

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-H-20-UR Related File Number:
Application Filed: 3/30/2020 Date of Revision:
Applicant: EMILY HARMON, DVM

PROPERTY INFORMATION

General Location: Northwest side of E. Emory Rd., northeast of Thunder Ln.
Other Parcel Info.: Suite 104
Tax ID Number: 47 078 Jurisdiction: County
Size of Tract: 0.82 acres
Accessibility: Access is via E Emory Road, a major arterial with approximate pavement width of 65 ft and a right-of-way of 100 ft, per the Major Road Plan

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping Center
Surrounding Land Use:
Proposed Use: Veterinary Clinic Density:
Sector Plan: North County Sector Plan Designation: GC (General Commercial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located in an area of commercial developed in the CA, CB, and PC zones along E Emory Rd.

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

Street: 713 E. Emory Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property rezoned from A (Agricultural) to CB (Business and Manufacturing) in 1999. The Planning Commission approved the rezoning in February 1998.

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: Tarren Barrett

Staff Recomm. (Abbr.): APPROVE the request for a walk-in veterinary wellness clinic containing approximately 1,680 square feet of floor area and approximately 250 square feet of non-fenced outdoor animal waste area, 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. Meeting all applicable requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Meeting all off-street parking requirements (Art. 3, Section 3.50), as determined by Knox County Codes Administrator, and parking lot layout standards (Art. 3, Section 3.51) of the Knox County Zoning Ordinance.
5. The outdoor animal waste area shown on the east side of the property will be subject to review by the Knox County Codes Administration and may be subject to additional requirements.

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

Comments: The proposed site is an empty suite within an existing shopping center, which previously was used for a mortgage business. The conversion of the suite to a walk-in veterinary clinic will include internal renovations, to include the demolition of some wall structures to accommodate the new use, and the addition of an outdoor waste area to the east of the building.

Veterinary clinics and animal hospitals are a use permitted on review in the CB zone. The applicant is providing an outdoor animal waste area on the property and will be further reviewed by Knox County Codes Administration. The outdoor waste area could be a nuisance to nearby residences, so the applicant has offered the installation of a waste bag dispenser for the non-fenced outdoor waste area in case patrons need to take their animals to do their business.

There is an existing private residence driveway (715 & 719 E Emory Rd) that shares the access off of E Emory Road with the shopping center. The applicant has discussed with TDOT concerning an adjacent neighbor who may be developing their parcel and having shared access with the existing shopping center. At the point when the future development on an adjacent parcel occurs, TDOT has agreed to work with the property owners to bring the entrance up to current TDOT standards.

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 a shared access with other uses from the shopping center and one residential lot.
3. There will be no impact on utility requirements in the area.

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

1. The proposed walk-in veterinary clinic in the CB 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 General Commercial use. The walk-in veterinary clinic use is compatible with the sector plan designations.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 5/14/2020

Details of Action:

Summary of Action: APPROVE the request for a walk-in veterinary wellness clinic containing approximately 1,680 square feet of floor area and approximately 250 square feet of non-fenced outdoor animal waste area, as shown on the development plan, subject to 5 conditions.

Date of Approval: 5/14/2020 **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:**