

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**



**File Number:** 1-C-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:** Southwest side of Malone Creek Dr., northwest of Schaad Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 79 J E 014                      **Jurisdiction:** County  
**Size of Tract:** 2.26 acres  
**Accessibility:** Access is via Malone Creek Dr (under construction), a local street with 39' of pavement within 60' of right-of-way; and Schaad Rd., a minor arterial street with 4 lanes and a center median within 102' of right-of-way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Under construction  
**Surrounding Land Use:**  
**Proposed Use:** Veterinary Clinic                      **Density:**  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** GC (General Commercial)  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** The Grassy Creek Retail Center development is currently under construction and will include a grocery store, indoor self-storage facility, and various retail and office uses. The surrounding properties houses on large lots. Amherst Elementary School is approximately .7 miles to the southwest on Schaad Road.

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

**Street:** 6734 Malone Creek Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** CA(k) (General Business)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The property was rezoned to CA(k) in 2017 (5-A-17-RZ). There are four conditions requiring conceptual master plan approval, landscape screening, access limitations, and administrative development plan approval by Planning staff.

**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 1,600 square feet of floor area, as shown on the development plan, subject to 2 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, including but not limited to the sign standards (Section 3.90. - Signs, billboards, and other advertising structures).

With the conditions noted above, this request meets all requirements for approval in the CA(k) (General Business) 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 Grassy Creek Retail Center and has approximately 1,600 sqft of floor area. A summary of the services proposed for this location are as follows; annual check-ups, vaccines, gastrointestinal, bloodwork, 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 2017 rezoning to CA for this site includes a condition for a conceptual master plan approval by the Planning Commission, specific landscape screening standards, and an administrative development plan approval by Planning Commission staff. The building where the proposed veterinary clinic will be located, as well as the landscape screening, has already been reviewed and approved by staff. This review will not change the site plan, landscaping, or exterior of the structure.

**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 in the shopping center (under construction).
- 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 veterinary clinic 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 1,600 square feet of floor area, as shown on the development plan, subject to 2 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:**