

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 12-B-25-SU **Related File Number:**
Application Filed: 10/27/2025 **Date of Revision:**
Applicant: GRETA MEHLBERG

PROPERTY INFORMATION

General Location: Southwest corner of the intersection of Chambliss Ave and Lebanon St
Other Parcel Info.:
Tax ID Number: 107 K E 011 **Jurisdiction:** City
Size of Tract: 14059 square feet
Accessibility: Access is via Lebanon Street, a local street with a pavement width of 18 ft within a 48-ft right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Expansion of an Animal Care Facility - Small Animal **Density:**
Planning Sector: West City **Plan Designation:** MU-SD / WC-1 (Mixed Use-Special District, Bearden Village)
Growth Policy Plan: N/A (Within the City limits)
Neighborhood Context: This area is comprised of a mix of single family, multifamily, commercial, and recreational uses. Single family dwellings, multi family developments, and houses converted to office uses are located along Sutherland Avenue and nearby local streets. Commercial uses are located along Kingston Pike and Sutherland Avenue. A large public complex comprised of West High School, National Guard base, and University of Tennessee recreational fields are directly to the east of the subject property.

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

Street: 4600 CHAMBLISS AVE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This property was rezoned from R-2 (General Residential) to O-1 (Office, Medical, and Related Services) in 2008 (7-D-08-RZ).

PLAN INFORMATION (where applicable)

NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The animal care facility has been operating at this location since 2021-22 without any record of noise complaints, according to the City of Knoxville Record Search. The proposed expansion is not expected to significantly injure the value of any adjacent properties. The operating hours remain the same, and the establishment provides no permanent boarding facilities except for outpatient services.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed use is not expected to significantly impact traffic on surrounding residential streets. Traffic will be transferred to nearby arterial streets, Sutherland Avenue and Kingston Pike.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use.

Action: Approved with Conditions **Meeting Date:** 12/11/2025

Details of Action:

Summary of Action: Approve the request for approximately 948 sq ft expansion of the animal care facility, subject to 3 conditions.

Date of Approval: 12/11/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:**