

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 1-B-21-UR **Related File Number:**
Application Filed: 11/30/2020 **Date of Revision:**
Applicant: SEVAN MULTI-SITE SOLUTIONS OBO MY PETS WELLNESS

PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd., west of Charlevoix Rd.
Other Parcel Info.:
Tax ID Number: 103 E A 002 **Jurisdiction:** County
Size of Tract: 5.2 acres
Accessibility: Access is via Hardin Valley Rd., a four lane, median divided street within 200' of right of way; and via Charlevoix Rd., a local street with 36' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping Center
Surrounding Land Use:
Proposed Use: Veterinary Clinic **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** GC (General Commercial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area along Hardin Valley Road at Cherahala Boulevard is the entrance to the Pellissippi Corporate Center and adjacent to the Pellissippi Parkway corridor. Commercial uses have filled in the parcels fronting Hardin Valley Road, while office uses abut Cherahala Boulevard.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 10657 Hardin Valley Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was zoned CA/TO in 2005 (6-C-05-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the request for a veterinary clinic with approximately 1,750 square feet of floor area, as shown on the development plan, subject to 3 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Department Public Works and Engineering.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Obtaining a certificate of appropriateness from the Tennessee Technology Corridor Development Authority for the proposed signs.

With the conditions noted above, this request meets all requirements for approval in the CA (General Business)/TO (Technology Overlay) zoning district, as well as the criteria for approval of a use on review, as identified below.

Comments: The proposed veterinary clinic is located in the Hardin Station Shopping Center and has approximately 1,750 sqft of floor area. A summary of the services proposed for this location are as follows; annual check-ups, vaccines, gastrointestinal, bloodwork, xray, non-emergency surgical procedures, and euthanasia. There will be no outdoor activities, no pet grooming, no pet boarding, and no pet daycare. This business is designed for quick outpatient animal wellness services, in which 30 minutes to an hour is a typical wellness-check duration, while a few pre-scheduled procedures can take up 1 to 3 hours.

The only proposed changes to the site or building are the installation of new signs which must be approved by the Tennessee Technology Corridor Development Authority.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1) The veterinary clinic will not modify the site or the exterior of the building.
- 2) The veterinary clinic will not board pets and will not have outdoor runs or other fenced areas for animals.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1) With the stated conditions, the proposal meets the standards for development within a CA (General Business) zoning district, and all other requirements of the Zoning Ordinance.
- 2) The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1) The Northwest County Sector Plan designates this property for general commercial uses. The proposed veterinary clinic is consistent with the Sector Plan and the zoning on the property.
- 2) The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 1/14/2021

Details of Action:

Summary of Action: APPROVE the request for a veterinary clinic with approximately 1,750 square feet of floor area, as shown on the development plan, subject to 3 conditions.

Date of Approval: 1/14/2021

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: