

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 9-E-20-UR **Related File Number:**  
**Application Filed:** 7/27/2020 **Date of Revision:**  
**Applicant:** VETERINARY CENTER DEVELOPMENT GROUP

## PROPERTY INFORMATION

**General Location:** South side of Hardin Valley Rd., southeast of Steele Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 117 02511 **Jurisdiction:** County  
**Size of Tract:** 1.4 acres  
**Accessibility:** Access is via an access easement to the west connecting to 'Road A' in the approved concept plan/use on review (1-SC-20-C/1-E-20-UR) for Steele Landing at the intersection with Hardin Valley Road, a minor arterial with a pavement width of approximately 60 feet within a right-of-way width of 88 feet (per the Major Road Plan) and Steele Road, a minor collector with a pavement width of approximately 45 feet within a right-of-way width of 60 feet (per the Major Road Plan).

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Veterinarian **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** RC (Rural Commercial) / HP (Hillside Protection)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** The area is across from Hardin Valley Schools and near the neighborhood commercial node at Steele Road.

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

**Street:** 11424 Hardin Valley 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:** 2-K-08-RZ: PR, A to CA; 10-X-05-RZ: A to PR

## 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: Liz Albertson

Staff Recomm. (Abbr.): APPROVE the request for a veterinary hospital that is approximately 6,000 square feet, with kennel facilities, as shown on the development plan, subject to 5 conditions.

Staff Recomm. (Full):

1. Obtaining an access easement across the adjacent undeveloped commercial parcels to the west to provide access to the traffic signal, approved by Knox County Engineering and Public Works.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage.
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 clinic with kennel facility in the CA district and the other criteria for approval of a use on review.

Comments:

This request is for a new 6,000 sq. ft. veterinary clinic in the CA (General Business) zone. The property is located along Hardin Valley Road, approximately 0.13 miles east of the Steele Road intersection and immediately across from Hardin Valley Elementary School. The surrounding uses include the schools, single family residential, a neighborhood commercial node and large lot, rural residential areas with steep topography. The CA (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 clinic is anticipated to have 4 doctors and 6 staff at its maximum service. The kennel area is 918 sq. ft. 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 north 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 foot 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.

Initially, a Transportation Impact Analysis (TIA) dated October 16, 2019 was provided for this area and an updated TIA was conducted to account for the proposed change in use provided as part of this application and is dated July 23, 2020. An eastbound right-turn lane at the signal of Hardin Valley Rd and Road "A" / Steele Rd will need to be installed prior to permits for the remainder buildout of the future commercial properties as per the recommendations of the 2019 TIA. The "Future Buildings" are designed for possible drive-throughs. If the land use for these parcels (Office Building or Land Use Code 710) changes from the Transportation Impact Analysis, then an updated TIA may be required.

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. An initial Transportation Impact Analysis (TIA) was conducted for this and the adjacent commercial

and residential properties and was dated October 16, 2019. An updated TIA to address the change in use for this parcel was conducted and is dated July 23, 2020.

3. An eastbound right-turn lane at the signal of Hardin Valley Rd & Road "A" / Steele Rd will need to be installed prior to permits for the remainder buildout of the future commercial properties as per the recommendations from the Transportation Impact Analysis dated October 16, 2019.

4. The proposed access easement from the proposed Vet Clinic to Road "A" of the subdivision shall comply with Knox County Engineering & Public Works requirements, the profile of the access to Road "A" will be reviewed during permitting by Knox County.

5. A sidewalk connection will need to be provided either along the access easement back to the signal and tie in to existing facilities or tie directly into sidewalks along Hardin Valley Road, per Knox County Engineering & Public Works requirements.

6. The "Future Buildings" are designed for possible drive-throughs. If the land use for these parcels (Office Building or Land Use Code 710) changes from the Transportation Impact Analysis, then an updated TIA may be required.

7. The access easement out to Road "A" needs to maintain sight distance.

8. There will be no impact on utility requirements in the area.

9. To reduce the impact on adjacent properties, the applicant is proposing an 8'-0" tall privacy fence around the outdoor area and a 'Type B' evergreen landscape screening with trees along the south side of the building and there will be shrubs along the east side of the parking lot and a 'Type C' landscape parking lot screen consisting of a combination of trees and shrubs along the north side of the parking lot adjacent to the Hardin Valley Road frontage.

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

1. The proposed veterinary hospital 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.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for RC (Rural Commercial) uses. The veterinary hospital is a use permitted on review in the CA (General Business) zone.

2. The site is located within the Rural Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 9/10/2020

#### Details of Action:

**Summary of Action:** APPROVE the request for a veterinary hospital that is approximately 6,000 square feet, with kennel facilities, as shown on the development plan, subject to 5 conditions.

**Date of Approval:** 9/10/2020 **Date of Denial:** **Postponements:**

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

### LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:** Knox County Commission

**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:**