

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-B-22-UR **Related File Number:**
Application Filed: 1/19/2022 **Date of Revision:**
Applicant: MARK RIDENOUR

PROPERTY INFORMATION

General Location: East side of Lake Heritage Way, due south of Westland Drive
Other Parcel Info.:
Tax ID Number: 144 O A 003 **Jurisdiction:** County
Size of Tract: 2.76 acres
Accessibility: Access is via a driveway to Westland Drive, a minor arterial with a 50-ft pavement width inside an 88-ft right-of-way. Access also exists via a driveway to Lake Heritage Way, a private local road with a 40-ft width.

GENERAL LAND USE INFORMATION

Existing Land Use: AgForVac (Agriculture/Forestry/Vacant Land)
Surrounding Land Use:
Proposed Use: Veterinary Clinic **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** NC (Neighborhood Commercial) (Pending)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is adjacent to the right-of-way of the Pellissippi Parkway and adjacent to multi-family residential that transitions to the commercial node at the intersection with Westland Drive.

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

Street: 0 Lake Heritage Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) (pending)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: 6-S-06-RZ: PR and CA to OB

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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve the use on review for a veterinarian clinic that is approximately 10,600 square feet in the PC (Planned Commercial) zone, subject to the following conditions.

Staff Recomm. (Full):

- 1) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage.
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider

With the conditions noted, this plan meets the requirements for approval of a veterinary clinic within the PC district and the other criteria for approval of a use on review.

Comments:

This request is for a new approximately 10,600 sq. ft. veterinary clinic in the PC (Planned Commercial) zone. The property is located at the commercial/office node at the intersection with Westland Drive and I-140, the Pellissippi Parkway. The surrounding uses include offices, a gas station, a fire department and multi-family residential dwellings. The southern perimeter of the property, adjacent to the multi-family dwelling units is an existing 50-ft wide vegetated stream buffer, which will remain undisturbed. The veterinary clinic is anticipated to have 4 doctors and 12 staff at its maximum service.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.
 - A. The use is in conformity with the Southwest County Sector Plan which proposes O (Office) for the area.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.
 - A. The PC, Planned Commercial Zone, is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.
 - B. It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers.
 - C. With the stated conditions, the veterinary clinic is consistent with the Knox County Zoning Ordinance.
- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.
 - A. The proposed 1-story building is compatible with the adjacent 1-story offices, gas station and fire department.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.
 - A. Existing trees and vegetation on the rear perimeter of the property and adjacent to the stream will remain, as noted on the site plan.

B. The development plan demonstrates a 50-ft perimeter setback for all proposed buildings.
C. Landscaping is shown on the development plan and should be installed within six months of issuance of an occupancy permit or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. This development has access via a private right-of-way within a commercial/office area with access to Westland Drive.

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 in the area that could be a potential hazard or create an undesirable environment for the proposed use.

Action: Approved

Meeting Date: 3/10/2022

Details of Action:

Summary of Action: Approve the use on review for a veterinarian clinic that is approximately 10,600 square feet in the PC (Planned Commercial) zone, subject to the following conditions.

Date of Approval: 3/10/2022

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: