

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 7-C-22-SU Related File Number:
Application Filed: 5/31/2022 Date of Revision:
Applicant: ERIKA WOLF

PROPERTY INFORMATION

General Location: North side of Emory Place, east of N. Broadway
Other Parcel Info.:
Tax ID Number: 94 D N 008 Jurisdiction: City
Size of Tract: 4400 square feet
Accessibility: Access is via Emory Place, a local street with 55' feet of pavement width (including on-street parking and sidewalks) within 105' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Small Animal Veterinary Clinic Density:
Sector Plan: Central City Sector Plan Designation: MU-SD, MU-CC1 (Downtown North Mixed Use Dist)
Growth Policy Plan: N/A
Neighborhood Context: This property is located in Emory Place, near N. Broadway.

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

Street: 25 Emory Pl
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: DK-E (Downtown Edge)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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 small animal care facility with approximately 2,800 sqft of floor area in the DK-E zone, subject to 2 condition.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the principal use standards for Animal Care Facility -- Small Animal, Animal Breeder, and Kennel (Article 9.3.A1).
- 2) Operating the facility per the description provided by the application (see attached). The hours of operation can be adjusted without requiring a new Special Use approval.

With the conditions noted, this plan meets the requirements for approval in the DK-E District and the criteria for approval of a special use.

Comments:

This proposal is a 2,800 sqft small animal care facility that the applicant describes as a low-volume, high-end boutique veterinary clinic. There will be outdoor kennels, overnight boarding, or after hours emergency services. The building's outer appearance will be improved to compliment the neighboring businesses in Emory Place, while preserving its historic character.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The One Year Plan and Sector Plan designations for this site are MU-SD, MU-CC1 (Downtown North Mixed Use District), which recommends a mix of residential, office, and commercial uses.

B. The reuse of this building for a small animal veterinary clinic that will be operated as proposed will provide an essential service for residents of this area and their pets.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The proposed veterinary clinic is consistent with the principal use standards for a small animal care facilities (Article 9.3.A1) in the DK-E zone district.

B. Any modifications to the building must conform to the DK-E (Downtown Knoxville - Edge) district standards.

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 reuse of this building for a small animal veterinary clinic that will be operated as proposed will provide an essential service for residents of this area and their pets.

B. Outdoor kennels, overnight boarding, and after hours emergency care is not being provided at this location.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed veterinary clinic will not significantly injure the value of the adjacent property or detract from the immediate environment, because it is surrounded by non-residential uses and all services provided will be indoors and during normal operating hours.

C. The subject property is required to comply with Article 10 of the City of Knoxville Zoning Ordinance, which regulates impacts. Section 10.2 regulates lighting, while noise, dust and pollution, odors, fire hazards, and other similar concerns are regulated in Section 10.5.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposal will not draw additional traffic through residential streets because it is located in a

commercial area.

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 immediately surrounding the subject site that poses a potential hazard or undesirable environment for the proposed use.

Action: Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action: Approve the request for a small animal care facility with approximately 2,800 sqft of floor area in the DK-E zone, subject to 2 condition.

Date of Approval: 7/14/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: