

# PETITION IN OPPOSITION

## TO USE ON REVIEW CASE 9-B-26-UR

**Proposed Dog Boarding Facility**  
**7513 Mary Lay Lane | Knox County, Tennessee**

|                                  |                                                                                                                                       |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <b>Planning Case</b>             | 9-B-26-UR                                                                                                                             |
| <b>Hearing Date</b>              | 09/10/2026                                                                                                                            |
| <b>Applicant</b>                 | Hunter Fortner                                                                                                                        |
| <b>Official Case Description</b> | Dog boarding facility; 4.79 acres; current land use Rural Residential; A (Agricultural) zoning per case materials / zoning map review |

### IMPORTANT CODE-VERIFICATION NOTE

This revision cross-references the petition against the Knox County Zoning Ordinance supplied by Knoxville-Knox County Planning, as amended through 04/21/2025. It distinguishes provisions found directly in that ordinance from separate official regulations or agency requirements. It does not label unresolved questions as proven violations.

### UPDATED PROPOSAL INFORMATION

Residents report that the proposal has been revised to 16 dog kennels, a separate cat room, and 16 parking spaces including 2 accessible/ADA spaces. As of 08/30/2026, the concept plan publicly linked on the Planning case page still appears to be the 07/28/2026 submission depicting 14 numbered dog kennels and a smaller parking layout. The petition therefore requests that any revised plan be filed and available to the public before a final decision.

*Prepared as a neighborhood petition and technical comment package for submission before the 09/10/2026 hearing.*

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## Part I - Signature-Ready Petition Summary

**To the Knoxville-Knox County Planning Commission:** We, the undersigned residents and property owners, respectfully request that the Planning Commission DENY Use on Review Case 9-B-26-UR for the proposed animal boarding operation at 7513 Mary Lay Lane. If the Commission is not prepared to deny the application on the present record, we request DEFERRAL until the access, traffic, current site plan, parking, drainage, waste-management, noise, sanitation, animal-containment and emergency-access issues below are fully documented and publicly reviewed.

- The Knox County Zoning Ordinance expressly lists dog kennels as a Use on Review in the A (Agricultural) Zone, so this petition does not argue that a dog kennel is categorically prohibited. The issue is whether this site and this operating plan satisfy the required approval standards. [Z1 §§5.22.03(E), 4.10.14-19, 6.50.06]
- The Use-on-Review standards require neighborhood compatibility, protection of adjacent property from noise, odors and traffic congestion, and a finding that the use will not draw substantial additional traffic through residential streets. [Z1 §§4.10.16-18]
- Residents report approximately 11 homes already depend on Mary Lay Lane for daily ingress and egress. Resident-prepared Exhibit D-1 identifies nine off-site homes accessed by Mary Lay Lane and shows two homes on the subject parcel, which is consistent with the previously reported total of approximately 11

homes using the lane. The kennel's customer, employee, service and delivery traffic would be added to that existing residential load. [E1]

- Exhibit D-1 also identifies seven additional nearby/bordering homes that residents believe may be affected by traffic, noise, runoff or entrance activity, including one directly across from the Mary Lay Lane entrance. These are resident-identified impact locations, not a County finding. [E1]
- Current Subdivision Regulations treat private rights-of-way serving six or more lots more stringently and state that a private right-of-way serving a nonresidential lot is subject to the six-or-more-lot standards. Whether and how those standards apply to this existing road and proposed change/intensification should be determined in writing by Planning and Engineering. [S1 §3.03]
- The Zoning Ordinance incorporates Knox County's Access Control and Driveway Design Policy when a building permit is sought. That policy allows gravel for qualifying single-family driveways to Local streets but requires other driveways to be paved. The petition asks Engineering to identify exactly which portions of the kennel's access must be upgraded; it does not assume the policy automatically requires paving the full length of the existing private road. [Z1 §6.10.05; S2 §1.30.03(D)]
- A 16-space parking facility is unquestionably a parking lot under the ordinance definition (>6 automobiles). The ordinance requires parking-lot construction standards, sealed-surface paving for required permanent parking, drainage to eliminate surface water, and prescribed aisle dimensions. Kennels are not specifically listed in the parking-count table, so §3.50.03 calls for a Board of Zoning Appeals interpretation of the required parking count. [Z1 §§2.20, 3.50.03, 3.51]
- The publicly posted plan labels a 25-ft two-way aisle adjacent to apparent 90-degree parking. Table 1 specifies a 26-ft aisle for 90-degree parking, although Engineering may approve smaller dimensions. A dimensioned revised plan and written Engineering approval should therefore precede approval. [Z1 §3.51.01]
- The ordinance directly requires business uses adjacent to residentially developed property in the A zone to provide landscape screening and separately requires screening of business parking/loading areas from adjacent residential uses. Outdoor lighting must be shielded and directed away from residential boundaries. [Z1 §§4.10.10-11]
- Recent fire-response experience makes emergency-access review concrete rather than hypothetical. Residents report that on 08/30/2026 a house fire on Mary Lay Lane drew seven fire trucks and that no fire hydrants are located on Mary Lay Lane. The petition does not treat this as proof of a code violation; it requests written Rural Metro / Fire Prevention review of fire-water supply, nearest hydrant or approved water source, hose-lay distance, apparatus staging/passing and access if multiple units respond simultaneously. [R2]
- Residents report sloping terrain and a creek/downhill drainage concern. Resident-prepared KGIS Exhibits D-2 and D-3 show the topographic context and annotate an expected runoff route from the subject property toward a drainage ditch crossing neighboring properties and ultimately toward Sinking Creek East. These annotations are not an engineered drainage study and should be verified by Engineering. The zoning ordinance prohibits discharges that contaminate surface or subsurface waters and requires grading controls for land disturbance. A prior Knox Planning kennel case required a Special Pollution Abatement Permit (SPAP) for extended overnight animal stay; that is an Engineering precedent/requirement to be confirmed for this case, not a provision contained in the supplied zoning ordinance. [Z1 §§4.10.06, 6.11; S3; E1]
- Resident photographs now document an existing drainage ditch with standing water, visible dust generated by ordinary vehicle traffic on Mary Lay Lane, and recent emergency-response conditions illustrating staging, shoulder/rutting and access constraints. These photographs strengthen the request for Engineering and Fire Prevention review but are not offered as stand-alone technical determinations. [E2]

- Residents report the revised program includes a separate cat room. The A-zone use-on-review list expressly states 'Dog kennels,' while another zone uses the broader phrase 'Dog kennels/animal boarding facilities.' Planning should make an explicit written determination that the cat-boarding component is within the approved use or identify any separate approval required. [Z1 §§5.22.03(E), 5.37.03(G)]
- Animal containment should be addressed without relying on breed stereotypes. The County's dangerous-dog ordinance is behavior-based and imposes enhanced confinement requirements on formally designated dangerous dogs. The kennel should disclose whether it will accept dogs with bite/aggression histories or dangerous-dog designations and demonstrate an escape-prevention and emergency-response plan. [A1 §§6-71 through 6-79]
- Resident-provided screenshots of publicly accessible Canine Adventure Lodge social-media posts indicate that the business markets dog-training services in addition to boarding. Posts describe the trainer as a former Military Working Dog Handler who worked with patrol and bomb dogs and state that this working-K9 background informs current training programs. The petition does not characterize any pictured dog or breed as inherently aggressive; these materials support a request that Planning define the full training scope and require containment, staffing and outdoor-use standards appropriate to the actual operation. [E3]

Requested action: DENY Case 9-B-26-UR. Alternatively, DEFER until a current plan reflecting the full 16-kennel/cat-room/16-space program, a certified access/easement survey, written Engineering and Fire determinations including fire-water supply, a parking determination, drainage/SPAP and animal-waste plans, landscape and lighting plans, quantified traffic information, and a complete containment/operating plan are in the public record. Resident-prepared KGIS Exhibits D-1 through D-3 are attached to document the locations of potentially impacted homes and the topographic/drainage concerns requiring agency verification.

## Part II - Detailed Grounds for Opposition

### 1. Governing Use-on-Review Standards

The supplied Knox County Zoning Ordinance directly confirms that dog kennels are a Use on Review in the A (Agricultural) Zone. Eligibility to apply is not equivalent to entitlement to approval. Section 4.10 explains that uses on review require special consideration because they may more intensely dominate an area or have effects that cannot be definitely foreseen. Sections 4.10.14-.19 require findings concerning adopted plans, the purpose of the zoning regulations, neighborhood compatibility, injury to adjacent property, residential-street traffic, and hazardous/undesirable conditions. Section 6.50.06 authorizes denial where harmony with the ordinance/plans cannot be shown or where approval would adversely affect neighborhood character. [Z1]

- §4.10.16 - compatible with neighborhood character and nearby building size/location.
- §4.10.17 - no significant injury to adjacent property from noise, lights, fumes, odors, vibration, traffic congestion or other impacts.
- §4.10.18 - not of a nature or location that draws substantial additional traffic through residential streets.
- §6.50.03 - Planning may impose conditions regarding location, character or other features in furtherance of the zoning regulations.
- §6.50.06 - Planning may deny where required harmony cannot be shown or neighborhood character would be adversely affected.

### 2. Scope of the Proposed Use: 16 Dog Kennels + Separate Cat Room

Residents report that the operating program has increased or been clarified to include 16 dog kennels plus a separate cat room. The ordinance expressly lists 'Dog kennels' as a Use on Review in the A zone. It does not use the broader 'animal boarding facilities' wording in that A-zone provision. By contrast, the CR Rural Commercial Zone expressly lists 'Dog kennels/animal boarding facilities.' [Z1 §§5.22.03(E), 5.37.03(G)]

This textual difference does not, by itself, establish that cat boarding is prohibited; the cat component may be determined to be incidental or otherwise authorized. However, the Commission should not assume that conclusion. Before action, Planning staff should issue a written interpretation identifying the approved use classification for the separate cat room and whether any similar-use determination, additional Use on Review, or other approval is required.

- Maximum total dogs and cats on site at one time.
- Maximum animals per kennel or enclosure.
- Whether cats are boarded overnight and the maximum cat capacity.
- Whether grooming, training, daycare, retail sales, or other services are also proposed.
- Number of employees and maximum employees per shift.
- Operating, drop-off/pickup, outdoor-exercise and overnight-supervision hours.

### 3. Public Plan vs. Revised Proposal: Require a Current Plan

The Planning case page currently links to a concept-plan PDF submitted 07/28/2026. That public plan depicts 14 numbered kennel stalls and a smaller parking layout. Residents now report a revised program of 16 dog kennels, a separate cat room, and 16 parking spaces including 2 accessible spaces. [C1-C2; R1]

A Use on Review should be decided on the plan actually proposed. If the program has changed materially, the revised site and floor plans should be filed, dimensioned, reviewed by the relevant agencies, and made available to the public before the Commission acts.

- Require the revised site plan and floor plan.

- Require a complete parking count, dimensions, accessible route, loading/drop-off area and circulation arrows.
- Require outdoor dog/cat activity areas, fencing, gates, lighting, waste storage, floor drains and drainage features to be shown.
- Require the maximum animal capacity and hours to be written on the plan or made express conditions of approval.

#### 4. Existing 11-Home Traffic Load and Residential Access

Residents report that approximately 11 homes presently rely on Mary Lay Lane for daily access to the public-road network, reportedly via N. Wooddale Road. Resident-prepared Exhibit D-1 identifies nine off-site homes accessed by Mary Lay Lane and shows two homes on the subject parcel; this is consistent with the previously reported total of approximately 11 homes using the lane. The same exhibit identifies seven additional nearby/bordering homes that residents believe may be affected, including one across from the Mary Lay Lane entrance. The proposed business traffic would therefore be superimposed on an established residential access rather than introduced to a lightly used commercial driveway. [E1]

- Existing household commuting, school, visitor, delivery and service trips.
- Kennel customer drop-off and pickup trips, including peak holiday/weekend periods.
- Employee trips and shift changes.
- Veterinary, maintenance, supply, waste-removal and other commercial service vehicles.
- Emergency vehicles and conflicts when vehicles meet on the private road.

This cumulative condition is directly relevant to §§4.10.17 and 4.10.18. The applicant should quantify existing and projected trips and address passing opportunities, road width at the narrowest points, curves, grades, sight distance and the public-road intersection.

#### 5. Six-Lot / Nonresidential Private Right-of-Way Standards

The current Knoxville-Knox County Subdivision Regulations provide that a private right-of-way is required where an easement would otherwise serve six or more lots. They state that a private right-of-way serving six or more lots must meet the same design and construction standards as a public street, subject to specified reduction/alternative-design approvals. They also state that a private right-of-way serving a nonresidential lot is subject to the six-or-more-lot requirements. [S1 §3.03]

- General private right-of-way width: 40 ft minimum under the current standards.
- Six-or-more-lot private right-of-way: public-street design/construction standards; Engineering may reduce the default 50-ft right-of-way to 40 ft where appropriate.
- Planning may reduce the driving surface to 20 ft; narrower widths require the alternative-design process and Engineering recommendation.
- Street profile and driving-surface cross-section are required under the six-or-more-lot standard.
- Private rights-of-way serving six or more lots that do not conform to public-street standards require the applicable variance approval.

These provisions do not prove that the existing Mary Lay Lane is presently unlawful. It may predate current standards or have prior approvals. The petition therefore requests a written determination of the lane's legal classification, recorded width, approval/variance history, number of lots served, and whether the proposed nonresidential kennel must satisfy current access standards or obtain an alternative/variance.

## 6. Gravel Road, Commercial Driveway and Paving

Section 6.10.05 of the supplied Zoning Ordinance requires compliance with the Knox County Access Control and Driveway Design Policy when a building permit is sought. The incorporated policy states that gravel is considered adequate for qualifying single-family driveways accessing Local streets and that all other driveways must be paved with concrete or bituminous material. [Z1 §6.10.05; S2 §1.30.03(D)]

The policy governs driveways. It should not be stretched into an unsupported statement that every foot of an existing private road must automatically be paved. The Commission should instead require Engineering to identify in writing the precise segment(s) considered the kennel's driveway/access, the paving limits, any road-base/grade/drainage improvements, and whether the shared private right-of-way must be upgraded under the separate Subdivision Regulations.

Resident photographs included in Appendix E show that ordinary vehicle travel on Mary Lay Lane already generates visible dust and that the usable traveled surface appears substantially constrained in several locations. Rather than rely on a shorthand assumption that the lane is 'about 25 feet wide,' the Commission should require certified measurements of the actual traveled width and shoulder conditions at the narrowest points and should evaluate whether added commercial traffic would intensify dust, wear, shoulder breakdown and maintenance burdens. [E2]

## 7. 16-Space Parking Lot: Layout, Paving, Drainage and Parking Determination

The ordinance defines a parking lot as an off-street facility arranged for more than six automobiles. A proposed 16-space lot therefore falls within §3.51. The ordinance requires parking-lot layout/construction standards, prescribed stall/aisle dimensions, sealed-surface paving for required permanent parking, and drainage to eliminate surface water. [Z1 §§2.20, 3.51]

- §3.50.03: for uses not specifically listed in the parking table, parking requirements are interpreted by the Board of Zoning Appeals. Dog kennels are not expressly listed in §3.50.10; the required number of spaces should therefore be formally established rather than assumed.
- §3.51.01: 90-degree parking uses 9-ft stalls and a 26-ft aisle. The publicly posted plan appears to label a 25-ft two-way aisle adjacent to apparent 90-degree parking. Engineering may approve smaller dimensions under §3.51.01(B), so written approval should be required rather than treating this as an automatic violation.
- §3.51.02: two-way nonresidential driveway openings are generally 25-30 ft. This is a driveway-opening standard, not a standard for the full shared Mary Lay Lane.
- §3.51.06: required permanent off-street parking must be sealed-surface construction such as asphalt or concrete.
- §3.51.07: the parking lot must be drained to eliminate surface water.
- §3.51.09: where a parking layout plan is required, entrance approval must precede issuance of a building permit.

Residents report 2 accessible/ADA spaces within the 16-space total. Federal ADA standards require at least 1 accessible space for a 1-25-space parking facility, with at least one of the required accessible spaces van-accessible. Providing 2 accessible spaces is not an objection; the revised plan should simply demonstrate compliant dimensions, access aisle, slope, signage and an accessible route to the entrance. [F1]

## 8. Landscape Screening and Outdoor Lighting

These are direct and strong zoning requirements. Section 4.10.11 states that a business or industrial use adjacent to property developed for residential use within the A zone must provide screening along the residential boundary. It requires a Type A screen within a minimum 15-ft landscape buffer for the business use and a Type

B screen within a minimum 12-ft buffer between business parking/loading areas and adjoining residentially developed property. Section 4.10.10 requires outdoor lighting to be shielded and directed away from boundaries adjacent to residentially permitted property. [Z1]

- Require a dimensioned landscape plan identifying Type A and Type B screens and any existing vegetation proposed to count toward compliance.
- Require a lighting/photometric plan identifying fixture locations, mounting heights and shielding.
- No approval should rely only on a fence where the ordinance separately requires landscape screening.

## 9. Emergency Access, Fire-Water Supply, Turnaround and Single Ingress/Egress

The private-right-of-way standards require all-weather capability in relevant contexts, sight-distance compliance, and a suitable turnaround on dead-end private rights-of-way meeting AASHTO and Fire Prevention requirements. Because approximately 11 residences are reported to rely on the same route, emergency access should be evaluated for the combined residential and commercial condition, including the ability to stage and pass multiple responding apparatus and the adequacy of available fire-water supply. [S1]

Recent resident-reported fire response. On 08/30/2026, residents report that a house fire on Mary Lay Lane required seven fire trucks to respond. Residents further report that there are no fire hydrants located on Mary Lay Lane and that the home sustained only minor damage. This event is not offered as proof that the existing road or water supply is noncompliant; it demonstrates that a real emergency can require simultaneous access by numerous apparatus. Rural Metro / Fire Prevention should therefore provide a written assessment of the nearest available hydrant or other approved water source, hose-lay distance, apparatus staging and passing, turnaround capability, and continuity of access if the lane is partially obstructed. [R2]

Appendix E also includes resident photographs from the 08/30/2026 response showing multiple fire/EMS vehicles occupying Mary Lay Lane and adjacent areas, together with ground/shoulder rutting that residents report occurred when emergency vehicles extended beyond the gravel travel surface. Residents further report that response/staging activity used portions of two additional residential properties beyond the property where the fire occurred. These photographs are submitted to illustrate real-world staging, passing and surface-capacity constraints, not to establish a code violation without agency review. [E2]

- Clear and traveled width at the narrowest points.
- Road-base capacity, all-weather condition and grades.
- Passing opportunities and conflicts with customer/service vehicles.
- Turnaround dimensions for fire/EMS apparatus.
- Continuity of access if a disabled vehicle, collision, fallen tree, washout or emergency scene blocks the lane.
- Fire-water supply and response logistics identified by Rural Metro / Knox County Fire Prevention, including the nearest hydrant or other approved source, hose-lay distance, staging/passing needs, and any additional access or fire-protection measures.

## 10. Creek, Slope, SPAP, Animal Waste and Stormwater

Residents report that the property is sloped and drains toward a creek and neighboring property. Resident-prepared KGIS Exhibits D-2 and D-3 show the topographic setting and annotate an expected flow path from the subject property toward a drainage ditch that crosses neighboring properties and ultimately toward Sinking Creek East; one mapped pathway also shows flow through a pond before reaching the creek. These annotations are resident interpretations of KGIS topography, not a substitute for an engineered drainage study, and the actual flow path should be confirmed by Knox County Engineering. The Zoning Ordinance's commercial/industrial performance standards prohibit discharges into surface or subsurface waters that

contaminate, pollute or harm those waters. Section 6.11 establishes grading-permit procedures specifically to reduce erosion, stream degradation and increased runoff resulting from development. [Z1 §§4.10.06, 6.11; E1] Appendix E includes resident photographs of the existing downhill drainage feature, including a ditch/channel with standing water and visible erosion, as well as the slope from the subject-property area toward that ditch. Residents further report that the portion of the drainage ditch on the subject property is not being routinely mowed or maintained; Exhibit E-2 shows taller vegetation within the drainage feature. In combination with the standing water documented in Exhibit E-1, residents are concerned that these conditions may provide mosquito habitat. These photographs do not establish water quality, mosquito counts, or final hydrologic conclusions, but they support the request for formal Engineering review of runoff pathways, drainage maintenance, stormwater controls, erosion protection, animal-waste controls, washwater disposal, and downstream impacts before any approval. [E2]

SPAP must be cited carefully. The supplied Zoning Ordinance does not itself contain a kennel-specific SPAP section. However, in Knox Planning Use on Review 11-C-23-UR, staff required compliance with Knox County Engineering, including a Special Pollution Abatement Permit for extended overnight animal stay requiring controls to collect animal waste and properly treat or dispose of it. The Commission should require Engineering to confirm whether the same SPAP requirement applies here before approval. [S3]

- Maximum total animal occupancy, including dogs and cats.
- Outdoor relief/exercise locations and surface materials.
- Frequency and method of fecal-waste collection.
- Waste storage containers, containment and pickup schedule.
- Floor-drain and washwater destinations.
- Cleaning chemicals/disinfectants and prevention of contaminated washwater entering stormwater.
- Existing/proposed contours, drainage paths, outlets and downstream receiving areas.
- Water-quality BMPs, erosion controls, detention/retention where required, and long-term maintenance.
- Creek/drainage buffers and any additional Engineering or environmental approvals.

## 11. Noise, Odor and Sanitation

The supplied ordinance contains direct performance standards for noise (§4.10.01), objectionable odors (§4.10.09), waste discharges (§4.10.06), and Use-on-Review impacts (§4.10.17). A 16-kennel overnight boarding operation plus a cat room warrants a defined operating plan rather than generalized assurances.

- Maximum dogs and cats on the premises and maximum animals outdoors at one time.
- Outdoor exercise hours and overnight procedures.
- Location of outdoor areas relative to residences.
- Building insulation/sound attenuation and mechanical-equipment noise.
- Barking/noise monitoring and complaint-response procedures.
- Waste removal frequency, odor controls and sanitation schedule.
- Indoor floor drains and wastewater disposal.
- Customer drop-off/pickup hours, especially early morning, evenings, weekends and holidays.

## 12. Animal Containment, Training Operations, Dangerous-Dog Policies and Public Safety

The petition should remain breed-neutral. Knox County's dangerous-dog ordinance bases restrictions on behavior and formal designation, not on breed alone. The ordinance defines a proper enclosure as one designed to prevent escape and entry by children under 12; formally designated Level Two dangerous dogs are subject to enhanced locked-enclosure, restraint and other requirements. [A1]

The kennel should therefore disclose its animal-acceptance and containment policies before approval, particularly because children live in the neighborhood and the access road is shared.

Resident-provided screenshots of publicly accessible Canine Adventure Lodge social-media posts indicate that the business also advertises dog-training services. A May 7 post describes the trainer as a former Military Working Dog Handler with patrol and bomb-dog experience and states that he spent years working with high-performance dogs. A June 12 post states that working K9s taught the foundation still used at Canine Adventure Lodge and connects that approach to its current BASE CAMP program. [E3]

These screenshots do not establish that any pictured dog is dangerous or aggressive, and the petition does not rely on breed stereotypes. They do, however, raise a legitimate scope-of-use question: whether the proposed Use on Review is limited to boarding or also includes obedience/behavior training, board-and-train programs, outdoor training, working-dog training, or other activities that could affect noise, outdoor intensity, staffing, containment, traffic and neighborhood safety. Planning should define the approved operating scope before action. [E3]

- Whether dogs with known bite histories or human/animal aggression histories will be accepted.
- Whether dogs formally designated Level One/Level Two dangerous in Knox County or an equivalent designation elsewhere will be accepted.
- How the facility will verify owner-provided behavioral history and vaccination records.
- Minimum fencing height/material, dig prevention, secure tops where necessary, gate locks and double-gate/sally-port features.
- Actual fence height, material, post construction, gate security, bottom clearance/dig protection, and any secondary/top containment necessary for the size, strength, jumping/climbing ability, and escape risk of dogs the facility intends to accept. [E3]
- Whether the approved operation includes boarding only or also obedience/behavior training, board-and-train programs, outdoor training, working-dog training, protection/patrol/bite-work training, or similar higher-intensity activities.
- Maximum number of dogs that may be trained or exercised outdoors simultaneously and minimum staffing/supervision ratios for those activities.
- Maximum size/weight and behavioral categories of dogs the facility will accept, and the containment standard that will apply to dogs capable of climbing, jumping, digging, pushing through, or otherwise defeating ordinary residential fencing.
- Staffing and supervision during outdoor exercise and customer transfer.
- Separation protocols for aggressive or escape-prone animals.
- Written escape-response procedure, including immediate notification of Animal Control and affected neighbors where appropriate.
- A condition that no formally designated dangerous dog be accepted unless Animal Control/Codes confirms all applicable restrictions can be met at the boarding location.

These are public-safety, site-design and scope-of-use issues. They should remain breed-neutral and focused on objective containment, staffing, supervision and operating standards for the actual services and animals the facility intends to handle.

### **13. Private Easement Rights, Maintenance and Authority to Improve**

Land-use approval does not adjudicate private easement rights. Nevertheless, if approval depends on widening, paving, drainage, turnaround or other improvements within a shared private access, the applicant should

demonstrate legal authority to perform those improvements and provide the governing maintenance documents.

- Recorded plat(s), easement/right-of-way instruments and legal description.
- Recorded width and actual traveled width.
- Use limitations or purpose language.
- Maintenance agreement and cost allocation.
- Prior subdivision variance or alternative-design approval.
- Current survey showing travel surface, ditches, utilities, structures and the recorded access area.
- Evidence that required improvements can be constructed without relying on property rights the applicant does not possess.

#### **14. Address / Plan Identification Discrepancy**

The Planning case page identifies the subject property as 7513 Mary Lay Lane. The title block on the currently posted 07/28/2026 concept-plan sheets is labeled 7521 Mary Lay Ln. [C1-C2] This may be a drafting/base-map issue, but the revised plan should correct or explain the discrepancy so that all setbacks, access, parking, drainage and neighboring-property measurements are tied to the correct parcel.

#### **15. Requested Findings, Documents and Conditions Before Any Approval**

The residents respectfully request DENIAL. If the Commission is not prepared to deny the application, the residents request DEFERRAL until the following are filed and reviewed publicly:

1. A revised, dimensioned site plan and floor plan reflecting the complete 16-dog-kennel, separate-cat-room and 16-parking-space program.
2. A written Planning interpretation identifying whether the separate cat-boarding component is included within the A-zone 'Dog kennels' Use on Review or requires separate/similar-use approval.
3. A certified boundary/access survey showing recorded right-of-way/easement width and actual traveled width.
4. All recorded plats, access instruments and maintenance agreements affecting Mary Lay Lane.
5. A written Planning/Engineering determination identifying Mary Lay Lane's legal access classification and the subdivision provisions applicable to the proposed nonresidential use.
6. Any historic variance or alternative-design approval relied upon for the existing access.
7. A written determination of paving, road-base, grade, drainage, sight-distance, passing, widening and turnaround improvements required for the kennel.
8. A written Fire Prevention/Rural Metro determination addressing all-weather apparatus access, turnaround, apparatus staging/passing, blockage contingencies, the nearest hydrant or other approved fire-water source, and hose-lay requirements in light of the resident-reported 08/30/2026 response involving seven fire trucks. [R2]
9. A quantified cumulative traffic/access analysis including the approximately 11 existing residences plus kennel traffic.
10. Intersection sight-distance and turning analysis at the public-road connection.
11. A formal parking-count determination under §3.50.03 and a final parking/circulation plan meeting §3.51 or identifying written Engineering-approved dimensional exceptions.
12. A landscape plan demonstrating the Type A / Type B screening required by §4.10.11 where applicable.
13. A lighting plan demonstrating shielding and direction away from residential boundaries under §4.10.10.

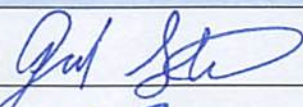
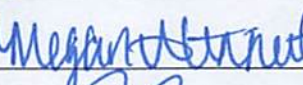
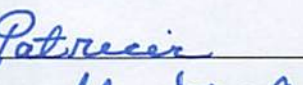
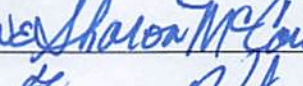
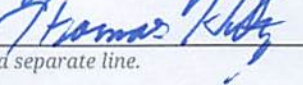
14. An engineered drainage/stormwater/grading plan with existing and proposed contours and downstream flow paths that specifically evaluates the drainage route depicted in Resident Exhibits D-2 and D-3 toward the neighboring drainage ditch and Sinking Creek East. [E1]
15. A written Knox County Engineering determination regarding SPAP applicability for overnight boarding and, if applicable, an approvable SPAP/waste-control plan.
16. An animal-waste, sanitation and washwater management plan including all floor drains and wastewater destinations.
17. Maximum total dogs and cats, maximum animals outdoors, employee count, expected daily customers/trips and peak periods.
18. Hours of operation, customer drop-off/pickup hours, outdoor exercise hours and overnight-supervision procedures.
19. Noise-control design, barking/complaint-response procedures and odor/sanitation controls.
20. A complete animal-containment and escape-response plan, including policy for animals with bite/aggression histories or formal dangerous-dog designations.
21. A written statement defining the full training scope proposed at this site, including whether the operation will offer board-and-train, obedience/behavior training, outdoor training, working-dog training, protection/patrol/bite-work training, or similar services.
22. A dimensioned containment plan identifying actual fence height, materials, posts, gates, bottom/dig protection, double-gate/sally-port features, vegetation-maintenance standards, and any secondary/top containment required for the dogs the facility intends to accept.
23. Maximum size/weight and behavioral categories of dogs accepted; maximum dogs trained/exercised outdoors at one time; and minimum staffing/supervision ratios for outdoor training and handling.
24. Documentation that the applicant has legal authority to perform every access/roadway improvement required as a condition of approval.
25. Correction/clarification of the 7513 versus 7521 address discrepancy in the public case materials.

**PRIMARY REQUEST - DENY.** The present record should not support the required Use-on-Review findings unless the applicant demonstrates that this particular site, access route and operating plan can accommodate the proposed intensity without unacceptable residential traffic, access, runoff, noise, odor, sanitation or safety impacts.

**ALTERNATIVE REQUEST - DEFER.** If the Commission believes the unresolved issues may be curable, defer the case rather than approve it subject only to vague future compliance. Require the technical documents above to be filed, agency-reviewed and available to the public before a final decision.

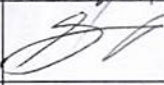
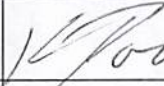
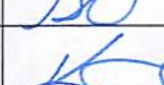
### Part III - Petition Signatures

By signing below, I request that the Knoxville-Knox County Planning Commission DENY Case 9-B-26-UR or, alternatively, DEFER the application until the access, traffic, current-plan, emergency-response, parking, drainage, waste-management, noise, sanitation, containment and private-road issues identified in this petition have been resolved in the public record.

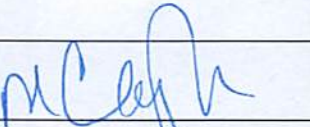
| Printed Name      | Property Address   | Signature                                                                            | Date    |
|-------------------|--------------------|--------------------------------------------------------------------------------------|---------|
| Jacob Stinnett    | 7505 Mary Lay      |    | 8-31-26 |
| Nathan Stansberry | 7507 Mary Lay Ln   |    | 8/31/26 |
| Emily Stansberry  | 7507 Mary Lay Ln   |    | 8-31-26 |
| Megan Stinnett    | 7505 Mary Lay Ln   |    | 8-31-26 |
| David Moss        | 7524 Mary Lay Ln   |    | 8-31-26 |
| PATRICIA MOSS     |                    |                                                                                      |         |
| Patricia Moss     | 7524 Mary Lay      |    | 8-31-26 |
| Sharon McCulley   | 7520 Mary Lay Lane |   | 8-31-26 |
| Thomas Hultz      | 7526 Mary Lay      |  | 8-31-26 |

Additional signature pages follow. Each adult supporter may sign on a separate line.

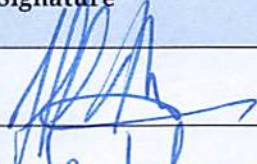
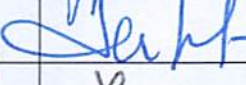
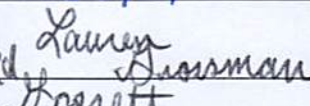
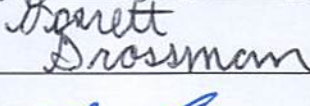
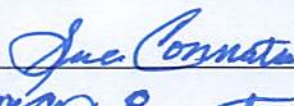
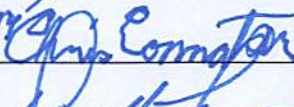
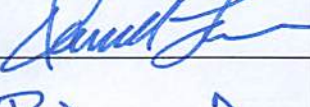
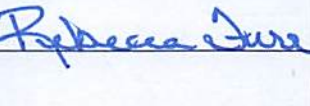
## Petition Signatures - Continued

| Printed Name             | Property Address                                                   | Signature                                                                           | Date    |
|--------------------------|--------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------|
| Jennifer Humphrey-Poveda | 447 N. Wooddale Rd<br>Straw Plains, TN 37871                       | Jennifer Humphrey-Poveda                                                            | 8-31-26 |
| Mary A. Poveda           | <del>447 N. Wooddale Rd</del><br><del>Straw Plains, TN 37871</del> | Mary A. Poveda                                                                      | 8-31-26 |
| Gabriel Poveda           | 447 N. Wooddale Rd<br>Straw Plains, TN 37871                       |    | 8/31/26 |
| Keith Poveda             | 447 N Wooddale                                                     |    | 8/31/26 |
| Angela Whitaker          | 455 N. Wooddale                                                    | Angela Whitaker                                                                     | 9-1-26  |
| Gary Whitaker            | 455 N. Wooddale                                                    | Gary P. Whitaker                                                                    | 9-1-26  |
| Becky Wilson             | <del>448</del><br>458 Wooddale                                     | Rebecca Wilson                                                                      | 9-1-26  |
| Scott Leabow             | 7516 Mary Lay Lane                                                 | Scott Leabow                                                                        | 9-1-26  |
| Stephanie Leabow         | 7516 Mary Lay Lane                                                 |   | 9-1-26  |
| Kara Lockmiller          | 7508 Ruggles<br>Ferry Pk<br>Knox 37924                             |  | 9-1-26  |

## Petition Signatures - Continued (Page 3)

| Printed Name      | Property Address                            | Signature                                                                          | Date        |
|-------------------|---------------------------------------------|------------------------------------------------------------------------------------|-------------|
| Christy Mickles   | 7510 Mary Lay Ln<br>Straw. Plains, TN 37871 |  | 31 Aug 2026 |
| Joseph Mickles    | 7510 Mary Lay Ln<br>Strawberry Plains, TN   |  | 31 Aug 2026 |
| Terry Lichter     | 7509 Mary Lay Ln<br>Strawberry Plains, TN   |  | 9/1/26      |
| Deborah Lichter   | 7509 Mary Lay Ln<br>Strawberry Plains       |  | 9/1/26      |
| Michelle Clabough | 7512 Ruggles Ferry<br>Pike                  |  | 9-1-26      |
| Tony Clabough     | 7512 Ruggles Ferry<br>Knoxville, TN 37924   |  | 9-1-26      |
| James Lockmiller  | 7508 Ruggles<br>Ferry Pike Knoxville 37924  |  | 9-1-26      |
| John Lorch        | 7508 RUGGLES FERRY<br>PIKE                  | 37924                                                                              | 9-1-26      |
| Donna Lorch       | " " "                                       | " "                                                                                | " "         |

## Petition Signatures - Continued (Page 4)

| Printed Name     | Property Address                      | Signature                                                                           | Date     |
|------------------|---------------------------------------|-------------------------------------------------------------------------------------|----------|
| Jeff Hawn        | 7526 Mary Lay                         |   | 9-1-26   |
| JERI HAWN        | 7526 Mary Lay                         |   | 09/01/26 |
| Lauren Grossman  | 457 N. Wooddale Rd                    |   | 9/1/26   |
| Garrett Grossman | 457 N. Wooddale Rd                    |   | 9/1/26   |
| SUE Connatser    | 7514 N. <sup>Ruggles</sup> Ferry Pk   |   | 9/2/26   |
| Chris Connatser  | 7514 N. <sup>Ruggles Ferry</sup> Pike |   | 9/2/26   |
| DARRELL FURR     | 7512 MARY LAY                         |   | 9-2-26   |
| Rebecca Furr     | 7512 Mary Lay                         |  | 9-2-26   |
|                  |                                       |                                                                                     |          |
|                  |                                       |                                                                                     |          |

Additional copies of this signature continuation page may be attached if needed.

## Appendix A - Code Cross-Reference Audit

This table is the core verification step requested by the neighborhood. 'Direct' means the supplied Zoning Ordinance itself supports the proposition. 'Separate official authority' means the point comes from another official regulation/source and is not represented as language from the supplied zoning ordinance. 'Conditional' means applicability depends on facts or agency interpretation that should be established before approval.

| Petition Issue                                  | Authority                           | Status                                                 | Final Treatment                                                                                   |
|-------------------------------------------------|-------------------------------------|--------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Dog kennel allowed only on review in A zone     | Z1 §5.22.03(E)                      | Direct                                                 | Retain. Do not argue categorical prohibition.                                                     |
| Use-on-Review compatibility / traffic / impacts | Z1 §§4.10.14-.19; 6.50.06           | Direct                                                 | Primary basis for opposition.                                                                     |
| Noise performance standard                      | Z1 §4.10.01                         | Direct                                                 | Retain; request operating/acoustic controls.                                                      |
| Surface/subsurface water contamination          | Z1 §4.10.06                         | Direct for commercial/industrial performance standards | Retain; pair with SPAP/Engineering review.                                                        |
| Odor standard                                   | Z1 §4.10.09                         | Direct                                                 | Retain.                                                                                           |
| Outdoor lighting shielding                      | Z1 §4.10.10                         | Direct                                                 | Add/strengthen.                                                                                   |
| Landscape screening next to residential use     | Z1 §4.10.11                         | Direct                                                 | Add/strengthen: Type A 15-ft buffer; Type B 12-ft parking buffer where applicable.                |
| Parking lot applies to 16 spaces                | Z1 definition of Parking lot; §3.51 | Direct                                                 | Retain and update to 16 spaces.                                                                   |
| Exact minimum parking count for kennel          | Z1 §3.50.03                         | Direct procedural point                                | Kennel not listed in §3.50.10; request BZA interpretation.                                        |
| 90-degree parking aisle 26 ft                   | Z1 §3.51.01 Table 1                 | Direct                                                 | Public plan's 25-ft two-way aisle should be reviewed; Engineering can approve smaller dimensions. |
| Required permanent parking paved                | Z1 §3.51.06                         | Direct                                                 | Retain with 'required permanent parking' wording.                                                 |
| Parking lot drainage                            | Z1 §3.51.07                         | Direct                                                 | Retain.                                                                                           |
| Nonresidential driveway opening width           | Z1 §3.51.02                         | Direct                                                 | Use only for driveway opening; do not apply to full private road.                                 |

|                                                                             |                                |                                                            |                                                                                    |
|-----------------------------------------------------------------------------|--------------------------------|------------------------------------------------------------|------------------------------------------------------------------------------------|
| Access Control Policy applies at building permit                            | Z1 §6.10.05                    | Direct incorporation                                       | Retain.                                                                            |
| Gravel limited to qualifying single-family driveways; other driveways paved | S2 §1.30.03(D)                 | Separate official authority                                | Retain, but do not assert full shared lane automatically must be paved.            |
| Six-lot / nonresidential private right-of-way standards                     | S1 §3.03                       | Separate official authority; applicability conditional     | Retain as request for written Planning/Engineering determination.                  |
| 40-ft private right-of-way standard                                         | S1 §3.03                       | Separate official authority; conditional for existing lane | Retain as current benchmark, not automatic violation.                              |
| SPAP for overnight kennel stay                                              | S3 prior kennel UOR            | Separate Engineering/Planning precedent                    | Retain as requirement to confirm, not as zoning-ordinance text.                    |
| Grading / erosion / stream degradation                                      | Z1 §6.11                       | Direct when land disturbance occurs                        | Retain.                                                                            |
| Cat room within A-zone dog-kennel approval                                  | Z1 §5.22.03(E) vs. §5.37.03(G) | Conditional interpretation                                 | New issue: request written Planning determination.                                 |
| Dangerous-dog containment                                                   | A1 Ch. 6, Div. 2               | Separate county animal code                                | Use for breed-neutral containment conditions; not as proof kennel cannot operate.  |
| 2 ADA spaces in 16-space lot                                                | F1 ADA Standards §208          | Separate federal standard                                  | Not an objection. Minimum federal scoping is 1 for 1-25; verify design/route only. |

## Appendix B - Verified and Resident-Reported Facts

### Verified public-record facts

- Knox Planning identifies Case 9-B-26-UR as a Use on Review scheduled for 09/10/2026, Agenda Item No. 34. [C1]
- The case page identifies the location as 7513 Mary Lay Lane, 4.79 acres, current land use Rural Residential, proposed use Dog boarding facility, SR (Suburban Residential) place type, Urban Growth Area, Rural Metro Fire, KUB sewer and water. [C1]
- The public concept-plan PDF is marked submitted 07/28/2026 and the sheets are titled 7521 Mary Lay Ln. It depicts 14 numbered kennel stalls and a parking layout with a handwritten 25-ft two-way aisle. [C2]
- The supplied Knox County Zoning Ordinance is stated to be amended through 04/21/2025 and was provided by Knoxville-Knox County Planning. [Z1]

### Resident-reported / updated proposal information to verify

- Resident-prepared Exhibit D-1 identifies nine off-site homes accessed by Mary Lay Lane and shows two homes on the subject parcel; residents report approximately 11 homes in total use/rely on the lane. [E1]
- Mary Lay Lane is a private gravel road with a traveled width reported at approximately 25 ft.
- Resident-prepared KGIS Exhibits D-2 and D-3 show sloping topography and annotate expected runoff toward a drainage ditch crossing neighboring properties and toward Sinking Creek East. The actual drainage path remains to be verified by Engineering. [E1]
- Children live in and use the neighborhood along the shared access.
- Exhibit D-1 identifies seven additional nearby/bordering homes that residents believe may be affected by the proposed use, including one across from the Mary Lay Lane entrance. [E1]
- On 08/30/2026, residents report a house fire on Mary Lay Lane drew seven fire trucks; residents report there are no fire hydrants located on Mary Lay Lane and that damage was minor. These facts should be confirmed through Rural Metro / Fire Prevention or dispatch records if available. [R2]
- The proposal has been revised/clarified to 16 dog kennels plus a separate cat room.
- The proposal has been revised/clarified to 16 parking spaces including 2 accessible/ADA spaces.
- Resident photographs document standing water within the drainage ditch, the downhill slope from the subject-property area toward the drainage channel, visible dust from ordinary traffic on Mary Lay Lane, and recent emergency-response/staging conditions on the shared gravel access. [E2]
- Resident-provided screenshots from publicly accessible Canine Adventure Lodge social-media posts indicate that the business markets dog-training services and describes working-K9 experience as informing current training programs; screenshots also depict the existing outdoor fence/vegetation condition and examples of large dogs handled by the business. [E3]

*These resident-reported facts should be supported, where possible, with photographs, measurements, plats/easement documents, the revised applicant plan, and hearing testimony.*

### Suggested Exhibits

- Recorded plat and easement/private-right-of-way instruments for Mary Lay Lane.
- ATTACHED as Exhibit D-1 - Resident-prepared KGIS map identifying nine off-site homes accessed by Mary Lay Lane, the two homes on the subject parcel, and seven additional nearby/bordering homes identified as potentially impacted. [E1]
- Photographs showing gravel surface, road width, curves, grades, narrow points, ditches and passing limitations.

- ATTACHED as Exhibits D-2 and D-3 - Resident-prepared KGIS topography maps annotating the expected drainage path toward the neighboring ditch and Sinking Creek East; Engineering verification remains requested. [E1]
- Measurements of traveled width at several points and any passing areas.
- Photographs of the Mary Lay Lane/public-road intersection and sight lines.
- Private-road maintenance agreement or evidence of maintenance responsibility/costs.
- Any revised applicant site/floor plan showing 16 kennels, cat room and 16 parking spaces.
- Knox Planning staff report when posted, with a short written response to each recommendation/condition.
- If obtainable before filing/hearing: Rural Metro / 911 dispatch or incident documentation confirming the 08/30/2026 fire response, number of responding apparatus, and nearest available hydrant/fire-water source. [R2]

## Appendix C - Sources

- [Z1] **Knox County Zoning Ordinance.** Zoning Ordinance of Knox County, Tennessee, as amended through 04/21/2025; Municode download dated 07/01/2025; supplied by Knoxville-Knox County Planning. Key sections used: 2.20; 3.40; 3.50; 3.51; 4.10.01, .06, .09-.19; 5.22; 5.37; 6.10; 6.11; 6.50.
- [C1] **Knox Planning - Case 9-B-26-UR.** Official case page, accessed 08/29/2026. Confirms hearing date, applicant, address, acreage, current/proposed land use, place type, utilities and Rural Metro Fire.  
<https://knoxplanning.org/cases/9-B-26-UR>
- [C2] **KGIS / Knox Planning - Concept Plans for 9-B-26-UR.** Official concept-plan PDF linked from the case page, submitted 07/28/2026; accessed 08/29/2026. Publicly posted sheets depict the existing 14-kennel layout and parking/circulation sketch and carry a 7521 Mary Lay Ln title.  
<https://www.kgis.org/ConceptPlans/9-B-26-UR.PDF>
- [S1] **Knoxville-Knox County Subdivision Regulations.** Amended through 01/09/2025. Section 3.03 addresses access easements/private rights-of-way, the six-lot threshold, nonresidential private rights-of-way, width, grade, maintenance, turnarounds and six-or-more-lot public-street standards.  
<https://knoxplanning.org/resources/zoning/subregs/Knoxville-Knox%20County%20-%202025-01-09.pdf>
- [S2] **Knox County Access Control and Driveway Design Policy.** Official policy incorporated into the zoning ordinance by §6.10.05. Section 1.30.03(D) addresses driveway surfaces and paving.  
[https://public.destinyhosted.com/knoxdocs/2015/AGN/20151209\\_806/5944\\_R1512406%20-%20Access%20Control%20and%20Driveway%20Design%20Policy.pdf](https://public.destinyhosted.com/knoxdocs/2015/AGN/20151209_806/5944_R1512406%20-%20Access%20Control%20and%20Driveway%20Design%20Policy.pdf)
- [S3] **Knox Planning Use on Review 11-C-23-UR.** 11/09/2023 kennel/animal-training case. Staff condition required compliance with Knox County Engineering, including a Special Pollution Abatement Permit for extended overnight animal stay with controls to collect and properly treat/dispose of animal waste.  
<https://agenda.knoxplanning.org/2023/november/11-C-23-UR.pdf>
- [A1] **Knox County Code of Ordinances, Chapter 6 - Animals, Division 2 - Dangerous Dogs.** Accessed 08/29/2026. Behavior-based dangerous-dog definitions and mandatory containment/restriction provisions, including Level Two secured-enclosure requirements.  
[https://library.municode.com/tn/knox\\_county/codes/code\\_of\\_ordinances?nodeId=PTIICO\\_CH6AN\\_ARTIIANCO\\_DIV2DADO](https://library.municode.com/tn/knox_county/codes/code_of_ordinances?nodeId=PTIICO_CH6AN_ARTIIANCO_DIV2DADO)
- [F1] **U.S. Department of Justice - 2010 ADA Standards for Accessible Design.** Section 208.2: parking facilities with 1-25 spaces require at least 1 accessible space; at least one of every six required accessible spaces must be

van accessible. Accessed 08/29/2026.

<https://www.ada.gov/law-and-regs/design-standards/2010-stds/>

**[E1] Resident-Prepared KGIS Exhibits - Ground Water Contamination Risk Maps.** PDF exported from the resident-prepared PowerPoint and provided 08/30/2026. The three maps use KGIS base mapping and identify residences/access relationships and resident-annotated topographic/drainage concerns. Drainage arrows are resident interpretations submitted for Knox County Engineering verification.

**[R2] Resident-Reported Fire Response - 08/30/2026.** Residents report that a house fire on Mary Lay Lane required seven fire trucks, that no fire hydrants are located on Mary Lay Lane, and that damage to the home was minor. This is treated as resident-reported information pending agency/dispatch confirmation and is used only to support the request for formal fire-access and fire-water-supply review.

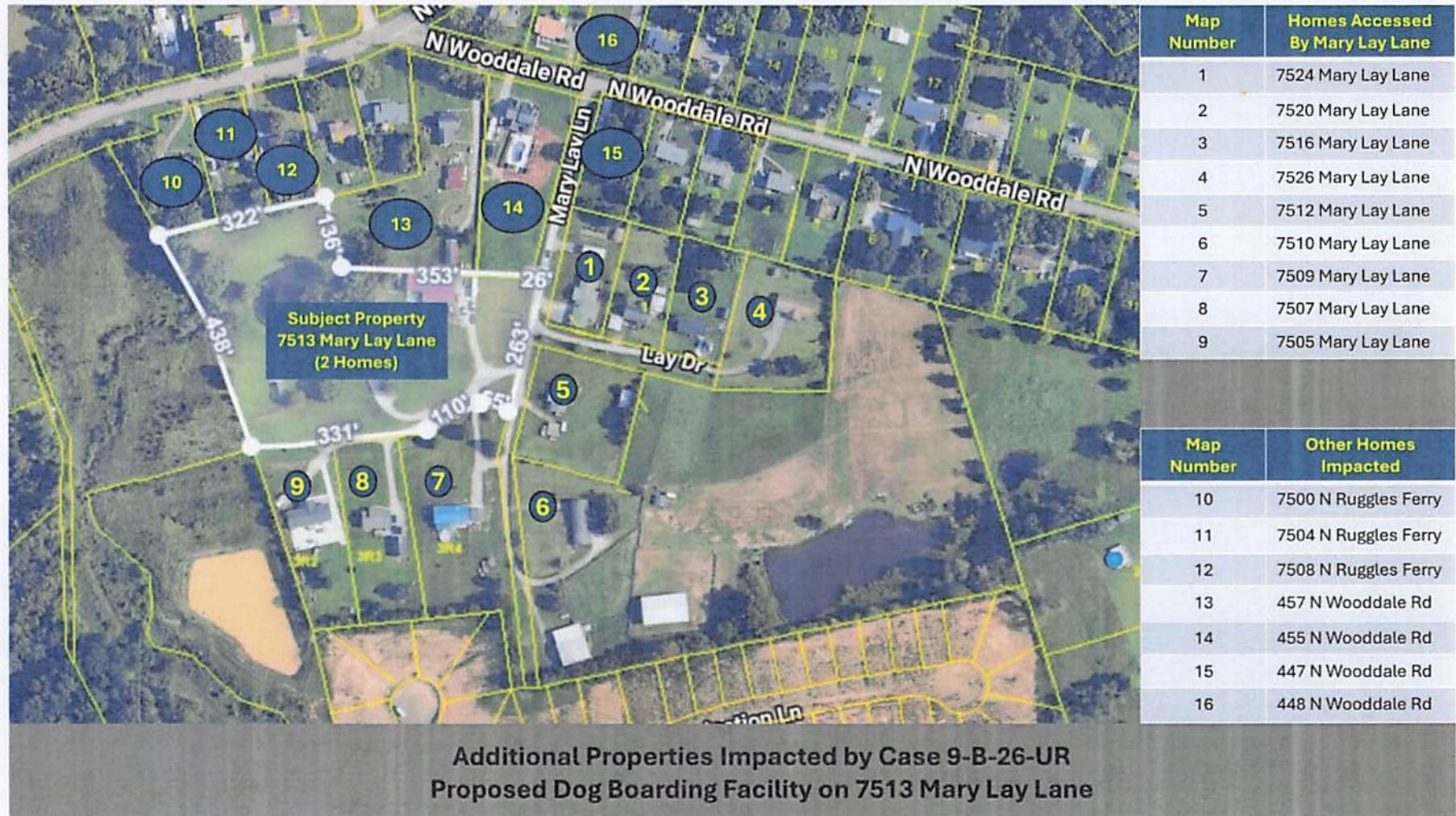
**[E2] Resident Photographs - Mary Lay Lane Conditions.** Resident-provided photographs supplied 08/30/2026 documenting (1) the downhill drainage ditch/channel, including standing water and visible erosion, (2) the slope and taller vegetation within the drainage feature on the subject-property area, (3) visible dust generated by existing traffic on Mary Lay Lane, and (4) the 08/30/2026 fire/EMS response and related resident-reported rutting/staging conditions. These photographs are used as factual visual exhibits; captions identify when a statement is resident-reported rather than independently confirmed.

**[E3] Resident-Provided Public Social-Media Screenshots - Canine Adventure Lodge.** Screenshots supplied by neighborhood residents on 08/31/2026 from publicly accessible business social-media content. Included only to document the business's publicly advertised training scope, existing outdoor containment/vegetation conditions, and examples of the size/type of dogs publicly associated with the operation. The petition does not treat any pictured breed or individual dog as inherently aggressive or dangerous.

## Appendix D - Resident-Prepared KGIS Exhibits

These maps are resident-prepared exhibits using KGIS base mapping. Labels and drainage arrows/interpretations are not County Engineering findings and are submitted to identify issues for agency verification.

### Exhibit D-1 - Homes Accessing Mary Lay Lane and Nearby/Bordering Properties

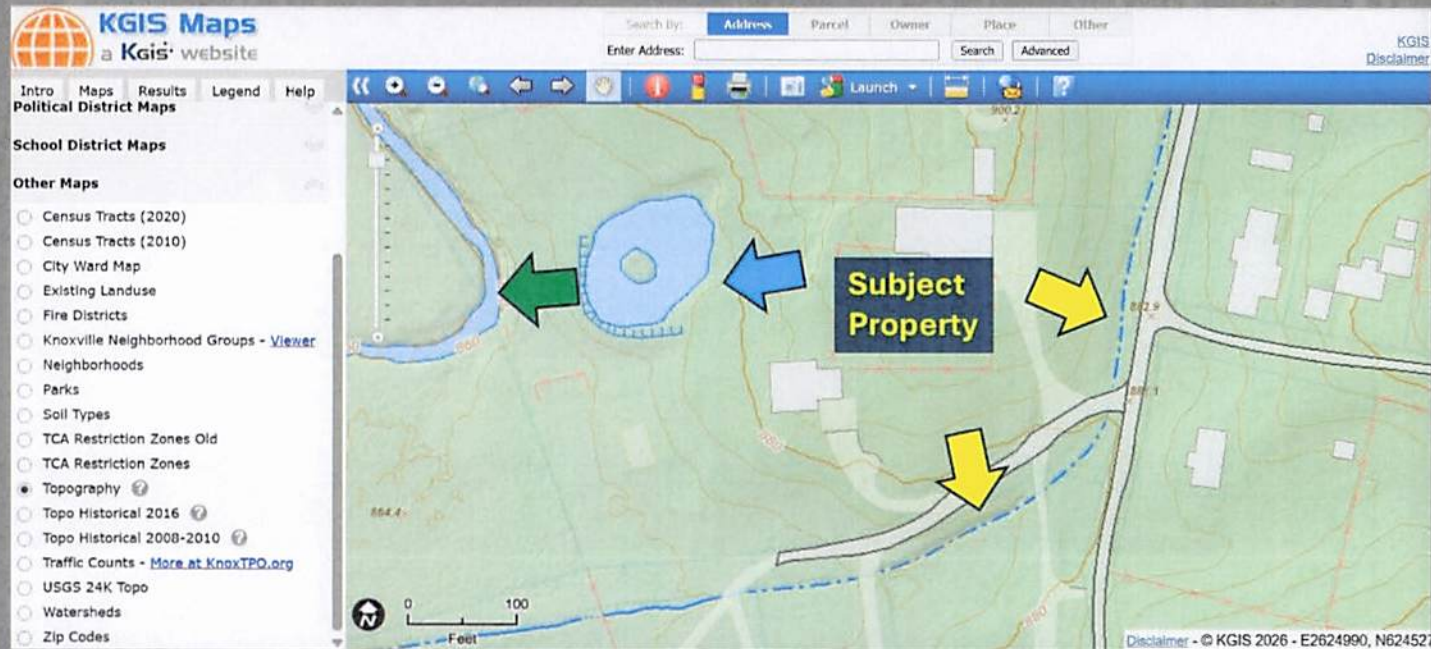


Resident-prepared map. The accompanying table identifies nine off-site homes accessed by Mary Lay Lane and seven additional nearby/bordering homes; the map also labels the subject parcel at 7513 Mary Lay Lane as containing two homes.

Prepared 08/30/2026 | Technical comment package - not a legal opinion

## Exhibit D-2 - Local Topography and Annotated Drainage Path

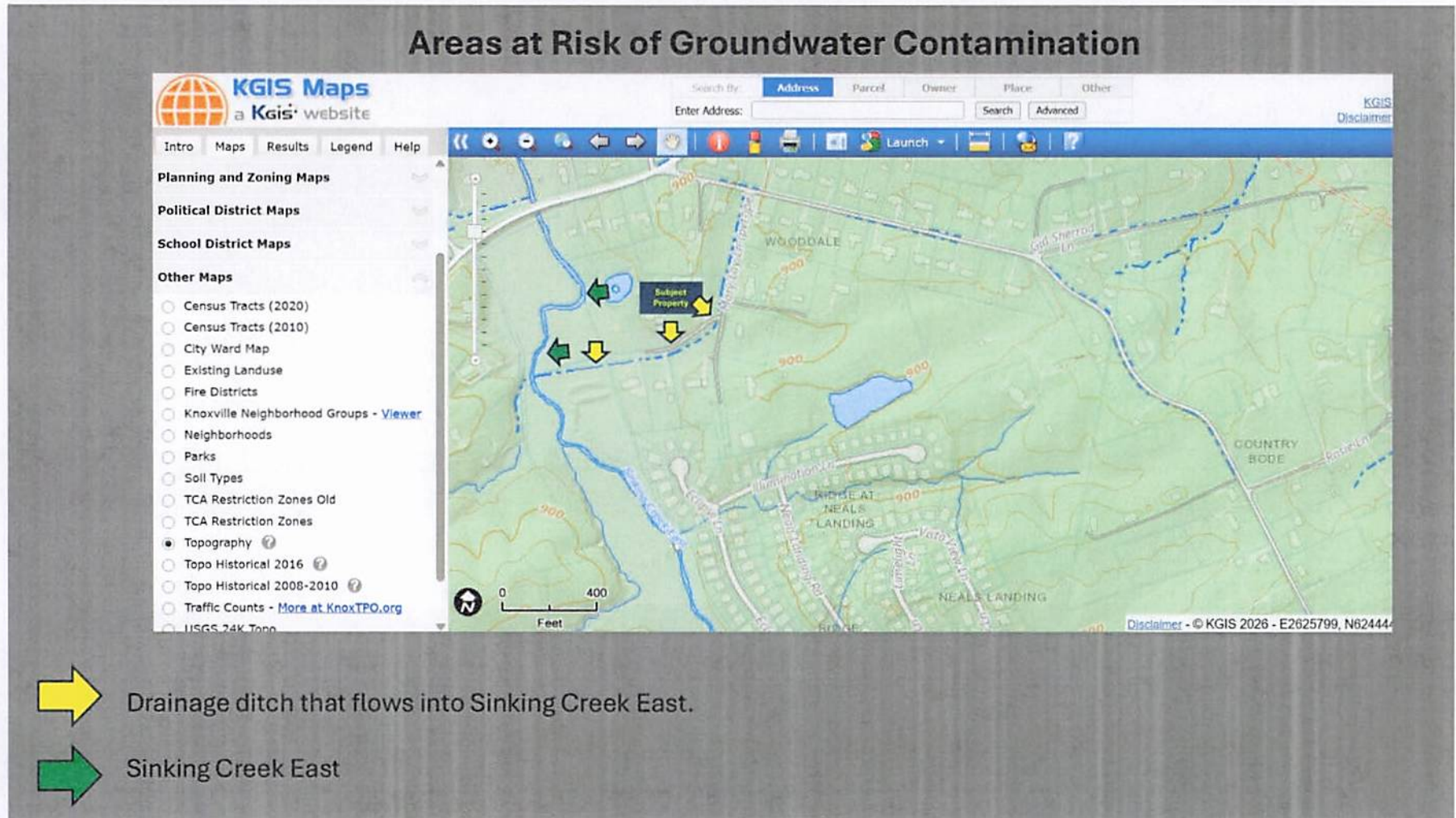
### Areas at Risk of Groundwater Contamination



- ➡ Rainwater will flow into drainage ditch that crosses neighbors' properties and empties into Sinking Creek East.
- ➡ Rainwater will flow into pond.
- ➡ Rainwater will flow from pond into Sinking Creek East.

Resident-prepared KGIS topography exhibit. Annotations depict expected runoff from the subject property toward a drainage ditch crossing neighboring properties, with pathways toward a pond and Sinking Creek East. Engineering verification is requested.

## Exhibit D-3 - Broader Topographic Context: Drainage Ditch and Sinking Creek East



Resident-prepared KGIS topography exhibit showing the broader relationship among the subject property area, the drainage ditch, and Sinking Creek East. Engineering verification is requested.

## Appendix E - Resident Photographs: Drainage, Dust and Emergency Access

*These photographs were provided by neighborhood residents on 08/30/2026. They are submitted as visual support for the petition's requests for Engineering and Fire Prevention review. Unless otherwise stated, the photographs are not offered as definitive technical measurements or official agency findings; where a caption references the cause of rutting, the number of responding vehicles, lack of hydrants, or use of adjacent properties, that information is treated as resident-reported.*

### Exhibit E-1 - Existing Drainage Ditch with Standing Water

*Photograph documenting standing water within the existing downhill drainage channel together with a culvert feature and visible channelization/erosion. Petitioners submit this exhibit to support their request for Engineering review of runoff, drainage, erosion, animal-waste controls, washwater disposal, and protection of downstream receiving waters before approval.*



### **Exhibit E-2 - Slope and Vegetation in Subject-Property Drainage Channel**

*Photograph showing the sloping terrain and the drainage feature below the subject-property area. Residents report that the portion of the ditch on the subject property is not being routinely mowed or maintained; the photograph shows taller vegetation within the channel. When considered with the standing water documented in Exhibit E-1, residents are concerned that the combination of retained water and dense vegetation may provide mosquito habitat. Petitioners submit this image to support requests for Engineering review of runoff pathways, drainage maintenance, stormwater and erosion-control measures, and any appropriate mosquito-management considerations.*



### **Exhibit E-3 - Ground/Shoulder Conditions Following 08/30/2026 Emergency Response**

*Resident-provided photograph showing rutting/tracks adjacent to the gravel access and drainage feature. Residents report that these tracks were created when emergency-response vehicles extended beyond the gravel travel surface during the 08/30/2026 fire response. The exhibit is submitted to illustrate the need for Fire Prevention/Engineering review of roadway width, shoulder bearing capacity, passing, staging, and apparatus maneuvering.*



#### **Exhibit E-4 - Visible Dust Generated by Existing Traffic on Mary Lay Lane**

*Resident-provided landscape photograph showing a pronounced visible dust plume generated by an ordinary vehicle traveling on Mary Lay Lane. Petitioners submit this exhibit to demonstrate that existing residential traffic already produces noticeable dust and to request evaluation of how additional commercial traffic from the proposed kennel would affect dust, maintenance burdens, residential enjoyment, visibility and any needed mitigation.*



### Exhibit E-5 - Multi-Apparatus Fire/EMS Response on Mary Lay Lane (08/30/2026)

Resident-provided photograph showing multiple Rural Metro / EMS response vehicles present on Mary Lay Lane during the 08/30/2026 house-fire response. Petitioners submit this exhibit to illustrate the real-world demands placed on the shared residential access during an emergency and to support their request for written Fire Prevention review of staging, apparatus passing, turnaround, and fire-water-supply logistics.



### **Exhibit E-6 - Apparatus Occupying the Shared Gravel Lane During 08/30/2026 Response**

*Resident-provided photograph showing multiple responding vehicles occupying the Mary Lay Lane access. Residents report that response/staging activity also used portions of two additional residential properties beyond the property where the fire occurred. This exhibit is submitted to illustrate access and staging constraints on the existing gravel lane and to support the request for agency review before additional commercial traffic is authorized.*



## Appendix F - Publicly Advertised Training and Containment Conditions

*These resident-provided screenshots are from publicly accessible Canine Adventure Lodge social-media content. They are submitted to clarify the scope of services publicly advertised by the business and to identify containment/operating issues for Planning and Animal Control review. They are not offered as evidence that any pictured dog or breed is inherently aggressive or dangerous, and they do not establish an exact fence height or code violation from a photograph alone.*

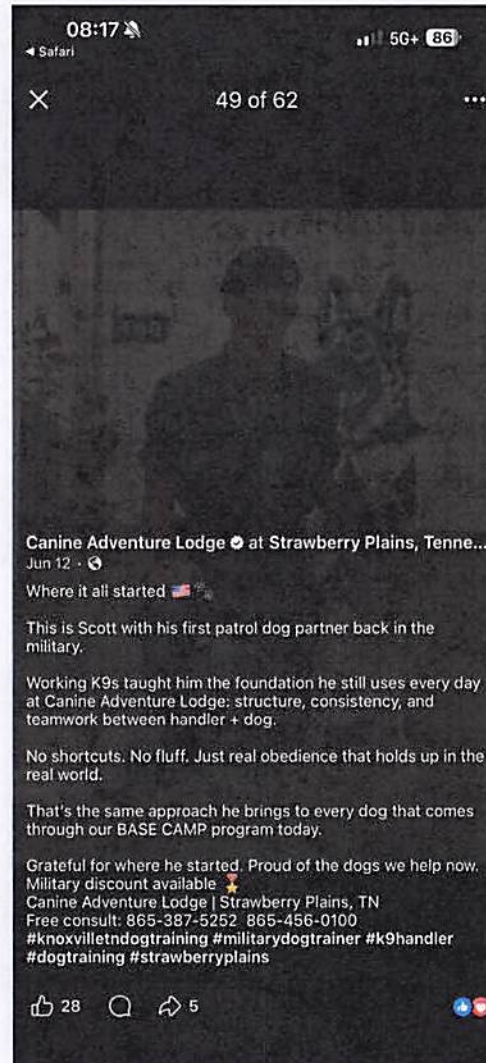
### Exhibit F-1 - Public Post Describing Working-Dog Background and Current Training Services

*Resident-provided screenshot of a May 7 public Canine Adventure Lodge post describing the trainer as a former Military Working Dog Handler who worked with patrol and bomb dogs, stating that he spent years working with high-performance dogs and now helps owners with dog-control and consistency issues. Petitioners submit this post to request that Planning define whether the proposed Use on Review includes training in addition to boarding and identify the operating conditions applicable to that training activity.*



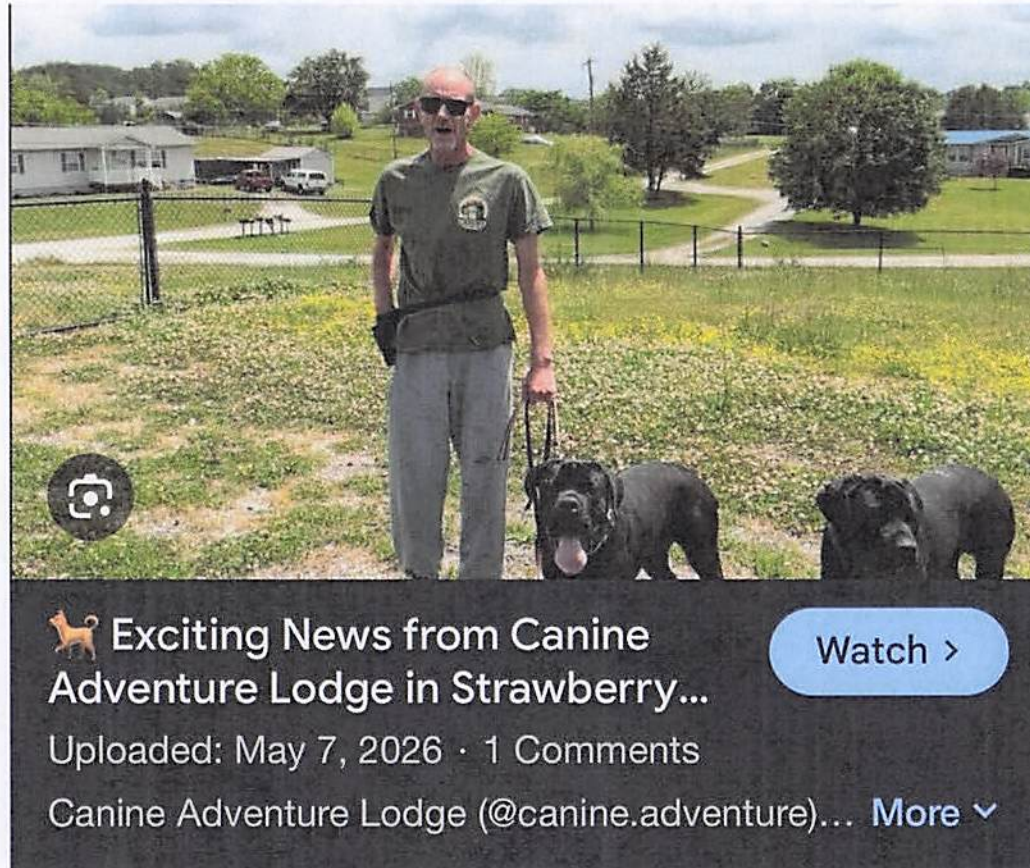
## Exhibit F-2 - Public Post Connecting Working-K9 Experience to Current BASE CAMP Program

Resident-provided screenshot of a June 12 public Canine Adventure Lodge post stating that working K9s taught the foundation still used at the business today and connecting that approach to its current BASE CAMP program. Petitioners submit this post to support a written determination of the full training scope proposed at 7513 Mary Lay Lane, including outdoor activity, staffing, supervision and containment requirements.



### Exhibit F-3 - Existing Outdoor Containment and Vegetation Conditions Shown in Public Business Post

Resident-provided screenshot of a public business post showing dogs outdoors with chain-link fencing visible along the property and visibly tall vegetation/grass in portions of the outdoor area. The photograph does not establish the precise fence height or code compliance. Petitioners request that the final plan specify and County staff verify actual fence height, structural construction, gate security, bottom clearance/dig protection, double-gate or sally-port containment, and routine vegetation maintenance necessary to preserve visibility and secure containment.



#### Exhibit F-4 - Examples of Large Dogs Publicly Associated with the Operation

Resident-provided screenshot from a recent public Canine Adventure Lodge post depicting multiple large dogs together. This image is not offered as evidence that any pictured dog is aggressive or dangerous. It is submitted to illustrate the range and physical size of dogs publicly associated with the operation and to support disclosure of animal-acceptance criteria, maximum size/weight, staffing, outdoor-supervision and containment standards appropriate to the actual dogs the facility intends to handle.



END OF PETITION PACKAGE

