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July 7, 2025

Knox County Planning Commission
400 Main St., Suite 403
Knoxville, TN 37902

Re: Agenda Item 53; 6-A-25-UR

Dear Planning Commission:

I represent the residents of 12302 and 12314 Daisywood Dr. We agree with staff's analysis of this use-on-review application and ask that you **deny** this application because it does not meet the criteria of Article 4, Section 2, *Development Standards for Uses Permitted on Review*, in the Knox County Zoning Ordinance.

Attached is a dropbox link to a small example of the constant barking my clients hear on a daily basis. While the applicant may assert that the decibels of this barking do not violate Knox County's noise ordinance, decibels are not the only consideration. Per Chapter 6 of the Code of Knox County, Tennessee, it is a violation to have control or custody of any animal that:

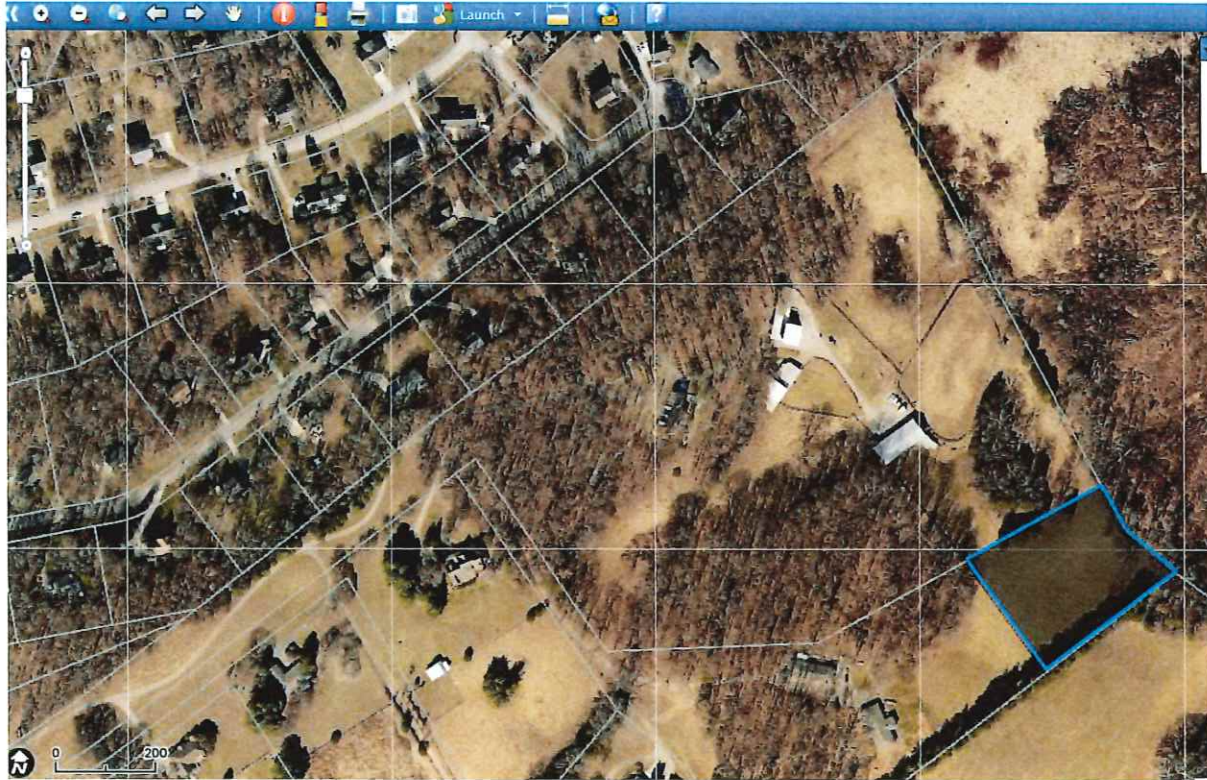
Habitually barks, whines, meows, squawks or causes other objectionable noise resulting in a nuisance to a neighboring resident, shall be deemed to be committing an act in violation of this article. For purposes of this article, "habitually" shall mean continuously for a period of ten minutes, or intermittently for one-half hour or more.

Sec. 6-33. - Animals creating a nuisance. The applicant's operations to date have consistently violated this provision of the Code of Knox County.

When I was first retained by the closest affected neighbors, the applicant had already illegally established a dog kennel on his property ~50 feet from my client's property line. The constant barking they have endured led them to complain to Knox County and for the applicant to be cited for failing to obtain use-on-review approval for this kennel. It has remained open and in operation pending this process, and the noise is only reduced when the applicant wishes to video the kennel for social media posting. I reached out to the applicant with an offer for my clients to withdraw their objections to the development if he would agree to reasonable

conditions for the development, specifically, moving the kennels to the south-east corner of his property¹ and placing a Type A landscape buffer along the adjoining property line. The applicant was not willing to engage in discussing these conditions with me and referred me first to his head of security and then to a fictional attorney who is not licensed in the state of Tennessee.²

Figure 1. Suggested location of the kennels as proposed by the neighbors:



The applicant asserts that he has planted approximately 300 Thula Green Giant evergreens on the boundary of his property and the adjoining established neighborhood. He claims the plantings are 3 feet apart and that they are approximately 2 to 3 feet in height. I have photographed the plantings along my client's property line and the "trees" appear to be further spread out than 3 feet and are significantly less than 2 feet high. In comparison, a [Type A Landscape Screen](#), intended to screen commercial uses from adjoining residential areas, requires a minimum of 15 feet in width with an offset row of trees and shrubs. The trees should be 8 feet tall at the time of planning.

Figure 2. Applicant's landscape³ screen as currently planted adjacent to neighbor's property line:

¹ This location would be ~ 900 feet away from my client's property line. Of note, the applicant chose to place these kennels over 500' from his personal residence.

² I understand he has since hired a licensed attorney to represent him in this matter.

³ The photograph is not scaled; however, one doesn't need a scaled diagram to demonstrate that these current plantings are less than the "2 to 3 feet" represented by the applicant.



The initial site plan presented by the applicant, attached hereto, reveals not only the intent to not relocate current operations, but to expand operations to include dog grooming and training. The revised site plan attached to staff's report is scaled back to only show what has already been illegally placed; however, the prior site plan demonstrates that the applicant has the ability to relocate the current kennels in an area that is less intrusive to the established neighborhoods than its current and proposed location.

Uses on Review exist because some uses, while they may be beneficial to the community, also may involve a potential hazard to the development of an area unless appropriate provisions are made for their impact and are integrated properly with other uses located in the district. While uses-on-review should be approved when the applicant demonstrates he meets the appropriately codified conditions of the use, they should be denied where it cannot be shown that

proposed plan or use is in harmony with the general purpose and intent of the zoning ordinance and with the general plan and sector plan and is reasonably necessary for the convenience and welfare of the community. Moreover, where it is shown that approval would have an adverse impact on the character of the neighborhood in which the site is located, then it can be denied. See [Sec. 6.50 of the Knox County Zoning Ordinance](#).

Since the applicant appears to be unwilling to work with existing neighbors to mitigate the adverse impacts of his kennel, this application should be denied.

I look forward to our conversation about this matter on Thursday.

Sincerely,



Benjamin C. Mullins
FRANTZ, McCONNELL & SEYMOUR, LLP

BCM:kw

Enc.

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DROPBOX LINK:

6-A-25-UR 12302 and 12314 Daisywood Drive

Permit Application for Dog Kennel – Knoxville

16 April 2025

To Whom It May Concern,

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

Daily Operations

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

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

Thank you,

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

Jeremiah Cottle

Owner

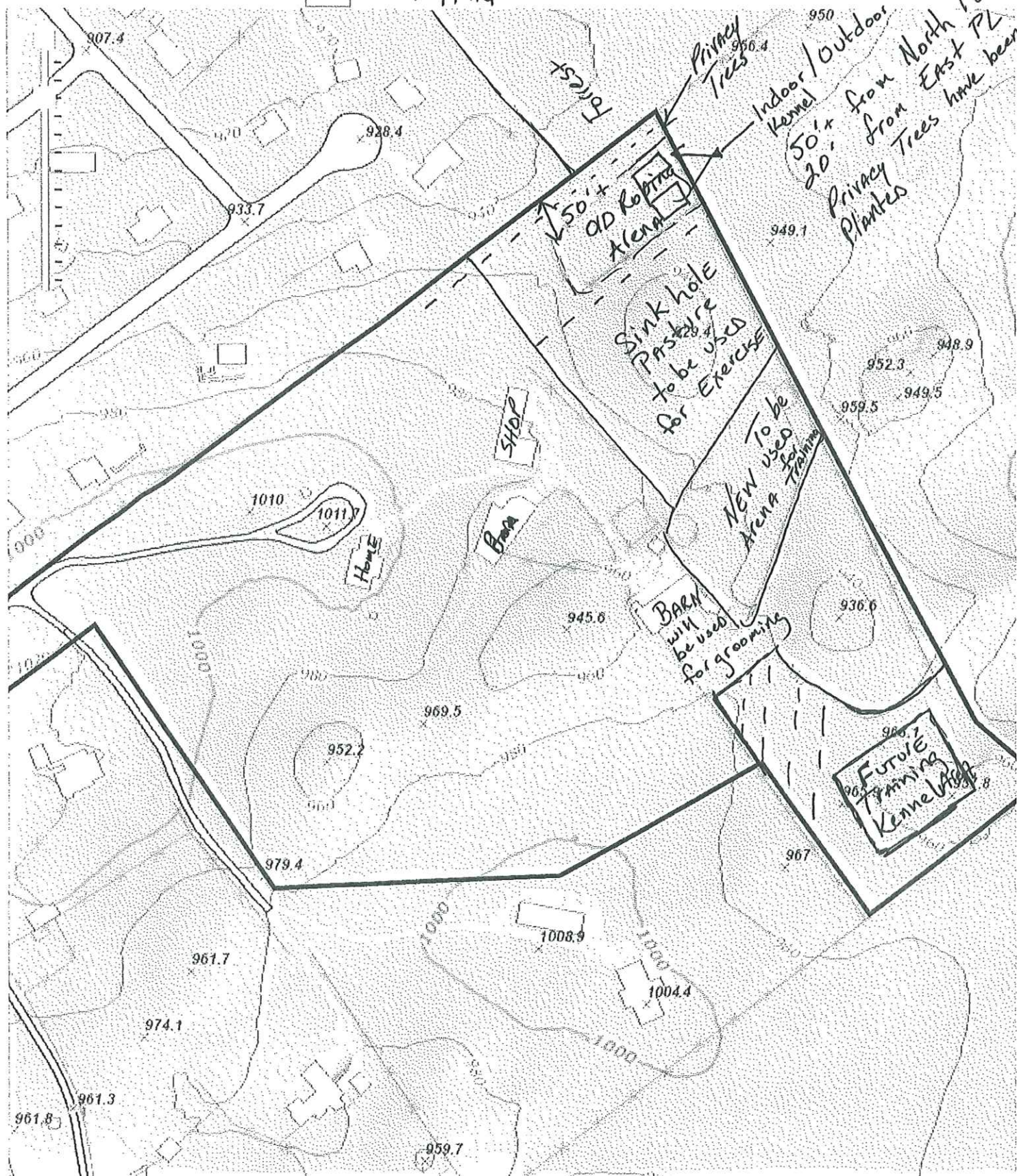
The Veteran Kennel LLC



SITE PLAN

Launch

References





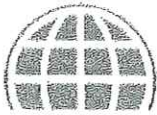
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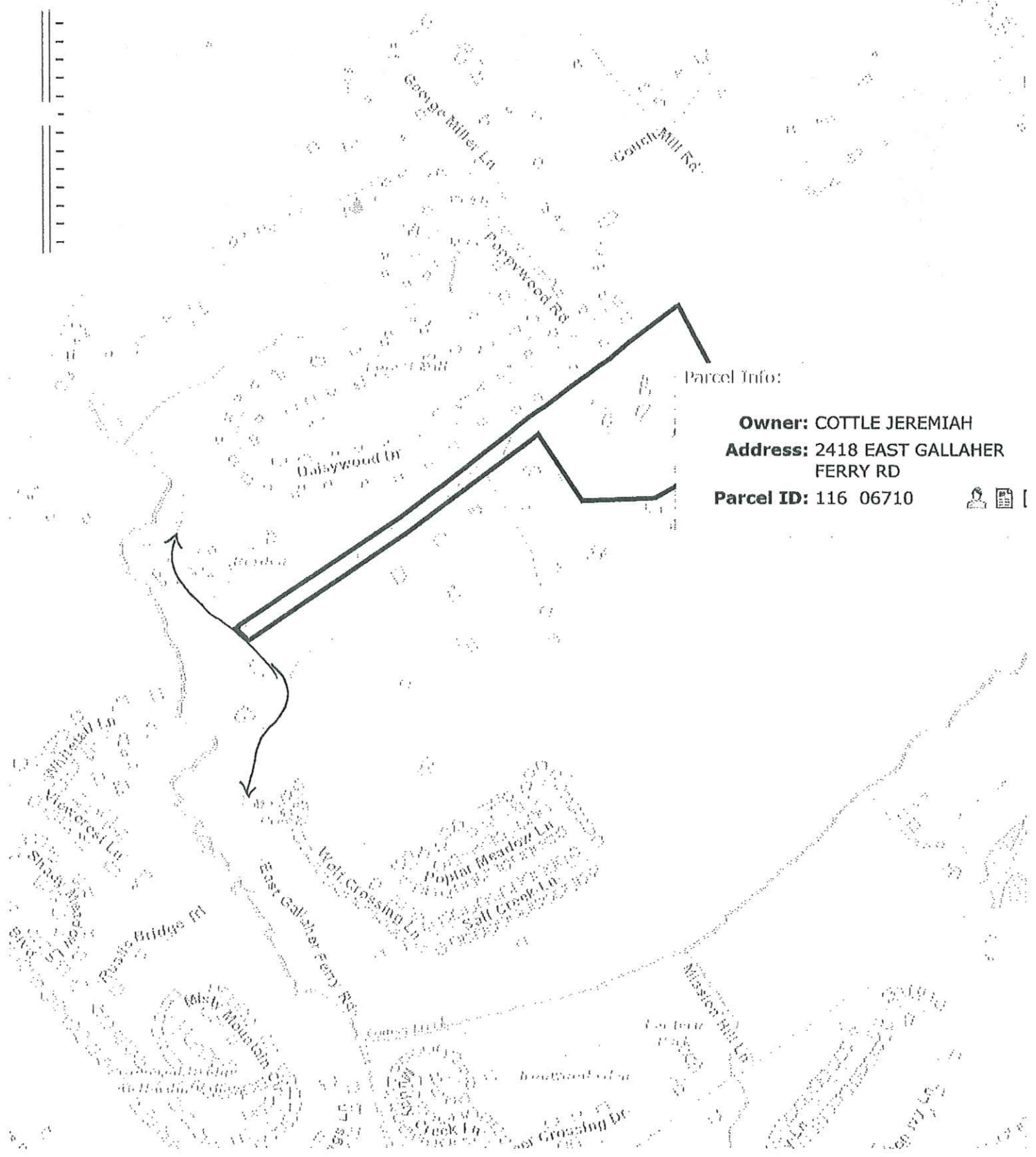
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Parcel Info:

Owner: COTTLE JEREMIAH

Address: 2418 EAST GALLAHER
FERRY RD

Parcel ID: 116 06710

