

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 7-B-23-UR
Application Filed: 5/30/2023
Applicant: AMANDA PITTMAN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of S. Peters Road, northwest of Sony Lane
Other Parcel Info.:
Tax ID Number: 132 F C 002 Jurisdiction: County
Size of Tract: 2.87 acres
Accessibility: Access is via S. Peters Rd., a minor arterial street with 56 ft of pavement width within a 82-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Veterinary clinic Density:
Sector Plan: Southwest County Sector Plan Designation: O (Office)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located along S. Peters Road, which has been transitioning to small office uses. The proposed veterinary clinic will replace an existing smaller veterinary clinic located on the property.

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

Street: 263 S PETERS 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 noted

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)
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 and animal hospital that is approximately 14,000 square feet, 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, including but not limited to the driveway design at the S. Peters Road access point.
- 2) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage and the minimum parking standard.
- 3) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 4) Installation of all landscaping as shown on the development plan.
- 5) Maintaining a minimum 100 ft setback from any residence for any animal kept outdoors without continuous supervision.

With the conditions noted, this plan meets the requirements for approval of a veterinary clinic and animal hospital in the A (Agricultural) zone and the criteria for approval of a development plan.

Comments:

This request is for a new 14,000 sqft veterinary clinic and animal hospital (animal wellness and rehabilitation center) located on the site of an existing 2,120 sqft veterinary clinic that will be razed. The property is located on S. Peters Road, approximately .4 miles south of Kingston Pike. The surrounding uses include residential houses to the rear, assisted living facility and daycare facility to the south, and office to the north.

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. There are two small outdoor areas for animals to the rear of the building. No animals will be left unattended while outside.

The veterinary clinic will not offer overnight boarding. Outpatient and day boarding will occur at designated supervised animal recovery/holding areas on the interior of the building.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

A (Agricultural):

A. The intent of this zone is to provide for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.

B. The subject site is approximately 2.8 acres, with the veterinary clinic and parking centrally located on the site. The required yards and additional building setback proposed allow for ample space to adjacent uses and the proposed landscape screening.

C. If approved as recommended by staff and as proposed by the application, a veterinary clinic is appropriate for this location.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. Policy 8.12, When commercial uses abut residential property, ordinance provisions or use-on-review conditions requiring fencing, landscaping screens, earthberms, height restrictions, and/or deeper than usual building setbacks can improve land use transitions. – NOTE: Landscape screening is provided along lot lines with abutting residential uses.

B. Policy 11.6, Office developments meeting the following standards should be allowed in buffer zones

- between residential neighborhoods and more intense uses in conventional suburban developments:
- residential architectural style – NOTE: The structure is one-story and has flat and low-slope shed roofs.
- building height limited to 36 feet – NOTE: The proposed height is approximately 25 ft
- site coverage no more than 35 percent – NOTE: The impervious site coverage is approximately 39 percent. However, the paved sidewalks are approximately 4 percent of the site. Excluding the sidewalks, the site coverage is approximately 35 percent.
- parking areas well landscaped and screened from any abutting residences – NOTE: A Type A landscape screen is proposed adjacent to residential uses toward the rear of the property (see Exhibit A).
- landscape screens or architectural quality walls or fencing along any property line abutting single-family residences – NOTE: A Type A landscape screen is proposed adjacent to residential uses toward the rear of the property.
- low, monument style or wall mounted signs – NOTE: A monument that meets the requirements of the A (Agricultural) zone is proposed near the entrance.
- special attention to locations of parking lots, trash receptacles and outdoor lighting to avoid impacts on residential neighbors – NOTE: The parking lot to the rear of the building will be screened with dense landscaping. The dumpster is approximately 90 ft from the west and north lot lines. The site lighting will have a full cut-off design and be shielded to restrict glare to adjacent residential properties.

3) SOUTHWEST COUNTY SECTOR PLAN

A. The property is classified O (Office) on the sector plan. A veterinary clinic that meets the use standards in the A (Agricultural) zone (Section 5.22.03.M), landscape screening in the performance standards (Section 4.10.11), and the development policies of the General Plan, is appropriate in this location.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is not in opposition to any of these criteria.

Action: Approved with Conditions **Meeting Date:** 7/13/2023

Details of Action:

Summary of Action: Approve the request for a veterinary clinic and animal hospital that is approximately 14,000 square feet, as shown on the development plan, subject to 5 conditions.

Date of Approval: 7/13/2023 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:**