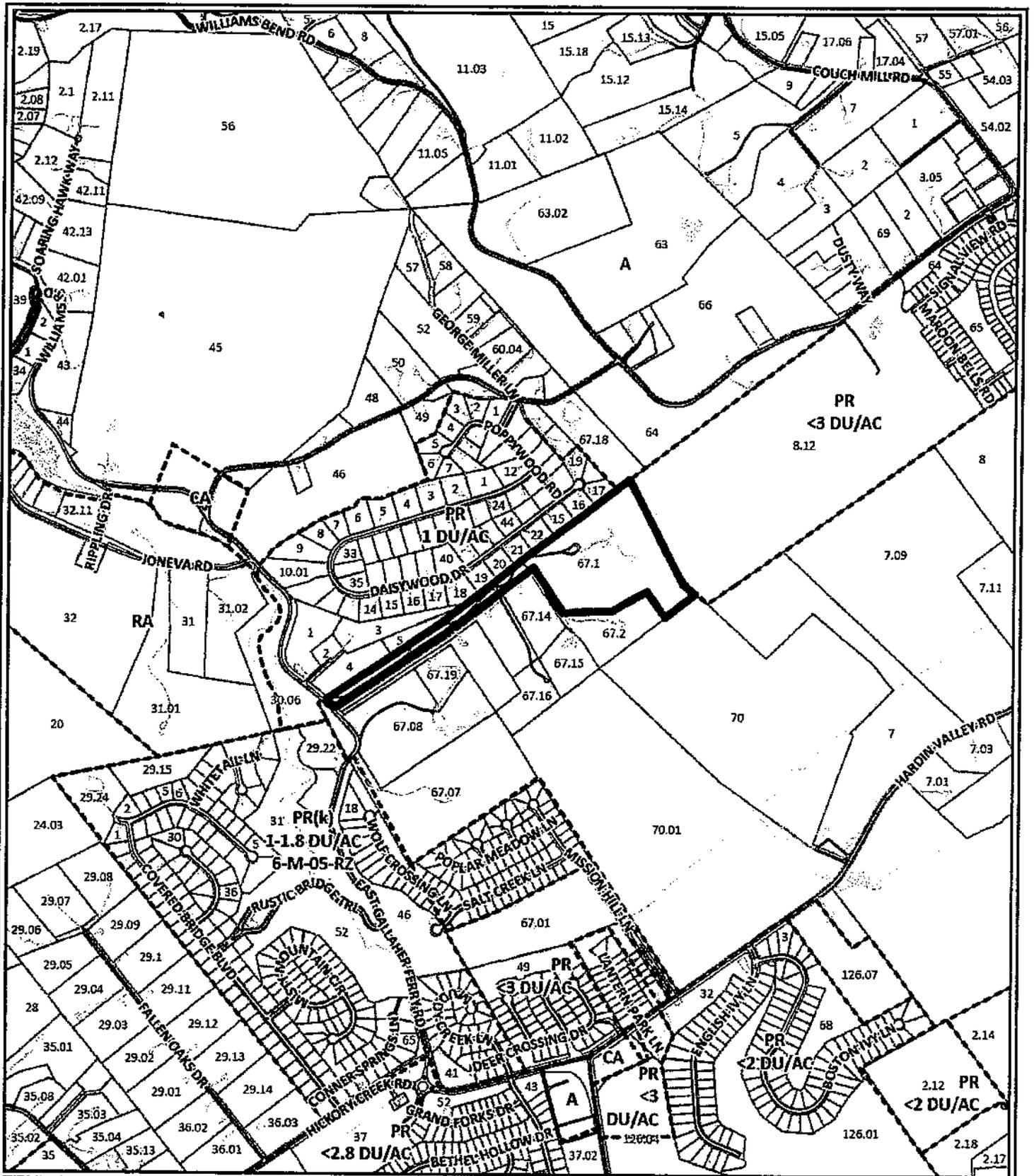


ITEM 2

Property map

The Veteran Kennel, LLC
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USE ON REVIEW

6-A-25-UR

Petitioner: Jeremiah Cottle



Dog boarding and training facility in A (Agricultural)

Map No: 116

Jurisdiction: County

Original Print Date: 5/14/2025
 Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902



ITEM 3

Facilities description

The Veteran Kennel, LLC
Use on Review

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THE VETERAN KENNEL, LLC

ITEM 3 – Facilities Description

The Veteran Kennel provides overnight boarding for up to 32 dogs. On a typical non-holiday weekday, there are between 12 to 15 dogs during the day and sometimes as many as 30 on holiday weekends. Each dog has its own inside room that is airconditioned in summer and heated in the winter. The dogs are kept inside at night in their own individual room. At the request of the families, dogs from the same household can be kept together. The Veteran Kennel endeavors to accept dogs of all breeds and types, including older dogs and dogs with medical conditions other kennels will not take.

During the day, the dogs have access to their own separate fenced-in outdoor running space 20 feet in length. These out-door spaces are called runs.

As shown in the pictures, the housing is preconstructed Amish-build kennel housing made by Horizon Structures located Atglen Pennsylvania.

The kennels are supplied with water and electricity via underground water and power lines.

To construct the kennels as shown in the pictures, approximately \$300,000.00 was spent. The cost of the kennel's themselves was \$240,000.00. The labor and materials to build the fencing, enclosures, and other structures cost about \$60,000.00.

Prior to the placement of the kennels, that area on the property was a riding arena, open field. No trees were removed.

ITEM 4

Market survey – the need for a nearby kennel

The Veteran Kennel, LLC
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The Veteran Kennel, LLC

Community Needs Assessment, Market Alternatives, Precedent Kennel Approvals, Online Review Summary, and Facilities Analysis of Other Kennels

1. Overview

This report presents demographic trends, market analysis, and other findings to support approval of The Veteran Kennel's use on review application for a dog kennel at 2418 E Gallaher Ferry Rd, Knoxville, TN 37932. The analysis shows:

- Rapid residential growth in the 37932 / Hardin Valley corridor; and
- A demonstrable shortfall in area commercial dog-boarding capacity.

Based on the projected population growth, increasing household count, and steady rise in dog ownership, it is clear that The Veteran Kennel serves a vital role accommodating the growth plan for the area and for the benefit of current and future residents and their dogs.

2. Area Growth & Demographics

A. Population Growth in 37932 & Hardin Valley

- (1) From 2020 to 2024, the 37932 zip code grew from 19,206 residents in 2020 to approximately 23,330 in 2024 - a 21.5 % increase (Census Reporter, 2024). Hardin Valley's current population translates to roughly 8,446 households.
- (2) Projections indicate Hardin Valley will exceed 25,000 residents by 2030.

- (3) The Hardin Valley Mobility Plan notes the sub-area has added roughly 1,800 residents per year since 2014, creating at-capacity schools and congestion challenges (Knoxville-Knox County Planning, 2019).

B. Pet Ownership

Applying American Veterinary Medical Association (AVMA) dog-ownership rates of 45–47 % per household to the 8,446 households in the 37932 zip codes suggests 3,800–4,000 dog-owning homes, with an estimated 5,800–6,000 individual dogs (AVMA, 2024).

3. Dog Kennel Alternatives by Distance

The following table presents area dog kennels/day cares in proximity to The Veteran Kennel

Facility	Address (ZIP)	Distance**
Ultimutt Knoxville*	11225 Threadstone Ln 37932	2 mi
PetSafe Village / Pet Resorts	10424 PetSafe Way 37932	5 mi
Pets R People 2	9219 Middlebrook Pk 37923	5 mi
Dog Days Canine Playschool	10619 Kingston Pk 37922	8 mi
Dog Gone Rite	108 Falls Ridge Ln 37922	8 mi
All Kreatures Pet Care	11132 Outlet Dr 37932	8 mi
Dream Katcher Lodge	11253 Kingston Pike 37934	8 mi
Just Dogs And Friends	1621 Hickey Rd 37932	8 mi
The Dog Stop	10416 Kingston Pk 37922	12 mi
Dogtopia of West Knoxville	11121 Kingston Pk 37934	12 mi
Lavish Dog Life	8325 Richland Colony Rd 37923	12 mi
Hounds Town USA – Knoxville North	Clinton Hwy 37912	14 mi
Birchwood Kennels	8901 Fox Lonas Rd 37923	15 mi

*Ultimutt is a daycare, not offering boarding, and is currently full and not accepting new dogs.

** Distance from 2418 E Gallaher Ferry Rd (Google Maps, July 2025).

Online reviews for PetSafe Village, Dogtopia, and Dog Days include multiple comments such as “book early for the holidays” and “wait-listed for summer weekends” indicating that nominal capacity is frequently exhausted. Assuming an average of 20 - 30 kennels per facility, which is generous, the Hardin Valley corridor offers roughly 280 boarding slots. This number of slots can by no means accommodate existing demand for over-night dog boarding let alone all the growth that is planned for Hardin Valley. Hardin Valley needs more dog kennels, not one less kennel.

4. Precedent for KKPC Kennel Approvals

Kennels have been approved in the past by KKPC as follows:

- **Case 1-F-17-UR** (Tazewell Pike) – 3,000 sq ft kennel with outdoor runs approved 2017.
- **Case 10-F-14-UR** (Halls Crossroads) – Expansion of existing kennel approved 2014.
- **Case 2-C-06-UR** (Three Points Rd / Rutledge Pike) – Boarding + grooming kennel approved 2006.
- **Case 9-D-18-UR** (E. Hendron Chapel Rd) – ±1,970 sq ft kennel with fenced exercise yard approved 2018.
- **Case 3-E-20-UR** (Oak Ridge Hwy) – 8,060 sq ft grooming / training / day-care + kennel facility approved 2020.
- **Case 7-A-21-UR** (E. Emory Rd) – Small-scale dog-training facility (1 dog at a time) with landscape buffer and hour limits approved 2021.
- **Case 11-C-22-UR** (Greenwell Dr) – Dog groomer / kennel approved 2022.
- **Case 4-A-24-UR** (Stamps Ln) – Dog-training facility with overnight kenneling (max 8 dogs) approved 2024.

5. Summary of The Veteran Kennel's Online Reviews

Presently there have been 21 online reviews for The Veteran Kennel. Across every one of the 21 reviews, a clear picture emerges: The Veteran Kennel is the place Knoxville-area dog owners trust when they want their pups to be treated like family. Reviewers gush that their dogs bound in with tails wagging and come home happily exhausted; proof that the wide-open farm setting, huge outdoor play fields, and roomy indoor/outdoor runs give even the most energetic Labs, Doberman mixes, and Westies all the exercise and enrichment they crave.

Cleanliness and safety come up again and again. Guests describe an “immaculately clean,” “brand-new” facility where each dog has its own attached outdoor run and supervised group or solo play, plus thoughtful extras like pre-pickup baths. Owners feel at ease knowing the staff tailors play groups (or private yards) to every dog's temperament.

The human touch is what seals the deal. Connor, Elyssa, Jeremiah, Jenna, and team are praised as “dog lovers, not just dog owners.” They greet every drop-off like returning friends, send daily videos and texts so pet parents can watch the fun in real time, and stay flexible when travel plans or pickup times shift. That personal care, paired with transparent, no-surprise pricing that reviewers call the best value in town, makes clients comfortable booking everything from last-minute weekend stays to long-term boarding.

The Veteran Kennel consistently delivers five-star experiences. Pet parents leave knowing their dogs are not just boarded, but genuinely loved. Many pet parents admit their pups seem reluctant to head home afterward. For the Hardin Valley community, that's the highest endorsement a kennel can earn.

6. Facilities Analysis of the Other Nearby Dog Kennels

Based on information available online, the following is an analysis of the facilities of the other nearby dog kennels referred to in Section 3 above.

A. Ultimutt Knoxville

- Map indicates facility is located in what appears to be more of an industrial park/commercial zone.
- Day-care only; dogs go home nightly. No on-site overnight staff noted.
- Not currently accepting new applications for adult dog daycare.
- Communal astroturf yard
- No individual runs.



B. PetSafe Village / Pet Resorts

- Three boarding room types: Signature Villa, Luxury Suite with private patio & flat-screen TV, and Executive options.
- Communal astroturf “potty yards.”
- Dogs are taken on “potty breaks.”
- No individual runs.



C. Pets R People 2

- Facility appears to be in more of an industrial/commercial area.
- Very small communal concrete courtyard
- No individual runs



D. Dog Days Canine Playschool

- Warehouse in what looks like an industrial/commercial area.
- No individual dog runs.
- The communal play area looks like a fenced in area on the parking lot.



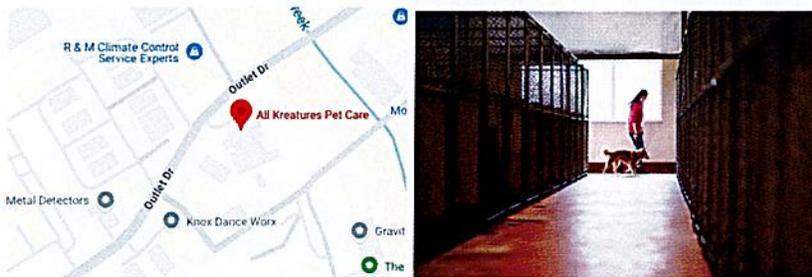
F. Dog Gone Rite

- Former house turned dog boarding facility
- Communal dog yard
- No individual dog runs



G. All Kreatures Pet Care

- Located in more of a commercial/warehouse like area.
- Communal areas
- Individual indoor dog runs with allotted outdoor breaks



H. Dream Katcher Lodge

- Located directly off of Kingston Pike by the Farragut Highschool Baseball field.
- Suite style accomidations.
- No individual dog runs.
- 4 potty breaks per day.
- Small enclosed area

I. Just Dogs And Friends

- Former residential property converted into a dog kennel
- Limited information available
- No individual dog runs



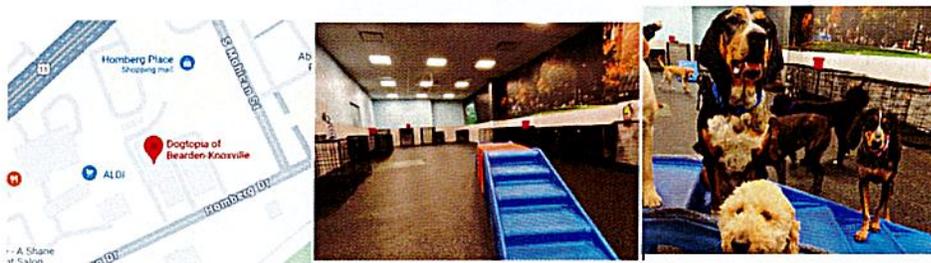
J. The Dog Stop

- Located in a commercial strip mall
- Indoor/outdoor communal yard
- Suite style boarding
- No individual dog runs



K. Dogtopia of West Knoxville

- Located in a commercial area
- NO OUTDOOR FACILITIES
- No individual dog runs



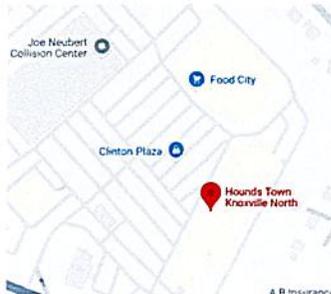
L. Lavish Dog Life

- Located in a residential area
- Communal backyard
- No individual dog runs



L. Hounds Town

- Located in commercial area
- No outdoor areas
- No individual dog runs



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ITEM 5

Operations guidelines regarding noise

The Veteran Kennel, LLC
Use on Review

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THE VETERAN KENNEL, LLC

ITEM 5 – Operations Guidelines re Noise

Basically, dogs are going to bark. This is true of dogs outdoors at a kennel and dogs in subdivision backyards. In the setting that is The Veteran Kennel, a dog's barking response is substantially based on what the dog sees, and so placement of the kennels at the back of the property was to mitigate the dogs seeing the other activities on the property. The other activities on the property include horse grazing, horse-back riding, chicken coops, grazing of cattle, storage building for cars and boats, a three-stall horse barn, mechanic shop, woodworking shop, and there is a fire-arms target practice area.

Based on input from friends and neighbors, the dogs are brought inside at night, usually by 7:00 p.m., sometime earlier. The dogs are kept inside all night and not allowed to go outside in their individual runs until 8:00 a.m. When the dogs are kept inside, they cannot see outside activities, and so with nothing to see, there is little to bark at. At night, the kennels are very quiet.

During the day, when the dogs have outdoor access in their runs, activities on the property for the dogs to bark at are reduced due to placement of the kennels away from other activities on the property. To further mitigate activities for the dogs to see, people other than the kennel manager Conner Mori are generally not allowed to go down to the kennels. Restricting the access to the dogs to just one person, Mr. Mori, allows the dogs to get acclimated to his presence, which mitigates barking response. Mr. Mori is there full time and lives on the property.

The Veteran Kennel has also adopted the practice of monitoring the dogs throughout the day. If for whatever reason, the dogs are too high in energy, Mr. Mori puts them inside for a time and then later releases them in limited groups and segregates them as needed. The Veteran Kennel has also invested in a non-invasive counter frequency device. When the dogs bark to some set level, the device counters with an ultra-sonic sound (inaudible to humans) that the dogs do not like. Again, this is a non-invasive training technique superior to shock collars.

Finally, it should be pointed out that property owners are allowed to make noise. However, property owners are not allowed to violate Knox County's Noise Ordinance. In the use of his property, the Applicant's activities on the property

are not required to be completely and forever silent. If the Applicant's use of the property violates the County's Noise Ordinance, then adjoining land owners have a remedy for that. To date, The Veteran Kennel has not been cited by Knox County for a violation of the County's Noise Ordinance.

ITEM 6

Business manager's statement

The Veteran Kennel, LLC
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THE VETERAN KENNEL, LLC

ITEM 6 – Business Manager's Statement

By way of introduction, my name is Tommy Cooksey. I help the Applicant, Jerimiah Cottrel, with some of his various businesses including The Veteran Kennel, LLC.

The Veteran Kennel began operations at the property in the fall of 2024. Mr. Cottrel is from rural Texas where, I believe, there are no requirements to seek use on review for land use. Apologies to all that he did not know to seek use on review at the outset for the kennels.

Mr. Cottrel travels a lot, and so now having moved to Tennessee, he discovered there are limited opportunities for overnight boarding of dogs, and that not all kennels accept all breeds and types of dogs. That was the genesis of creating overnight boarding for dogs. There is a tremendous need for overnight dog boarding in Hardin Valley. We get 4 to 5 inquiries per day. We have between 50 to 70 customers. We are booked solid for months. Typically, we have between 12 to 15 dogs on regular week days and sometimes as many as 30 dogs on holiday weekends.

Our neighbor to the northwest, Amy Penneyer did complain to us about the noise from dogs barking. I do not think we got off to a very good start because on the night of December 22, 2024, at approximately 8:07 p.m., Ms. Penneyer apparently wanted to make a sound recording of the dogs barking and to that end went out and riled them up banging on pots and pans. Notwithstanding, the bad start, we agreed to make certain changes to our operations, namely that the dogs are kept inside at night between the hours of 7:00 p.m. and 8:00 a.m.

During the day, when the dogs have outdoor access in their runs, activities on the property for the dogs to bark at are reduced due to placement of the kennels away from other activities on the property. To further mitigate activities for the dogs to see, people other than the kennel manager Conner Mori are generally not allowed to go down to the kennels. Restricting the access to the dogs to just one person, Mr. Mori, allows the dogs to get acclimated to his presence, which mitigates barking response. Mr. Mori is there full time and lives on the property.

We have also adopted the practice of monitoring the dogs throughout the day. If for whatever reason, the dogs are too high in energy, Mr. Mori puts them

inside for a time and then later releases them in limited groups and segregates them as needed. We have recently invested in a non-invasive counter frequency device soon to be implemented. When the dogs bark to some set level, the device counters with an ultra-sonic sound (inaudible to humans) that the dogs do not like. This is a non-invasive training technique superior to shock collars.

From the kennels to Ms. Penneyer's back porch there appears to be a distance of 350 feet or more. Between the kennels and her house, there is a wooded area with mature trees. Her lot does not have the small trees and dense foliage other lots in her subdivision adjoining our property have.

As a result of feed back from Ms. Penneyer and others, we believe the dog noise is substantially less then when we started. I believe Ms. Penneyer even agrees. Provided on the document that follows is a text I received from Norman Anderson on Saturday June 28, 2025. Mr. Anderson is the HOA vice-president of the Forrest Mills subdivision where Ms. Penneyer lives. Mr. Anderson has spoken to Ms. Penneyer about our kennels on several occasions. On this occasion Ms. Penneyer is acknowledging to Mr. Anderson that "she has noticed (and appreciated) a vast improvement and sends her thanks."

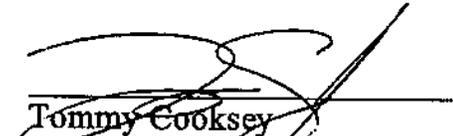
Further to the subject of Forrest Mills subdivision, we have no less than five (5) customers who reside in Forrest Mills. Indications are that they are pleased to have such a nice kennel nearby to board their dogs.

As it regards measurements, the buildings at The Veteran Kennel adhere to the 35 feet side and rear set-backs. The rear set-back minimum measurement is 37.2 feet from the building to the property line. The side setback is measured at 76.7 feet from the building to the property line. Of note, in the pictures there is seen a decorative horse-pasture fence. However, this fence was placed well within the actual property line so as to avoid any issues of encroachment. The decorative fence is between 3 to 7 feet inside the property line.

I have invited members of the KKPC staff to come see The Veteran Kennel for themselves, take whatever measurements they like, measure sound as they like, but none have taken me up on this offer.

I understand that on the property adjoining our property to the east there is contemplated a subdivision called The Haven at Harin Valley which appears to propose hundreds of residential lots. There is at least one sink hole on our property. From seeing the land and reviewing use on review applications, the

adjoining property to the east where The Haven at Hardin Valley is proposed also has at least one sink hole near our property.



Tommy Cooksey
Date: July 8, 2025

Just a FYI, I talked to Amy today and she has noticed (and appreciated) a vast improvement and sends her thanks

Right on. Give her my number and Robert too. They should have Conners's number already.

We had a tour this morning at 1100am so they were a little stirred up. But settled in after they left. Been a slow day at the kennel for drop-off pick-ups.

ITEM 7

Online reviews

The Veteran Kennel, LLC
Use on Review

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The Veteran Kennel

Online Reviews

R1:

I can't say enough great things about The Veteran Kennel! My two dogs, Gunner and Tucker, absolutely loved their time there. The outdoor environment is perfect for active dogs—they had plenty of space to run, play, and explore, which made a huge difference in their energy and happiness when I picked them up.

The staff was incredibly friendly and welcoming from the moment we arrived. You can tell they genuinely care about the animals in their care, which gave me total peace of mind while I was away.

Another big plus was their transparent pricing. No surprise fees, no hidden charges—just clear, honest rates that made planning so much easier.

If you're looking for a kennel that treats your dogs like family, The Veteran Kennel is it. Gunner, Tucker, and I will definitely be back!

R2:

Transparent pricing. The value for the pricing is better than any kennel that I'm familiar with. Personal supervision, play time and attention. Clean, safe, secure facilities. Drop off and pick up time hours better than any boarding kennel that I'm familiar with. The place is in a private, serene, semi-rural location, yet located in Hardin Valley. Great communication from scheduling, boarding through pick-up. Excellent boarding experience.

R3:

Veteran Kennel was such a great place to board our dogs while we were on vacation. Connor went above and beyond our expectations with handling our two fur babies. He bathed them before we picked them up and also sent regular videos Updated were sent as well.

I highly recommend Veteran Kennel and will return the next time I need someone who I trust to care for our pets

R4:

When I started my full-time job and our puppy Turbo was just 12 weeks old, we knew we needed to find the best daycare to help care for him — and we're so glad we found The Veteran Kennel!

Turbo is now 8 months old, a Doberman/Pointer mix full of energy, and he has absolutely thrived in their care. Conner goes above and beyond to make sure he's well socialized, safe, and happy.

It's a huge relief to know he's in such good hands while I'm at work. The Veteran Kennel is more than just a daycare — they truly care for your dog like their own. Highly recommend to any pet parent looking for peace of mind!

R5:

Jeremiah & Elyssa have opened the newest dog boarding facility in the booming Hardin Valley community. There are dog owners and there are dog lovers. This is the place for dog lovers.

Along with support staff Jenna and Conner, the owners treat you and your canines as if you were family. The entire process is simple and seamless and the affordability is nice.

The setting is atop a hill on a fully functioning farm with plentiful trees and squirrels. Your dog is housed in an immaculate indoor / outdoor kennel with opportunities to play with other dogs depending on behavior.

Whether you need daycare, short or long-term boarding, your dogs will be deprived of a wonderful experience if you don't give the veteran kennel a try!

They didn't pay me to say this... It's for reals.

R6:

I traveled, last Friday, to Birmingham, AL, to compete in a highly esteemed 9-Ball Billiards tournament. Unfortunately, last Thursday (The day before I was to leave), I realized I hadn't made arrangements for the care of my dog, Bocephus, while I was to be gone! I scrambled, calling multiple boarding facilities and for one reason or another was turned down.

Eventually, I contacted The Veteran Kennel, reaching Conner, their General Manager & Head Kennel Technician, who assured me they could take Bo so we set a drop off time for the next day. Because I was in the process of moving, at the same time, my schedule was turned upside down and I was going to be quite a bit late from our original scheduled time. Conner assured me it wasn't a problem, which I really appreciated.

I texted Conner, the day after I left, checking to see how my boy was and Conner immediately sent me back a video of Bo happily playing with a group of other doggies 

R7:

My wife and I have accumulated 5 dogs over the years due to various circumstances and although they are a lot to handle we refuse to give any of them up. With that we understood that we were giving up traveling without paying a fortune. Recently we had a family emergency and had to leave and discovered The Veteran Kennel! They worked with us and allowed us to get out of town. Everyone there cares deeply about your dog's experience and does their best to make them comfortable. On our way back home we ran into some mishaps and were unable to arrive at our scheduled pick up time but there was no issue other than my own embarrassment in changing that time. Thank you guys so much you are definitely our top boarding choice!

R8:

The best facility with the best people! Boone is soooo high energy and always leave worn out! We have always felt confident with The Veteran Kennel for daycare and overnight stays. You can't go wrong with these folks!

R9:

We Boarded our 5 West Highland White Terriers for over a week. This was by far the best Kennel we have ever used. Our dogs were well taken care of and very Happy.

R10:

The Veteran Kennel is absolutely fantastic! My two Labrador Retrievers absolutely loved their stay there. From the moment we arrived, the staff made them feel at home with their warm and caring approach. The kennels were clean, spacious, and filled with comfortable bedding.

What really stood out was the level of attention and care my Labs received. They enjoyed plenty of playtime, exercise, and social interaction, which kept them happy and active during their stay. I could tell they were well cared for by how excited they were every time

we picked them up.

The Veteran Kennel is definitely our go-to place for boarding!

R11:

This a great facility for our Dog. She is an outside 100 pounds and is right at home and loves mingling with the other dogs. Connor is great with her and really understands how dogs work.

R12:

The Veteran Kennel is phenomenal. The kennel itself is immaculately clean and well organized. Each dog has their own outdoor run. I love that the dogs also get play time in a huge field. The staff at Veteran Kennel is exceptional. You can see that they truly love dogs and love their job. My little fur baby got lots of pets and loves. She seemed to have a wonderful time and acted disappointed to be going home. HIGHLY recommend The Veteran Kennel.

R13:

I recently boarded my dogs at Veteran Kennel and couldn't be happier with the experience. The care and attention given to my dogs was outstanding. The facility is brand new and impeccably clean, which was very reassuring.

The staff are down to earth and incredibly friendly, making the whole process smooth and stress-free. When I picked up my dogs, they were happy and well-cared for, which was the best confirmation of the great care provided.

I was particularly impressed with the pricing, which was very reasonable considering the high level of service. Each dog gets their own full outside area to use, which is a fantastic feature.

I highly recommend Veteran Kennel to anyone looking for a reliable and caring place to board their dog.

R14:

I cannot say enough good things about The Veteran Kennel. My dog, Theo, is a handful and I was on the search for somewhere to board him that was minimal contact due to him never being boarded before. They were so caring and gave him his space. We will be bringing him

back as often as possible to get him used to it. Thank you to Elyssa, Jenna, Jeremiah and Conner. You are so appreciated!

R15:

This place is a Godsend for us. It is so nice to know your 4 legged friend is going to be well taken care of. Everyone there are the nicest and most caring people I have ever dealt with in a business. They make you feel very comfortable about leaving your baby with them. Conner is great. He sends you videos everyday and I can tell Dusty was having the time of his life. The only thing I worry about is I'm afraid one of these days Dusty is not going to want to come home with me. Thank you Veterans Kennel for being so good to Dusty.

Thanks

Mike Morrison

R16:

Dog paradise!!! My dog seemed sad to have to leave, and return home to our small fenced in yard with no other dogs insight. It was like he made friends with the staff and the other dogs. Aside from random week long stays when I'm out of town, I'm considering a few days a month of the dog day care option so he can get out of the house and go visit with the other dogs and staff for the day. The Veteran Kennel will be my go to from now on!!!

R17:

We are very particular about who takes care of our dogs when we're away. But know we have nothing to worry about when they're at The Veteran Kennel.

R18:

This place was wonderful from a friendly environment to a fun safe place for dogs. They were very welcoming and informative towards the care of the animals. i would 100% go back and refer to all my friends!

R19:

Amazing care for our pups, and we really enjoyed the daily correspondence and video updates. This place is top notch, and I would highly recommend.

R20:

I am keeping my dog with them while I wait to have a place of my own and they treat him very well!!! I get updates about him and I love it!

R21:

We dropped our two dogs off here for 4th of July weekend they had a blast and probably enjoyed it more than our own house. Neither of them get along with other dogs and they did a great job with keeping them separate from other dogs. They sent video updates and have amazing rates and are very flexible with pickup and drop off. They have a lot more room to run around here than they do at the regular vet office, and are close in pricing we will definitely be back!

ITEM 8

Knox County zoning ordinance

The Veteran Kennel, LLC
Use on Review

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Knox County, Tennessee Code of Ordinances Sec. 5.22

CODE OF ORDINANCES County of KNOX, TENNESSEE Codified through Ordinance No. O-24-9-101, enacted October 21, 2024. (Supp. No. 22)

Tennessee Municipal Codes > Tennessee > Knox County Code of Ordinances
> PART II - CODE > APPENDIX A - ZONING > ARTICLE 5. ZONE
REGULATIONS

§ Sec. 5.22 A Agricultural Zone.

5.22.01. *General description.* This 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.

5.22.02. *Uses permitted.*

- A. Houses and duplexes.
- B. Churches, schools, libraries and museums.
- C. Farming, including all types of agriculture and horticulture; commercial dairies; rabbit, goat and other animal or fish and minnow raising farms; egg-producing ranches and farms devoted to the hatching, raising, fattening and butchering of chickens, pigeons, turkeys and other poultry; and hog and other feeding for commercial purposes.
- D. Garage apartments.
- E. Mobile homes, but not mobile home parks.
- F. Portable sawmills.
- G. Roadside stands.
- H. Signs as permitted by section 3.90, "Signs, billboards, and other advertising structures," of this resolution.
- I. Public utilities, such as transmission lines, substations, railroad lines, bus loading or waiting platforms, dams, water treatment plants, including water filtration and storage facilities, and other similar public service uses and buildings, and also such other buildings and structures, as are used by utility and sanitary districts in the performance of services in which they are authorized to engage.
- J. Home occupation subject to section 4.90, "Home occupations."
- K. Uses customarily incidental to any of the above uses, including parking of not more than two (2) commercial vehicles and/or trailers used by the residents in their home occupation.
- L. Demolition landfills less than one (1) acre in size subject to article 4, "Supplementary regulations," subsection 4.80.01.A, "Demolition landfills" (on site generated waste).
- M. Yard sales and rummage sales.
- N. Day care homes and group day care homes, if the provider lives on site, subject to the following conditions:
 - 1. The total lot area shall not be less than ten thousand (10,000) square feet.
 - 2. The building must provide thirty (30) square feet per child of usable indoor play space, not including halls, kitchen, or office space.
 - 3. A fenced play area of not less than two thousand five hundred (2,500) square feet shall be provided. No portion of the fenced play area shall be closer than thirty-five (35) feet to any public right-of-way. The minimum height of the fence shall be four (4) feet.

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4. Off-street parking, as regulated in section 3.50, "Off-street parking requirements." In addition, parking and loading areas shall be designed for safe off-street loading and unloading of children, as well as safe and convenient ingress and egress to and from the site. The off-street parking and circulation plan shall be designed to meet the requirements of the department of engineering and public works.

O. Wireless communications facilities, subject to the provisions of article 4, section 4.92.

5.22.03. Uses permitted on review.

A. Aircraft landing fields, hangars and equipment.

1. The general intent of this subsection is to insure the development of aircraft landing fields, hangars, equipment and local traffic patterns in agricultural zones, which will also afford some protection to residences in the area and which will hereby promote the public health, safety, morals and general welfare of the citizens of the county.
 - a. Before a landing field can be located in an agricultural zone, plans for the run-ways, local traffic pattern, hangars and other incidental uses of the airport shall be submitted to the planning commission for approval.
 - b. Where airport landing fields and hangars are already established in the county, plans for the expansion of additional buildings, run-ways, hangars, or where local traffic pattern has been changed because of expansion, or where additional uses are added such as the sale of planes, flight schools, or eating establishments (except vending machines) shall be submitted to the planning commission for approval.
2. The planning commission shall have the power to authorize the issuance of a permit after the plans have been approved and certified by the county board of commissioners, and before a permit can be issued by the director of the code administration and enforcement department for an addition to an existing operation or the location of a new airport, if the planning commission finds that the conditions are such that the location or expansion will not:
 - a. Increase the hazard from planes flying over houses.
 - b. Diminish value of land and buildings throughout the surrounding area within one thousand (1,000) feet of the airport.
 - c. Increase the congestion or traffic hazards in the public streets and highways adjacent to the airport.
 - d. Otherwise impair the public health, safety, comfort, morals and general welfare of the inhabitants of the county.
3. Then the planning commission may impose such conditions as will lessen any injury to the character of the area and shall submit their recommendations to the county board of commissioners.
4. Administration. The planning commission shall approve or disapprove the plans, and if approved, shall submit the plans to the county board of commissioners who shall hold a public hearing thereon, the time and place of which shall be given by one (1) publication in a newspaper of general circulation in the county (T.C.A. §§ 13-404 and 13-405). Such notice shall state the place at which the text and maps as certified by the planning commission may be examined.

B. Sanitary landfill subject to meeting all requirements set forth in section 4.70, "Sanitary landfills," and section 6.50, "Procedure for authorizing uses permitted on review," of these regulations.

C. Boat liveries, subject to the standards of section 4.30, "Standards for marina and boat livery development," of these regulations.

D. Cemeteries.

~~E. Dog kennels.~~

F. Golf courses and public, private, and commercial golf driving ranges.

G. Indoor storage.

H. Livery stables.

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- I. Lodging and boarding houses.
- J. Rifle ranges.
- K. The following uses may be permitted provided that, no such use shall be located nearer than three hundred (300) feet to a public park, school, church, hospital, sanitarium, residential zone or land subdivided and restricted to residential uses, except as otherwise provided in section 4.50, "Standards for mining and mineral extraction," of these regulations.
1. Mining and mineral extraction subject to all requirements set forth in section 4.10, "Supplementary regulations applying to a specific, to several, or to all zones," and section 4.50, "Standards for mining and mineral extraction," of these regulations.
- L. Demolition landfills, off-site, subject to article 4, "Supplementary regulations," subsection 4.80.01.B, "Demolition landfills," (off-site generated waste).
- M. Veterinary clinics and animal hospitals meeting the following standards:
1. No animals shall be kept outdoors within one hundred (100) feet of any residence other than that of the owner or user of the property.
 2. 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.
- N. Group day care homes, if the provider does not live on site, provided they meet the requirements of section 4.91, "Requirements for child day care centers and group day care homes, when considered as uses permitted on review," and child day care centers, provided they meet the requirements of section 4.91, "Requirements for child day care centers and group day care homes, when considered as uses permitted on review."
- O. Public parks and playgrounds and public, private and commercial sports playing fields.
- P. Commercial mulching operation, consistent with the requirements of subsections 4.10.14 through 4.10.19, "Development standards for uses permitted on review," section 4.96, "Standards for the use-on-review approval of commercial mulching operations," and section 6.50, "Procedure for authorizing uses permitted on review," of these regulations.
- Q. Composting facility, consistent with the requirements of subsections 4.10.14 through 4.10.19, "Development standards for uses permitted on review," section 4.95, "Standards for the use-on-review approval of solid waste processing facilities," and section 6.50, "Procedure for authorizing uses permitted on review," of these regulations.
- R. Marinas, subject to the standards of section 4.30, "Standards for marina and boat livery development," of these regulations.
- S. Indoor and outdoor paintball airsoft ranges, subject to the requirements of article 4, "Supplementary Regulations," section 4.97, "Standards for the approval of indoor and outdoor paintball/airsoft ranges."
- T. Adult day care centers, provided they meet the requirements of section 4.98, "Requirements for adult day care centers, when considered as uses permitted on review."
- U. Storage of school buses under contract to a public or private school system. See article 3, "General provisions," section 3.54, "Storage of school buses" for facility development criteria.
- V. Retail sales of agricultural products grown on site, or acquired elsewhere and then maintained on the site, subject to the following restrictions:
1. There shall be a minimum lot area of ten (10) acres.
 2. Sales area and related facilities, including parking area, shall not occupy more than four (4) acres of the property. The sales area shall be subordinate and incidental in scope and size to the principal agricultural use of the property.
 - a. "Sales area" is defined as the area where the purchase of agricultural products takes place and where certain fertilizer, herbicides, fungicides, irrigation equipment and landscape supplies are stored or displayed.

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b. "Related facilities" is defined as non-connected buildings, sheds, coverings or awnings used for storage of equipment or material that is used in the business. Greenhouses are not considered related facilities.

3. The majority of retail inventory must be grown on site. Items for sale must be limited to those produced through farming as described under subsection 5.22.02 C. above; nursery products such as trees, shrubs, flowers, bedding plants, and other plant stock; and mulch, compost, fertilizer, irrigation equipment, herbicides, fungicides and other landscape materials, not produced on site.
4. The retail sales area shall be open to the public only between 7:00 a.m. and 9:00 p.m.
5. Any proposed signage shall comply with section 3.90.06, "Agricultural Zones," of these regulations and shall be approved with the site plan.
6. The retail operation shall be screened from adjoining property by a landscaping screen, provided that the planning commission finds that the screening is necessary to protect adjoining properties from visual and noise impacts of the sales area.
7. The retail sales area, including the building layout, parking area, and signage, shall be designed to minimize its impact on the character of the surrounding area.

W. Rural retreats, subject to standards of section 4.104.

X. Public Safety Facilities, subject to the standards of section 4.107.

5.22.04. Area regulations. All buildings shall be set back from street or road right-of-way lines and lot lines to comply with the following yard requirements.

A. Front yard.

1. For dwellings the minimum depth of the front yard shall be forty (40) feet and in no case shall an accessory building, other than accessory farm buildings, be located between the principal structure and the street.
2. Churches and other main and accessory buildings, other than dwellings, shall have a front yard setback of fifty (50) feet.

B. Side yard.

1. For single-story dwellings, located on interior lots, side yards shall be not less than ten (10) feet in width.
2. For unattached buildings of accessory use there shall be a side yard of not less than ten (10) feet provided, however, that unattached one-story buildings of accessory use shall not be required to set back more than eight (8) feet from an interior side lot line when all parts of the accessory building are located more than ninety (90) feet behind the front property line.
3. Churches and other main and accessory buildings, other than dwellings, and buildings accessory to dwellings, shall set back from all side lot lines a distance of not less than thirty-five (35) feet.

C. Rear yard.

1. For main buildings, other than garage apartments, there shall be a rear yard of not less than thirty-five (35) feet.
2. A garage apartment may be located in the rear yard of another dwelling, but shall not be located closer than fifteen (15) feet to the rear lot line. Unattached buildings of accessory use shall not be located closer to any rear lot line than eight (8) feet.

D. *Lot width.* No lot shall be less than one hundred (100) feet wide at the building line.

E. Intensity of use.

1. For residential development, there shall be a lot area of not less than one (1) acre per dwelling, as follows:
 - a. For each house or mobile home, and buildings accessory thereto, there shall be a minimum lot area of not less than one (1) acre.

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- b. For each duplex, and buildings accessory thereto, there shall be a minimum lot area of not less than two (2) acres.
 - c. For each multi-dwelling development, and buildings accessory thereto, up to two (2) dwelling units (two (2) houses or a house with a garage apartment) may be located on a recorded lot that is two (2) acres or more.
2. For uses other than residential development, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking areas required in section 3.50, "Off-street parking requirements," of these regulations; provided, however, that the lot area for a church shall not be less than one (1) acre.

F. *Maximum lot coverage.* Main and accessory buildings shall cover not more than thirty (30) percent of the lot area.

5.22.05. Height regulations. No main building shall exceed three (3) stories or thirty-five (35) feet in height. Accessory buildings shall not exceed eighteen (18) feet in height; provided, however, the eighteen (18) feet height limitation may be exceeded to conform the pitch of the accessory building roof to the pitch of the roof of the principal use. In no case shall the bottom chord of the roof truss or the bottom of the ceiling joist of an accessory building exceed eighteen (18) feet in height.

5.22.06. Off-street parking. As regulated in section 3.50, "Off-street parking requirements," of these regulations.

HISTORY NOTE:

(Ord. No. O-96-3-101, § 1, 4-22-96; Ord. No. O-96-5-102, § 2, 6-21-96; Ord. No. O-98-12-102, § 1(Exh. A), 1-25-99; Ord. No. O-99-8-101, § 1, 9-27-99; Ord. No. O-99-9-101, § 1, 10-25-99; Ord. No. O-00-8-101, § 1(Exh. A), 9-25-00; Ord. No. O-00-11-106, § 1(Exh. A), 1-4-01; Ord. No. O-01-2-102, § 1(Exh. A), 3-26-01; Ord. No. O-01-2-103, § 1(Exh. A), 3-26-01; Ord. No. O-01-1-101, § 1(Exh. A), 4-23-01; Ord. No. O-01-8-101, § 1(Exh. A), 9-24-01; Ord. No. O-07-4-102, § 1(Exh. A), 5-29-07; Ord. No. O-11-4-101, § 1(Exh. A), 5-23-11; Ord. No. O-12-9-102, § 1(Exh. A), 10-22-12; Ord. No. O-13-11-101, § 1(Exh. A), 1-27-14; Ord. No. O-17-7-102, § 1(Exh. A), 8-28-17; Ord. No. O-17-8-101, § 1(Exh. A), 9-25-17; Ord. No. O-17-10-101, § 1(Exh. A), 11-20-17; Ord. No. O-19-5-101, § 1(Exh. A), 6-24-19)

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- d) that the commission secretary notified the property owner or designated agent that the property is blighted for deteriorated and the owner or designated agent failed to comply with the notice within the time provided; and
- e) the planning commission of the municipality has determined that reuse of the property for residential, commercial, industrial and related use is in keeping with the comprehensive plan.

Section 1105. Eminent Domain. Upon receipt of a blight or deterioration certification, the county commission may authorize eminent domain proceedings pursuant to title 29, chapters 16 and 17, if the county commission also finds that:

- 1. Such property has deteriorated to such an extent as to constitute a serious and growing menace to the public health, safety and welfare;
- 2. Such property is likely to continue to deteriorate unless corrected;
- 3. The continued deterioration of such property may contribute to the blighting or deterioration of the area immediately surrounding the property; and
- 4. The owner of such property has failed to correct the deterioration.

CHAPTER 12 NOISE

Section 1201. Declaration of Nuisance. The county commission finds that excessive noise is detrimental to the physical, mental and social well being of the citizens of the county as well as to their comfort, living conditions, general welfare and safety and hereby declares it necessary to provide for more effective regulation of excessive noise. It is the intent of this chapter to establish standards that will eliminate or reduce unnecessary and excessive noise, which is physically harmful and otherwise detrimental to individuals and the community in the enjoyment of life, property and conduct of business.

Section 1202. Definitions. As used in this chapter, unless the context clearly indicates otherwise, the following terms shall have the following meanings:

- 1. *Ambient noise.* The all-encompassing noise associated with a given environment, being usually a composite of sounds from many sources near and far.
- 2. *A-weighted sound pressure level.* The sound pressure level in decibels as measured on a sound level meter using the A-weighting network, as defined in American National Standard S1.4-1983 (R 1997). The level so read is designated dB(A).
- 3. *City.* The city of Knoxville.
- 4. *County.* The Knox County.
- 5. *Commercial use.* The activity within or upon a premise where offices, clinics, kennels, shopping and service establishments exist and none of the gross floor area meets the definition of residential use, as set forth below.
- 6. *dB(A).* The sound level shown in a reading made on the dB(A) scale.
- 7. *Decibel (dB).* A unit for measuring the volume of a sound, equal to twenty (20) times the logarithm to the base ten of the ratio of the pressure of the sound measured to the reference pressure, which is twenty micropascals (twenty (20) micronewtons per square meter).
- 8. *Impulsive sound.* A sound of short duration, usually less than one second, with an abrupt onset and rapid decay. Examples of sources of impulsive sound include explosions, drop forge impacts, and the discharge of firearms.
- 9. *Industrial use.* Any activity within or upon a premise where manufacturing, processing or fabrication of goods or products takes place.

10. *Motor vehicle.* Any motor vehicle required to be registered by the department of safety for the state, pursuant to Title 55 of the Tennessee Code.
11. *Person.* Any individual, association, partnership, or corporation, and includes any officer or employee thereof.
12. *Public premise.* All real property, including appurtenances thereon, which is owned or controlled by any public governmental entity and shall include streets, alleys, parks and navigable waterways, but shall not include real property leased to any nongovernmental entity for residential, commercial or industrial use, as defined herein.
13. *Real property boundary.* A line along the ground surface, and its vertical extension, which separates the real property owned by one (1) person or entity from that owned by another person or entity, but not including intrabuilding real property divisions.
14. *Repair.* The restoration of a broken, damaged, or failed device, equipment, part, or property to an acceptable operating or usable condition or state.
15. *Residential use.* Any premises lawfully used for human habitation under county ordinances and the laws of the state and shall include schools, churches, hospitals, nursing homes, and similar institutional facilities. For purposes of this chapter only, premises adjoining, adjacent to or opposite hospitals or nursing homes shall also be deemed residential use.
16. *Sound pressure.* The average rate at which sound energy is transmitted through a unit area in a specific direction.
17. *Sound pressure level meter.* An instrument used for measurement of the intensity of sound and accurately calibrated in decibels. Readings shall be made on a dB(A) scale.

Section 1203. Use Regulations. No person within the county shall cause, suffer, allow or permit sound from any source which, when measured from the real property boundary of the source of the sound, is in excess of the following standards:

1. *Residential use.*
 - a. When the offending sound emanates from a residential use between the hours of 7:00 a.m. and 10:00 PM, sound which has an A-weighted sound pressure level of 65 dB(A), or impulsive sound which has an A-weighted sound pressure level of 80 dB(A).
 - b. When the offending sound emanates from a residential use between the hours of 10:00 PM and 7:00 a.m., sound which has an A-weighted sound pressure level of 60 dB(A), or impulsive sound which has an A-weighted sound pressure level of 80 dB(A).
2. *Commercial use.*
 - a. When the offending sound emanates from a commercial use between the hours of 7:00 a.m. and 10:00 PM, sound which has an A-weighted sound pressure level of 80 dB(A), or impulsive sound which has an A-weighted sound pressure level of 80 dB(A).
 - b. When the offending sound emanates from a commercial use between the hours of 10:00 PM and 7:00 a.m., sound which has an A-weighted sound pressure level of 75 dB(A), or impulsive sound which has an A-weighted sound pressure level of 80 dB(A).
3. *Industrial use.*

- a. When the offending sound emanates from an industrial use, continuous or impulsive sound which has an A-weighted sound pressure level of 80 dB(A).
- b. No person shall cause, suffer, allow or permit from any source within a public premise any airborne sound which, when measured from the source of the sound, has an A-weighted sound pressure level in excess of 65 dB(A), or any impulsive sound which has an A-weighted sound pressure level of 80 dB(A). This subsection shall not apply to legitimate government operations. Sound, whether continuous or impulsive, shall be measured at approximately five (5) feet above grade, using a slow meter response setting and using a windscreen when appropriate.

Section 1204. General Prohibitions. Consistent with other provisions of this chapter, and in addition thereto, it shall be unlawful for any person within the county to make, produce, cause, suffer, continue or allow to be produced or continued by human voice, machine, animal, or device, or any combination of same, any unreasonably loud, unusual or unnecessary noise which disturbs the peace and quiet of any neighborhood, or which causes discomfort or annoyance to any reasonable person of normal sensitivity residing in the area, or which otherwise injures or endangers the comfort, repose, health, peace, safety or welfare of others.

1. The standards which shall be considered in determining whether a violation of this section exists shall include, but shall not be limited to the following:
 - a. The frequency of the noise;
 - b. The intensity of the noise;
 - c. Whether the nature of the noise is usual or unusual;
 - d. Whether the origin of the noise is natural or unnatural;
 - e. The frequency and intensity of the ambient noise, if any;
 - f. The proximity of the noise to residential sleeping facilities;
 - g. The nature and land use of the area within which the noise emanates;
 - h. The population density of the inhabitation of the area within which the noise emanates;
 - i. The time of the day the noise occurs;
 - j. The duration of the noise; and
 - k. Whether the noise is recurrent, intermittent, or constant.
2. The following acts, among others, are declared to be unreasonably loud, unusual or unnecessary noises in violation of this chapter, even if the noises referred to do not violate the noise level standards set forth in section 1203.
 - a. *Horns and signaling devices on vehicles.* The sounding of any horn or signaling device on any automobile, motorcycle, bus or other vehicle while not in motion, except as a danger signal if another vehicle is approaching apparently out of control, or if in motion only as a danger signal after or as brakes are being applied and deceleration of the vehicle is intended; the creation by means of any such signaling device of any unreasonably loud or harsh sound; and the sounding of such device for an unnecessary and unreasonable period of time.
 - b. *Steam whistles.* The blowing of any steam whistle attached to any stationary boiler, except to give notice of the time to begin or stop work, or as a warning of fire or danger, or upon request of proper county authorities.

- c. *Exhausts.* The discharge into the open air of the exhaust of any steam engine, stationary internal combustion engine, motor vehicle or motorboat engine except through a muffler or other device which will effectively prevent loud or explosive noises therefrom.
- d. *Drums and other attention-attracting devices.* The use of any drum or other instrument or device for the purpose of attracting attention by creation of noise to any performance, show or sale.
- e. *Animals and birds.* The keeping of any animal or bird which, by frequent barking, howling, crying, singing or causing any other frequent or long-continued noise, disturbs the comfort and repose of any person in the vicinity.
- f. *Sound trucks.* The use or operation on or upon the public streets in the county or on driveways or throughways owned by or leased to Knoxville's community development corporation of any device known as a sound truck, or any loudspeaker, sound amplifier or other instrument of any kind or character which emits therefrom loud and raucous noises and is attached to and upon any vehicle operated or standing upon the county streets or on driveways or throughways owned by or leased to Knoxville's community development corporation.
- g. *Defect in vehicle or noisy load.* The use of any automobile, motorcycle, or other vehicle so out of repair or loaded in such a manner as to create loud or unnecessary grating, grinding, rattling or other noise.
- h. *Pneumatic devices.* The use of any mechanical devices operated by compressed air unless the noise created thereby is effectively muffled and reduced.

Section 1205. Exceptions. None of the terms or prohibitions contained in this chapter shall apply to or be enforced against:

1. Any vehicle of the county or a public utility while engaged in necessary public business.
2. Excavations or repairs of bridges, streets or highways by or on behalf of the city, the county or the state during the night, when the public welfare and convenience renders it impossible to perform such work during the day.
3. Emergency activities of the city, the county or the state and emergency activities of public utilities when they are seeking to provide electricity, water or other public utility services and the public health, safety or welfare is involved.
4. Any special event authorized pursuant to the law, rules and regulations of the county.
5. Excavation, construction, demolition, repair, paving or alteration of buildings or streets. This exception shall not apply to such excavation, construction, demolition, repair, paving or alteration of buildings or streets in a residential use between the hours of 6:00 p.m. and 7:00 a.m. except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the building inspector. If the building inspector should determine that the public health and safety will not be impaired by the erection, demolition, alteration or repair of any building or the excavation of streets and highways between the hours of 6:00 p.m. and 7:00 a.m., and further determines that loss or inconvenience would result to any party in interest, permission may be granted for such work to be done between the hours of 6:00 p.m. and 7:00 a.m. upon application being made at the time the permit for the work is awarded or during the progress of the work.
6. Use of domestic power equipment (including but not limited to power lawn mowers, leaf blowers, trimmers, snowblowers, tillers, saws, sanders, drills or similar devices) between 8:00 a.m. and 9:00 p.m.

7. Attendant on-site noise connected with the actual performance of organized sporting events on school campuses and in publicly owned parks or facilities.
8. Warning devices on authorized emergency vehicles and on motor vehicles used for traffic safety purposes.
9. Amplified and unamplified bells and chimes on schools, public buildings and other places of assembly.
10. Use of motor vehicles for the collection or compacting of refuse, except that such vehicles shall not operate between 10:00 p.m. and 7:00 a.m. in a residential use.
11. Cleaning and maintenance of parking lots and access roadways held open to the public, but only when such activities are not feasible between 7:00 a.m. and 10:00 p.m.
12. Any aircraft in flight subject to federal law regarding noise control and any helicopter in the act of landing or taking off, if such landing or taking off is approved by the county or necessary for the protection of human life.
13. Air conditioning and refrigeration units appurtenant to a permanent structure, so long as the unit or any of its component parts is not so out of repair as to create loud or unnecessary grating, grinding, rattling or other noise.
14. Human sounds emanating from children twelve (12) years of age or under, including but not limited to speech and utterances of laughter, cries, and sounds associated with play.
15. Security alarms on structures or motor vehicles, except that such alarms must terminate operation within five (5) minutes after activation for continuous airborne sound and within fifteen (15) minutes for impulsive sound unless otherwise provided in this Code.

Section 1206. Noise Permits. The code official shall, upon proper application, grant special permits for limited exceptions from the provisions of this chapter.

1. Special noise permits shall be issued only for events occurring on Friday, Saturday or a federally recognized holiday, and shall be effective only between the hours of 7:00 a.m. and 10:00 p.m. Special noise permits shall be limited to a single day, and no more than two (2) permits shall be issued to any premises in any twelve-month period, regardless of any change in ownership of the premises.
2. Any person seeking a special noise permit pursuant to this section shall file an application with the code official, which application shall contain specific information regarding the nature of the event for which the permit is sought, including the anticipated duration of the event, the address of the premises for which the permit is sought, the name (and address, if different from the premises for which the permit is sought) of the person seeking the permit, an acknowledgment of responsibility of the applicant for any violations of this chapter resulting from noncompliance with the terms of the permit, and the signature of the applicant. Said application shall be filed no less than three (3) business days prior to the effective date of the permit.
3. Upon receipt of a properly executed and signed application, the code official shall issue a special noise permit to the applicant, which permit shall exempt the premises specified in the permit from the provisions of sections 1203, 1204 and 1205 of this chapter for the date specified in the permit, except that sound emitted from the premises shall in no way exceed the standards set forth in 1203 of this Chapter by more than 10 dB(A).
4. Noncompliance with any conditions of the permit or any of the provisions of this section shall invalidate the permit and subject the applicant and any other person on the premises to all provisions of this chapter.

5. The permit shall be displayed prominently on the premises covered by the permit.

Section 1207. Construction of Chapter. The provisions of this chapter are severable. If any provision of this chapter or its application to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this chapter which can be given effect without the invalid provisions or application. Nothing in this chapter shall be construed as negating or superseding any other county ordinance, unless otherwise specifically noted."

Exhibit V

Amendments to the 2018 International Mechanical Code

Section [A] 101.1 Title.

Delete "[NAME OF JURISDICTION]" and insert in its place "Knox County, Tennessee".

Section [A] 101.2.1 Appendices.

Insert "The following Appendices are specifically included in the adoption. All others are excluded.

Appendix A. Chimney Connector Pass-Throughs"

Section [A] 106.5.2 Fee schedule.

Delete Section 106.5.2 in its entirety and insert "Fees as adopted by resolution for Knox County, Tennessee."

Section [A] 106.5.3 Fee refunds.

Delete Section 106.5.3 in its entirety including the section number and title.

Section [A] 108.4 Violation penalties.

Delete "guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment" and insert "subject to penalties as prescribed by law" in its place.

Section [A] 108.5 Stop work orders.

Delete "liable for a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars" and insert "subject to penalties as prescribed by law" in its place.

Section 109 (IFGC) Means of Appeal.

Delete section 109 in its entirety and insert "The Board of Construction Appeals shall be as established and regulated by the 2018 International Building Code." in its place.

Exhibit VI

Amendments to the 2018 International Plumbing Code

Section [A] 101.1 Title.

Delete "[NAME OF JURISDICTION]" and insert in its place "Knox County, Tennessee".

Section [A] 101.2 Scope.

At the end of the first paragraph insert "The following Appendices are specifically included in the adoption. All others are excluded.

ITEM 10

Decibels by the math

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UNDERSTANDING SOUND

CONTENTS

Loudness perception

CHAPTER 43

Decibels (the math)

Avoiding the calculator

Even though decibels are based on logarithms, you can do many calculations with decibels without a calculator. The key is the two simple rules of thumb shown below. These rules allow you to move back and forth between intensity and sound intensity level without a calculator:

Previous: Decibels and sound levels

Next: Frequency and loudness perception

According to the first rule, if the sound intensity doubles, the SIL goes up by 3 dB. According to the second rule, if the intensity is multiplied by ten, the SIL goes up by 10 dB. Notice that multiplication/division for intensity “turns into” addition/subtraction for SIL (and vice versa).

Combining sources

When you have multiple sources of sound in a room, the intensities add together. For example, if there are two loud vacuum cleaners in a room, and each produces a sound intensity of $100\mu\text{W}/\text{m}^2$, the total sound intensity in the room is twice that amount, or $200\mu\text{W}/\text{m}^2$.

However, when sources combine, the sound **levels** do not add together. Two 80 dB vacuums create a sound level of just 83 dB! Going from one vacuum to two does double the sound intensity, but doubling the **intensity** only increases the sound **level** by 3 dB. (Remember the rules of thumb!) If you look at a decibel chart for common sounds (like the one in the last section), you realize that two 80 dB vacuums could not possibly create a sound level of 160 dB—the combined sound would have an SIL greater than a jet at takeoff (130 dB)!

Stop to think

Which is more intense: the sound from a single 80 dB source or the sound from two 40 dB sources?

The following example shows you how to apply the rules of thumb to a problem.

Example: Lots of vacuums!

QUESTION:

How many 80 dB vacuum cleaners must be operating at once to create a sound level of 110 dB?

SOLUTION:

Identify important physics concept: Sound intensities (not sound levels) add. We'll also

Previous: Decibels and sound levels

Next: Frequency and loudness perception

Change in intensity	Change in intensity level
Multiply/divide by two	Add/subtract 3 dB
Multiply/divide by ten	Add/subtract 10 dB

List known and unknown quantities (with letter names and units):

$$SIL = 80 \text{ dB (for one vacuum)}$$

$$SIL = 110 \text{ dB (for ??? vacuums)}$$

I will call the sound intensity produced by a single 80 dB vacuum cleaner "1 unit" of intensity.

$$I = 1 \text{ unit (for one vacuum)}$$

$$I = ? \text{ units (for \# of vacs needed for 110 dB)}$$

Do the algebra: Getting from 80 dB to 110 dB is a matter of applying the second rule in the chart three times. Each time the SIL goes up by ten dB, the intensity is **ten times** what it was before:

$$I = 10 \text{ units when } SIL = 90 \text{ dB}$$

$$I = 100 \text{ units when } SIL = 100 \text{ dB}$$

$$I = 1000 \text{ units when } SIL = 110 \text{ dB}$$

So, to increase the sound **level** by 30 dB, the sound **intensity** must increase by a factor of 10^3 ! Since intensities add, that means one thousand 80 dB vacuums are needed to produce a sound level of 110 dB.

Do unit conversions (if needed) then plug in numbers: No unit conversions are needed.

Reflect on the answer:

- This might seem like a lot of vacuum cleaners, but keep in mind that large changes in sound intensity are needed to make small changes in sound level.
- Notice that each application of the rule **multiplies** the intensity by ten. Three applications of the rule add 30 dB to the sound level, but multiply the intensity by ten

Other rules of thumb for dB

In the science of sound, there are lots of rules of thumb for decibels- too many to cover here. Some are based on intensity; others are based on pressure, amplifier power, output voltage- you name it. While all of the rules look different, all decibel levels have a lot in common:

- All are based on logarithms.
- All are relative measures, comparing a measurement to a reference level.
- All are linked to SIL. In most cases, the dB levels are adjusted so that they match SIL.

The equations

Here are the equations, for those who want to see the math. The equation for sound intensity level (SIL) is:

$$SIL = (10dB) \log \frac{I}{I_0}$$

where I is the intensity of the sound and I_0 is the intensity of the reference sound to which your sound is being compared. If the reference level is the threshold of hearing, $I_0 = 1 \frac{pW}{m^2}$.

The equation for SPL is:

$$SPL = (20dB) \log \frac{p}{p_0}$$

where p is the sound pressure of the sound and p_0 is the sound pressure for the reference sound. If the threshold of hearing is the reference, $p_0 = 20\mu Pa$.

The SIL of a sound always equals its SPL (unless you “mix and match” reference levels), even though the equations look different. The equations look different because pressure and intensity are not the same thing. Mathematically, the “extra” factor of two in the SPL equation exactly compensates for the square in $I = \frac{p^2}{\rho c}$.

Stop to think Answer

Previous: Decibels and sound levels

Next: Frequency and loudness perception

identical 40 dB sources produce a sound level of only 43 dB. (Doubling the intensity only leads to a 3 dB increase in the sound level).

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Sound Level Table for a Dog Barking at 90 dBA at 0 Feet

Distance from Source Estimated SPL (dBA) Change from 0 ft (dBA)

0 ft (source)	90 dBA	0 dB
10 ft	~70.5 dBA	-19.5 dB
50 ft	~56.5 dBA	-33.5 dB
100 ft	~50.5 dBA	-39.5 dB
200 ft	~44.5 dBA	-45.5 dB

Calculation Method

We apply the formula:

$$SPL_2 = SPL_1 - 20 \times \log_{10}(D_2 / D_1)$$

Where:

- $SPL_1 = 90$ dBA (at 1 ft or 0 ft proxy — for practical use, 1 ft is considered near-source)
 - $D_1 = 1$ ft (standard reference for a point source)
 - $D_2 =$ the distance in feet
-

Sample Calculations

- At 10 ft:
 $SPL = 90 - 20 \log_{10}(10/1) = 90 - 20(1) = 70$ dBA
 $SPL = 90 - 20 \log_{10}(10/1) = 90 - 20(1) = 70$ dBA
- At 50 ft:
 $SPL = 90 - 20 \log_{10}(50/1) \approx 90 - 33.98 \approx 56.5$ dBA
 $SPL = 90 - 20 \log_{10}(50/1) \approx 90 - 33.98 \approx 56.5$ dBA
- At 100 ft:
 $SPL = 90 - 20 \log_{10}(100/1) = 90 - 40 = 50$ dBA
 $SPL = 90 - 20 \log_{10}(100/1) = 90 - 40 = 50$ dBA

- At 200 ft:

$$\text{SPL} = 90 - 20 \log_{10}(200/1) \approx 90 - 46.02 \approx 44 \text{ dBA}$$
$$\text{SPL} = 90 - 20 \log_{10}(200/1) \approx 90 - 46.02 \approx 44 \text{ dBA}$$

Rounded to nearest 0.5 dB for readability.

Notes

- These values assume **no reflections, obstructions, or wind**.
- Fencing, vegetation, or terrain could cause **additional attenuation**.
- Barking may be **directional** depending on the dog and environment.

ITEM 11

Map of the proposed subdivision to the east

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ITEM 12

File materials from the Haven at Hardin Valley

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SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ FILE #: 6-SB-25-C
6-C-25-DP

AGENDA ITEM #: 42
AGENDA DATE: 6/12/2025

▶ SUBDIVISION: THE HAVEN AT HARDIN VALLEY
▶ APPLICANT/DEVELOPER: SAFE HARBOR DEVELOPMENT LLC
OWNER(S): SH Couch Mill LLC

TAX IDENTIFICATION: 117 00812 (PARTIAL) [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 12202 COUCH MILL RD

▶ LOCATION: Southside of Couch Mill Rd, west of Cascade View Dr

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Karns Fire Department

WATERSHED: Conner Creek

▶ APPROXIMATE ACREAGE: 45.869 acres

▶ ZONING: PR (Planned Residential) up to 3 du/ac

▶ EXISTING LAND USE: Agriculture/Forestry/Vacant Land

▶ PROPOSED USE: Adding 13 additional lots to an approved single family residential neighborhood (1-SA-22-C/1-D-22-UR)

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, single family residential, rural residential - A (Agricultural)
South: Agriculture/forestry/vacant land - A (Agricultural)
East: Agriculture/forestry/vacant land - A (Agricultural), PR (Planned Residential), up to 3 du/ac
West: Agriculture/forestry/vacant land, single family residential, rural residential - A (Agricultural), PR (Planned Residential), up to 1 du/ac

▶ NUMBER OF LOTS: 13

SURVEYOR/ENGINEER: David Harbin

ACCESSIBILITY: Access is via Mount LeConte Drive, a local street with 26 ft of pavement width within a 50-ft right-of-way, and via Signal View Road, a local street with 26 ft of pavement width within a 50-ft right-of-way.

▶ SUBDIVISION VARIANCES REQUIRED: VARIANCE
1. Allow a T-turnaround in lieu of a cul-de-sac at the western terminus of Signal View Road.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Increase the maximum intersection grade from 1 percent to 2

- percent on Mount LeConte Drive at Signal View Drive.
2. Increase the maximum intersection grade from 1 percent to 2 percent on Road 'M' at Mount LeConte Drive.
3. Increase the maximum intersection grade from 1 percent to 2 percent on Road 'L' at Mount LeConte Drive.
4. Increase the maximum intersection grade from 1 percent to 2 percent on Road 'N' at Road 'L'.
5. Increase the maximum intersection grade from 1 percent to 2 percent on Road 'N' at Signal View Drive.

STAFF RECOMMENDATION:

- ▶ **Approve the variance to allow a T-turnaround in lieu of a cul-de-sac at the western terminus of Signal View Road.**
 - A. The T-turnaround on this stub street will allow for future access to the adjacent properties and allow for less grading into an area with steep slopes and a closed contour (possible sinkhole).**
 - B. The road stub-out was a requirement of the 2022 concept plan approval, and the T-turnaround will allow for the conversion to a standard road cross section when the road is extended into the adjacent property.**
 - C. The granting of the variance will not be detrimental to public safety, health, or welfare because the turnaround meets the American Association of State Highway and Transportation Officials (AASHTO) standards.**

Approve the Concept Plan subject to 14 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into an MOU with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
4. All sidewalks and crosswalks within the public right-of-way shall meet the applicable ADA standards. The design details shall be worked out with Knox County Engineering and Public Works during the design plan phase.
5. Providing a mid-block crosswalk at the intersection of Road 'M' and Mount LeConte Drive per the requirements of Knox County Engineering and Public Works during the design plan phase.
6. Implementation of the street and intersection improvement recommendations as outlined in the Couch Mill Road Subdivision Transportation Impact Study prepared by AJAX Engineering (revised 2/18/2022), as revised and approved by the Knox County Department of Engineering and Public Works and Planning staff (see Exhibit C). The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
7. Meeting all application requirements of the Knox County Stormwater Management Ordinance (Chapter 26, Article VI of the Knox County Code), including but not limited to, obtaining approval from the director of the Department of Engineering and Public Works to modify or fill any sinkholes (closed contours). If the approved geotechnical report determines that a closed contour identified by Knox County Engineering and Public Works is not a sinkhole, the certification to be provided by Knox County Engineering and Public Works must be placed on the final plat and sealed by the applicant's engineer.
8. Providing the location of all sinkholes/closed contours and the 50-ft buffer (building setback) on the final plat per Section 3.06.B of the Subdivision Regulations.
9. If any building construction is proposed within the 50-ft buffer area around the designated sinkholes/depressions (including the depressions), a registered engineer must prepare a geotechnical report to determine soil stability. That report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50-ft buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50-ft buffer shall be designated on the final plat even if they are approved to be filled.
10. Providing the proposed road stub-out at the western terminus of Signal View Road and notification of future street connections per Section 3.04.C.2.b. & d. of the Subdivision Regulations.
11. The temporary turnaround at the western terminus of Signal View Road must meet the American Association of State Highway and Transportation Officials (AASHTO) design standards, as required during the

design plan phase by Knox County Engineering and Public Works. The portions of the turnaround located outside of the 50-ft public right-of-way may be put in an easement.

12. Meeting all applicable requirements of the Knox County Zoning Ordinance.

13. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

14. Prior to certification of the final plat for the subdivision, establish a property owners association that will be responsible for the maintenance of the common areas, amenities, and drainage system.

► **Approve the development plan for 13 additional detached house lots, increasing the total house lots to 372 for The Haven at Hardin Valley Subdivision (formerly Brown Property-Couch Mill Road), subject to 2 conditions.**

1. Meeting all applicable requirements of the previous development plan approval for The Haven at Hardin Valley Subdivision (formerly Brown Property-Couch Mill Road), 1-D-22-UR.

2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

COMMENTS:

This proposal is for 13 additional house lots in Phase 3 of The Haven at Hardin Valley Subdivision (formerly Brown Property-Couch Mill Road), increasing the total to 118 house lots in this phase, and 372 lots in the entire subdivision. The subdivision was originally approved in March 2022 (1-SA-22-C / 1-D-22-UR), and final plats for Phase 1 were recorded in 2024 (135 house lots). The first unit of the next phase, Phase 2A, is also on this agenda for approval (6-SF-25-F), comprising 28 lots.

A revised concept plan application is part of this request because there will be 6 or more new lots, which is the threshold for requiring a concept plan. Since all the new lots are in Phase 3, the revised concept plan is not required for Phases 1 and 2. The road layout and location of lots remain largely unchanged. To accommodate the additional lots, the typical lot width is now 55 ft, with a few exceptions that are larger, whereas the original plan had a mix of lot widths of 55 ft and 65 ft. In addition, three lots were added to the western end of Signal View Road.

TRANSPORTATION IMPROVEMENTS

The developer has entered into a Memorandum of Understanding (MOU) with Knox County regarding the off-site improvements to be completed in partnership with the county. This includes a roundabout at the intersection of Sam Lee Road, Swafford Road, and Steele Road, and a sidewalk along Couch Mill Road/Sam Lee Road, from the subdivision's western access point to the aforementioned roundabout.

SINKHOLES

There are several large sinkholes on this property. The dashed line around the sinkholes represents the 50 ft buffer from the uppermost closed contour of the feature required by the Subdivision Regulations (Section 3.06.B.). Each lot must have a buildable area outside of the closed contour of a sinkhole. Still, a house can be built within the 50 ft buffer if a geotechnical study prepared by a registered engineer states that building within the 50 ft sinkhole area is acceptable with engineered foundations. During the design plan phase, the uppermost closed contour of the sinkholes will be further defined, which may result in the sinkholes being larger than depicted on this Concept Plan and potentially leading to the loss of lots.

VARIANCE

The applicant requests a T-turnaround instead of a cul-de-sac at the western terminus of Signal View Road. This is intended to be temporary because this is a stub street that will provide future access to the adjacent property to the west. Staff recommend approval of this request because of the short length of this street segment (approximately 308 ft) and the limited number of houses (7). The proposed T-turnaround must meet AASHTO design standards.

HILLSIDE PROTECTION AREA

There are approximately 31.82 acres of hillside protection (HP) area in the 50.65 acres in the slope analysis. This acreage is approximately 5 acres more than stated on the concept plan for Phase 3 due to the difficulty in matching the case boundary to a development boundary that does not align with parcel lines and has several changes in direction. The slope analysis recommends a disturbance budget of 18.76 acres of the 31.82 acres in the HP area.

However, when evaluating the disturbance within the HP area, we consider the full area of development. The

slope analysis, created in conjunction with the review of the 2022 concept plan, states that there are 37.48 acres in the HP area and recommends a disturbance budget of 23 acres in the HP area. Most of the HP area is located around the large sinkholes in the northwest portion of the property, which are predominantly in Phase 3. Besides the steep slopes associated with the sinkholes, the property consists mainly of rolling hills. The 2022 concept plan disturbed approximately 20.9 acres of the HP area, which complies with the slope analysis recommendations. The road layout and location of lots have remained relatively unchanged, resulting in no significant change in the disturbance area.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans. The Subdivision Regulations require a cul-de-sac at the end of dead-end public streets, but do not allow alternative turnarounds for short, stub-out streets that are meant to be extended in the future.

1) ZONING ORDINANCE

PR (Planned Residential) up to 3 du/ac:

A. The PR zone allows detached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

B. The gross density of The Haven at Hardin Valley Subdivision with the 13 additional lots is 2.8 du/ac.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is classified as the SR (Suburban Residential) place type, which is appropriate for primarily single-family residential development with a range of lot sizes that are generally less than one acre. – The proposed single-family development with varying lot sizes is consistent with the RL place type.

B. Dead-end streets should be limited, and street connections to adjacent residential areas should be provided in new subdivisions. – Two short cul-de-sac (dead-end) streets are in this phase, but the majority of house lots are located on connected streets. One road stub-out is provided in this phase, and the subdivision will have a total of three stub-outs.

C. The proposal conforms to the form attributes of the SR place type, which recommends building heights of 1-2 stories and front setbacks of 20-30 ft. – The maximum height is 35 ft for houses in the PR zone, and the front setback is 20 ft.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. A common area is provided along the majority of the western boundary, between the adjacent agricultural property and the house lots. This is consistent with Policy 2, which is to ensure that development is sensitive to existing community character.

B. The off-site infrastructure improvements to be completed in partnership with Knox County are consistent with Policy 9, which is to coordinate infrastructure improvements with development.

C. The road stub-outs to adjacent properties and limited internal dead-end streets are consistent with Policies 11 and 14, to promote connectivity with new development and provide network efficiency to reduce congestion and improve redundancy in the transportation network.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. – The proposed development is consistent with the growth plan.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

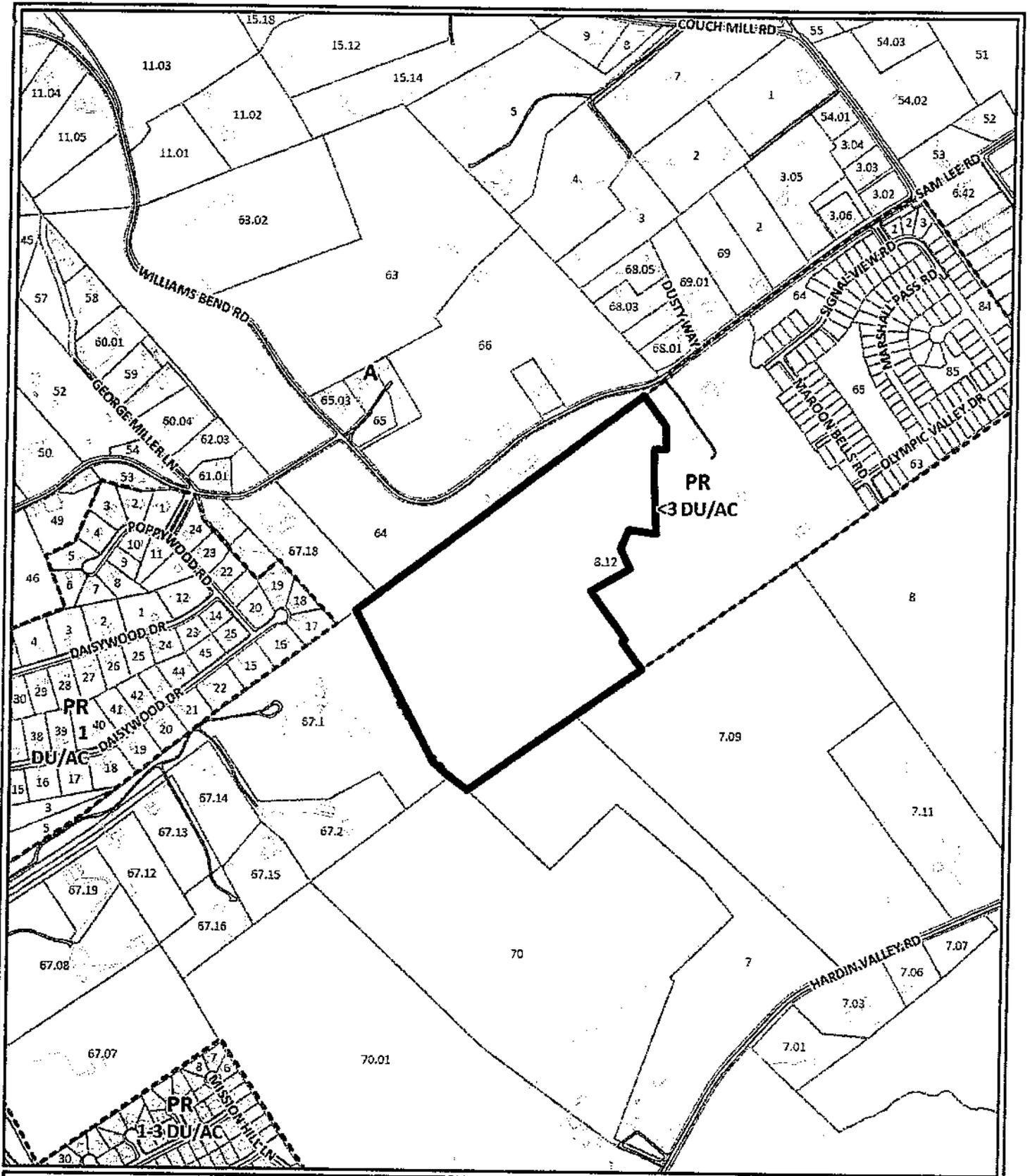
ESTIMATED STUDENT YIELD: 49 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



CONCEPT PLAN / DEVELOPMENT PLAN

6-SB-25-C / 6-C-25-DP

Petitioner: Safe Harbor Development LLC



Revision to previously approved development plan in PR (Planned Residential) up to 3 du/ac

Map No: 117
Jurisdiction: County

Original Print Date: 5/8/2025
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

