

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 4-B-20-UR **Related File Number:**
Application Filed: 2/20/2020 **Date of Revision:**
Applicant: VETERINARY CENTER DEVELOPMENT GROUP, LLC

PROPERTY INFORMATION

General Location: North side of E. Emory Rd., east of Mayes Chapel Rd.
Other Parcel Info.:
Tax ID Number: 38 07509 **Jurisdiction:** County
Size of Tract: 2.2 acres
Accessibility: Access is via E. Emory Road, a major arterial street with a five lane street section within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Veterinary Hospital **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in an area that has developed under A (Agricultural) and RA (Low Density Residential) zoning with rural residential lots and low density residential subdivisions. The subject site is approximately .4 miles from commercial area at the Norris Freeway intersection.

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

Street: 3703 E. Emory Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None

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 hospital that is approximately 5,000 square feet, with kennel facilities, as shown on the development plan, subject to 5 conditions.

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

With the conditions noted, this plan meets the requirements for approval of a veterinary hospital with kennel facility in the A district and the other criteria for approval of a use on review.

Comments: This request is a for a new, 5,000 sqft veterinary hospital in the Agricultural zone. The property is located on E. Emory Road, approximately .4 miles west of the Norris Freeway intersection and immediately across from Elegant Drive. The surrounding uses include residential houses and vacant lots. The A (Agricultural) zone allows "Veterinary clinics and animal hospitals" as a use permitted on review, and requires that no animals be kept outdoors within 100 feet of any residence and the applicant must demonstrate that the property will not create a nuisance for adjoining properties due to noise, odor, or lack of adequate sanitation.

The veterinary hospital is anticipated to have 3 doctors and 6 staff at its maximum service. The kennel area is 1,500 sqft and will be used to house hospitalized patients and some boarding for clients only. All boarding will be inside the building only. There are no outdoor runs proposed and all pets will be individually walked on a leash. There is an outdoor area on the west (rear) side of the building that will be over 100 feet to the nearest residence. This area is only meant to be used by dogs for short time so they can go the bathroom. The outdoor area will be surrounded by an 8'-0" tall privacy fence and there will be a Type 'B' landscape screen along this property line (see the development plan). The east side of the parking lot will have a continuous row of evergreen shrubs to screen the parking area from the adjacent properties.

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

1. The proposed use will have no impact on schools.
2. No significant traffic will be added to the surrounding roads with the approval of this request since access is from E. Emory Road, a major arterial street.
3. There will be no impact on utility requirements in the area.
4. To reduce the impact on adjacent properties, the applicant is proposing an 8'-0" tall privacy fence around the outdoor area and evergreen landscape screening with trees along the west property boundary and there will be shrubs along the east side of the parking lot.

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

1. The proposed veterinary hospital in the A zone district 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 since the site has access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for Low Density Residential (LDR) uses. The veterinary hospital is a use permitted on review in the Agricultural zone.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 4/9/2020

Details of Action:

Summary of Action: APPROVE the request for a veterinary hospital that is approximately 5,000 square feet, with kennel facilities, as shown on the development plan, subject to 5 conditions.

Date of Approval: 4/9/2020 **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:**