

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 4-C-20-UR                      **Related File Number:**  
**Application Filed:** 2/21/2020              **Date of Revision:**  
**Applicant:** AMANDA DYKSTRA-WESSEL

## PROPERTY INFORMATION

**General Location:** North side of Neal Dr., west of Gimini Way  
**Other Parcel Info.:**  
**Tax ID Number:** 38 N A 002                      **Jurisdiction:** County  
**Size of Tract:** 1.18 acres  
**Accessibility:** Access is via Neal Drive, a local street with a 24 ft pavement width within 40-56 ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office  
**Surrounding Land Use:**  
**Proposed Use:** Veterinary Clinic                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** O (Office)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is located in an area of mixed commercial and warehouse uses developed in the CA and PC zones and a few residences located to the north in the PR zone.

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

**Street:** 3629 Neal Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The property was rezoned from PC to CA in 1991 (3-I-91-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 that is approximately 2,500 square feet, subject to 2 conditions.

Staff Recomm. (Full):

- 1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 2. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage.

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

Comments:

This request is a for a 2,500 sqft veterinary clinic that is going into a building that was previously a dental office. The building will only have minor modifications to the inside and there is no anticipated changes to the site plan at this time. The property already has sufficient parking. The facility will not offer boarding or grooming.

**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 the former use had a similar traffic demand.
- 3. There will be no impact on utility requirements in the area.
- 4. There will be no boarding at the veterinary clinic so there is no need for outdoor activity areas for dogs.

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

1. The proposed veterinary clinic in the CA 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.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

- 1. The North County Sector Plan designates this property for Office (O) uses. The veterinary clinic is a use permitted on review in the CA 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 clinic that is approximately 2,500 square feet, subject to 2 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:**